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# DECLARATION OF RESTRICTIVE COVENANTS

The undersigned, being the Village Clerk and Village President of the Village of Taylor, a Wisconsin Municipal Corporation (the "Village"), the Village being the owner of the lands described herein (the "lots"). The Village has established a plan for the improvement and development of such lots, and does hereby establish the covenants, conditions, reservations, and restrictions upon which, and subject to which the lots and all portions thereof shall be improved or sold and conveyed in any way. All of these covenants, conditions, reservations, and restrictions are for the benefit of the Village and all future owners of the lots, or any interest therein, and shall inure to and encompass each and every portion of said lots, and shall bind all successors in interest to the lots. These covenants, conditions, reservations, and restrictions are to be construed as restrictive covenants running with the lots, and all conveyances of the lots, or any portion thereof, shall be subject to said restrictive covenants, to wit:

Legal Description of the Lots subject to this Declaration:

Lots Five, Six, Ten, and Eleven of the Northwoods Addition to the Village of Taylor, Jackson County, Wisconsin.

Having Tax Parcel Numbers:

Lot Five: 186-0125.0025 Lot Six: 186-0125.0030 Lot Ten: 186-0125.0050 Lot Eleven: 186-0125.0055

Restrictive Covenants:

1. Any residence built on a lot must be have a minimum of 1,200 square feet of above-ground living space and must have a full basement thereunder.
2. The garage, and/or house, must be connected to Elm street with a driveway constructed of concrete or asphalt pavement;
3. The lots shall only be used for single-family residential purposes.

Other Terms:

1. These restrictive covenants shall run with and bind the land and shall inure to the benefit of and be enforceable by the Village, and the assignees and successors of the Village, or any successor owner, for period of twenty-five (25) years.

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1. The Village reserves the right to modify, amend, or terminate these restrictive covenants for any lot which is under the ownership of the Village.
2. Enforcement of these declarations shall be by any proceeding at law or in equity against any person, or entity, violating or attempting to violate any such covenant, restriction or declaration to restrain violation, or to recover damages, and against the land to enforce any lien created by this declaration. Failure to enforce any covenant or restriction shall in no event be deemed a waiver of the right to do so thereafter.

7) Invalidation of any one of these covenants or restrictions shall in no way effect the enforceability or validity of any other covenant or restriction.

8) Any interpretation of these covenants and restrictions made by the Village in good faith shall be final and binding upon all persons interested. In the event of a violation of these covenants and restrictions the Village may, but shall not be required to, provide written notice of same to such persons or persons violating same. If such written notice is given, no action to enforce these restrictions and covenants may be brought or maintained until at least fifteen (15) days after such notice is given by the Village.

9) Lots 5, 6, 10, and 11 located on Elm Lane in the Northwoods Addition in the Village of Taylor are for sale for the amount of $12,000. There is a rebate of $8,000 on the lot purchase if the home is built within one year of the purchase date and has met all of the covenants as stated in the proposal.

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