

Document Number

**DECLARATION OF PROTECTIVE
COVENANTS FOR
LAKESTONE ESTATES - PHASE 1**

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BRENT BAILEY
SAUK COUNTY REGISTER OF DEEDS
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Sauk Co, WI
RECEIVED FOR RECORD
Fee Amount: \$30.00
: :

30^{ca}
(19)

Name and Return Address:

TAGGART LAW LLC
PO BOX 10
SAUK CITY, WI 53583

Parcel Identification No. (PIN)

026-

**DECLARATION OF PROTECTIVE COVENANTS
FOR LAKESTONE ESTATES - PHASE 1**

THIS DECLARATION is made this 16 day of February, 2023 by SAUK CORN COMPANY, LLC ("Developer").

RECITALS:

- A. Developer now owns certain lands in the Town of Merrimac, Sauk County, Wisconsin (the "Town") which are platted as LAKESTONE ESTATES - PHASE 1 and legally described on Exhibit A attached hereto and made a part hereof.
- B. Developer desires to subject the Lots to the conditions, restrictions, covenants and reservations set forth below, which shall encumber the Lots and shall bind the successors in interest, any Owner thereof, and the Owner of any interest therein.

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- B. Developer desires to subject the Lots to the conditions, restrictions, covenants and reservations set forth below, which shall encumber the Lots and shall bind the successors in interest, any Owner thereof, and the Owner of any interest therein.

NOW, THEREFORE, Developer declares that the Lots shall be used, held, sold and conveyed to the conditions, restrictions, covenants and reservations set forth below, which shall inure to the benefit of and encumber the Lots, and run with the land, and shall bind the successors in interest, any Owner thereof, and the Owner of any interest therein.

ARTICLE I

STATEMENT OF PURPOSE

- 1.01 General Purpose. The general purpose of this Declaration is to help assure that the Lots will become and remain an attractive community; to preserve and maintain the natural beauty of the Lots; to ensure the most appropriate development and improvement of each Lot; to guard against the erection thereon of poorly designed or proportioned structures; to obtain harmonious improvements and use of material and color schemes; to ensure the highest and best residential development of the Lots; and to encourage and secure the construction of attractive residential structures thereon.
- 1.02 Owner's Acknowledgment.
- (a) All Owners are subject to the conditions, restrictions, covenants and reservations contained in this Declaration and are given notice that (a) their ability to use their privately-owned property is limited thereby; and (b) Developer and/or the Association may add, delete, modify, create exceptions to, or amend the conditions, covenants and reservations in this Declaration as provided in Section 9.01 herein.
 - (b) Each Owner by acceptance of a deed acknowledges and agrees that the use and enjoyment and marketability of his or her property can be affected by the conditions, restrictions, covenants and reservations in this Declaration and that the conditions, restrictions, covenants and reservations contained in this Declaration may change from time to time.
 - (c) Assignment of Declarant's Rights. Any or all of the rights and powers granted to the party named as "Developer" in this Declaration may be assigned by a written, recorded instrument to any other party who assumes such rights and powers. Upon the recording of any such instrument, such assignee shall become "Developer" under this Declaration to the extent of the rights and

powers assigned and shall succeed to all rights and powers granted to "Developer" under this Declaration that were the subject of the assignment. The term "Developer" as used herein shall mean the Developer and its successors and assigns.

ARTICLE II

DEFINITIONS

The following definitions shall be applicable to this Declaration:

- 2.01 Association. Lakestone Estates Homeowners Association, Inc., a Wisconsin corporation, its successors and assigns.
- 2.02 Committee. The Architectural Control Committee described in Section 3.01(a).
- 2.03 Declaration. This Declaration of Protective Covenants.
- 2.04 Developer. Sauk Corn Company, LLC, or any party named as assignee of the rights of Developer.
- 2.05 Dwelling. The detached single-family dwelling referred to in Section 5.01.
- 2.06 Lot. Any platted lot within the lands described on Exhibit B.
- 2.07 Outlot. Any platted Outlot within the lands described on Exhibit B.
- 2.08 Owner. Any person, including any entity, holding fee simple title to (or, in the case of a land contract, the purchaser's interest in) a Lot.
- 2.09 Register of Deeds. Office of Register of Deeds for Sauk County, Wisconsin.

ARTICLE III

ARCHITECTURAL CONTROL COMMITTEE

- 3.01 Establishment, Duties, Membership.
 - (a) There shall be an Architectural Control Committee, which shall have the rights and obligations set forth in this Declaration for the Committee and any powers necessary to exercise those rights. No building or other improvement shall be erected, placed or altered

on any Lot until its construction plans and specifications shall have been approved in writing by the Committee.

- (b) The Committee shall consist of no more than three (3) persons designated by Developer. All members of the Committee shall serve at Developer's pleasure until such time as Developer no longer owns any interest in real property within the Lots or Outlots. A majority of the Committee may designate a representative to act for it, in which case such representative shall have and may exercise all of the powers of the Committee until such designation has been revoked by a majority of the Committee. Notwithstanding the foregoing provisions, at such time as Developer no longer owns any interest in real property within the Lots or Outlots, the Developer and Committee members shall, within thirty (30) days thereafter, resign from the Committee. Thereafter, the directors of the Association shall elect the members and fill vacancies on the Committee. In the event of any vacancy, Developer shall, within thirty (30) days thereafter, appoint a new member to fill the vacancy on the Committee. A member of the Committee may resign by submitting a written resignation to the address to which submissions to the Committee are to be sent under Section 3.02. For the purpose of this Article, each Lot shall constitute a unit having a single vote.

3.02 Procedure. An Owner desiring to construct a building or otherwise improve a Lot shall submit to the Committee, for its written approval, construction plans and specifications for all improvements, and a plot plan showing the location of all contemplated improvements. The items submitted to the Committee shall include:

- (a) Construction details for all buildings, structures, walls and other improvements, including but not limited to: boathouses, docks, pergolas, fences.
- (b) Proposed facades of any building, including the style, color and location of eaves and windows.
- (c) Description of materials to be used in any building or improvement.
- (d) A detailed site plan showing the building footprint and driveway.
- (e) The color scheme of all improvements.

- (f) Detailed landscape plans and specifications, which shall show location of proposed trees, shrubs, berms, walls, patios, bedding plantings, other landscape materials, and retaining walls.
- (g) All site plans shall show the finished floor elevations for any lower level or basement that has exposure to grade and the finished floor elevations of main floors and garage floors.
- (h) Such other materials as the Committee may deem necessary.

All structures shall be designed by a registered architect, a professional engineer experienced in home design, or comparable qualified individual or firm. A submission will not be complete and the ten (10) day approval time set forth below shall not commence until all documents required in this Section 3.02 have been submitted. All such submissions shall be to Developer at its principal place of business (or, if Developer ceases to be a member of the Committee, such other address that the Committee may designate), together with any applicable fee required under Section 3.05. Developer shall then call a meeting of the Committee to consider such plans and specifications. Action of the Committee shall be by majority vote of the Committee members present at such meeting. A tie vote on an issue shall be deemed equivalent to rejection. The Committee, with the written consent of at least three (3) of its members, may take action without a meeting. The Committee may approve, disapprove or approve subject to stated conditions the preliminary and final development plans. If the Committee conditionally approves either the preliminary or final development plans, then the applicant shall be entitled to resubmit such plans. The Committee's decision shall be in writing, signed by two or more Committee members. If the Committee fails to render its decision on the preliminary or final development plans within ten (10) days of their submission, or upon any resubmitted preliminary or final development plans within fifteen (15) days of their resubmission, approval will be deemed to have been obtained and the applicable covenants, conditions and restrictions in this Declaration shall be deemed to have been complied with. If such plans are not rejected, then the Owner of the Lot shall construct the improvements materially in accordance with the submitted documents. All material changes to such plans must be resubmitted to, and approved by, the Committee. Any changes to such plans that would lessen the quality or expense of the construction as previously approved shall be deemed to be material changes.

3.03 Standards. The Committee shall have the right to reject any plans and specifications or plot plans which, in the judgment and sole opinion of a majority of its members, or the representative of the Committee:

- (a) Are not in conformity with any of the restrictions set forth in this Declaration; or

- (b) Are not desirable for aesthetic reasons; or
- (c) Are not in harmony with buildings located on the surrounding Lots; or
- (d) Have exterior lighting, exterior signs, exterior television antennae, fencing or landscaping which are not desirable for aesthetic reasons; or
- (e) Are not in conformity with the general purposes of this Declaration.

3.04 Occupancy. No structure shall be occupied unless it has been approved by the Committee pursuant to Section 3.02 hereof, constructed in accordance with the plans as approved by the Committee, and an occupancy permit has been issued therefore.

3.05 Fees. The Committee, by majority vote, shall from time to time adopt a fee schedule designed to defray the Committee's out-of-pocket costs incurred in connection with its review of any preliminary or final development plan or of any resubmission of any such plans and such fee may be adjusted at any time by the Committee. The initial fee will be Two Hundred Fifty Dollars (\$250.00) per plan.

3.06 Approval of Contractors. For each building erected or placed on any Lot subject to this Declaration, the prime contractor or builder to be hired for construction of such building shall be approved in writing by the Committee prior to commencement of any construction. Such approval may be withheld for reasons such as the proposed contractor's or builder's financial status or building reputation.

3.07 Liability of Committee. The Committee and its individual members shall not be liable under any circumstances for any damage, loss or prejudice suffered or claimed on account of:

- (a) The approval or disapproval of any plans and specifications, whether or not defective;
- (b) The construction or performance of any work, whether or not pursuant to approved plans and specifications; or
- (c) The development of any property within the Lots.

ARTICLE IV

ARCHITECTURAL RESTRICTIONS

4.01 Mobile and Other Manufactured Homes. Mobile and manufactured homes are not permitted. The Committee may make exceptions for other manufactured homes such as modular or open-panel construction homes that have prefabricated components if size, elevation and building material requirements are met and, in the opinion of the Committee, the finished quality of the improvements will be comparable to a stick-built home and compatible with other homes within the Lots.

4.02 Front and Side Yard Requirements. All buildings or any parts thereof shall be built and located in conformance with the following standards:

- (a) Minimum Front Yard: 30 feet from public right-of-way.
- (b) Minimum Side Yard: 10 feet for one side yard, with a minimum aggregate width of 25 feet for both side yards.
- (c) Minimum Rear Yard: 30 feet except for any lake front lot for which Rear Yard Setback will be 75 feet, or as established under Sauk County Chapter 8 Shoreland Protection.

4.03 Floor Area Minimums. Each Dwelling constructed on a Lot shall have a minimum of the following floor area of finished living space:

- (a) Single-story houses shall have not less than one thousand two hundred (1,600) square feet of finished area on the main level.
- (b) Raised ranch, bi-level and tri-level houses shall have not less than one thousand four hundred (1,800) square feet of finished area above grade.
- (c) Two-story houses shall have not less than one thousand five hundred (2,000) square feet of finished area on both floors.
- (d) Open porches, screened porches, patios, attached garages, and all basements, whether finished or not, are not to be included as part of the total area. Stair openings shall be included in determining floor area.

See Correction Instrument
Document # 1249808
4.03 Floor Area
Minimums

- (e) The main level is defined as the level that is totally above the finished grade of the Lot.

4.04 Building Materials. The following standards shall be adhered to in relation to all designs and construction to preserve the initial and improved beauty of the Lots.

- (a) All windows shall have window wraps or surrounds of not less than 3 1/2 inches wide.
- (b) All fascia must be at least eight inches in width.
- (c) All roofing shall be of architectural grade textured fiberglass, asphalt shingles, wood shakes, or other acceptable material.

It is the intent of the Developer to coordinate trim, siding, and roofing colors to provide the most aesthetic combination for a particular Dwelling as well as for the overall development of the Lots.

4.05 Building Elevations. All elevations of the building shall be designed in a consistent and coherent architectural manner. Changes in material, color and/or texture shall occur at points relating to the massing, fenestration and overall design concept of the building. The Committee shall be entitled to reject any plans which would result in fenestration or length of building walls that would be incompatible with neighboring structures that would not harmonize with the natural surroundings or that would violate any of the standards set forth in Section 3.03.

4.06 Roof Pitch. All buildings shall have a minimum roof pitch of not less than 8/12 pitch, side to side, as viewed from any adjoining street and not less than a 6/12 pitch, front to back, as viewed from any adjoining street, except that the 8/12 pitch requirement may be reduced, in the judgment of the Committee, in case in which the architectural design of the house is attractive with a reduction in roof pitch.

4.07 Chimneys. All chimneys shall be fully enclosed with brick, stone or siding from grade to within 6" of the bottom of the chimney cap. Direct vent fireplace enclosures may not be placed on the exterior of the building unless the enclosure terminates under an uninterrupted soffit, is placed on or rear of the building or is located behind an offset in the building so as not to be visible from the front yard.

- 4.08 Foundations. Brick or stone veneer is required to be placed on the exposed portions of the foundations on the front of the building, and 24" returns on the sides of the building, but this shall not require termination on inside corners.
- 4.09 Exterior Doors. All exterior doors, including garage doors and entrance doors, shall be of a raised panel or carriage style design. Garage doors shall receive windows if oriented towards a street, provided however, that windows shall not be required in garage doors if a substitute for windows in the garage doors is approved in the judgment of the Committee. The minimum height on any garage door shall be eight (8') feet.
- 4.10 Decks and Porches. Deck and screened porch posts shall be a nominal 6" x 6" minimum (or trimmed to such a dimension) and receive cap and base trim of at least 4" and 6" nominal width, respectively, along with an additional 1" x 8" nominal width trim board at the top and bottom of the support deck posts where required in the judgment of the Committee. Deck railings shall be attached to newel posts and shall not be continuous spindle supported rail systems.
- 4.11 Building Location. All buildings should be sited on the Lot to present their most desirable face to the street and where possible should be related to buildings on adjoining Lots. The Committee may check sight lines based on proposed structure location to minimize the structure's obstruction of views from neighboring Lots.
- 4.12 Utilities. All utilities serving any building or site shall be underground. No building or other improvement, or trees shall be erected, placed or planted within any utility easement.
- 4.13 Fencing and Other Exterior Items. Except to the extent that this prohibition is limited by federal law or regulations, no exterior antennas, satellite dishes, solar panels, wind mills, walls or fences of any kind shall be permitted within a Lot unless approved in writing in advance by the Committee, whichever is then applicable, including approval of the location, material, height, size and color thereof. NO CHAINLINK, VINYL, PLASTIC OR SHADOWBOX FENCES SHALL BE ALLOWED AT ANYTIME. All fences require written approval from the Committee, and the only fences that will be approved are ornamental metal fences, wrought iron fences, or powder coated aluminum, all black in color. Any fence which is approved shall be set back at least two (2) feet from the lot line, except that in the event that a written agreements exists between adjoining lot owners regulating such fence, a fence affecting such

adjoining lot owners may be located on or closer to the lot line than two (2) feet if provided for in such written agreement.

- 4.14 Mailboxes and Exterior Yard Lights. The Developer shall provide a choice of mailboxes and post to be installed by the owner on the Lot in accordance with the United States Post Office Department regulations. Each Owner at his or her expense shall install a post light or comparable lighting approved by the Committee for the front yard. Each light shall use only a direct wire and shall be controlled by a photo cell. Each Owner shall be responsible for the maintenance of the fixture.
- 4.15 Garages and Outbuildings. All garages shall be attached to the Dwelling and shall have space for no fewer than two cars. No trailer, basement, tent, treehouse, shack, detached garage, outdoor toilet, or any part thereof, shall be erected or permitted to remain on any Lot, temporarily or permanently, except for construction trailers and toilets during the period of construction.
- 4.16 Landscaping. The following guidelines shall be followed for each Lot:
- (a) Landscape plans must be submitted. Such landscape plans must be prepared by a landscape architect and shall be developed to enhance the ambience of each Lot. The overall plan should pay particular attention to street side foundation plantings and should adapt to the surrounding topography of the Lot.
 - (b) All plantings to be placed upon the Lot shall be planted within the Dwelling's curtilage and within thirty (30) days of occupancy of the Dwelling or upon completion of construction, whichever comes first, except that sodding, seeding, and planting new vegetation shall not be required during any period in which weather conditions restrict the ability to complete the planting.
 - (c) No planting shall be permitted within an easement of record which may damage or interfere with the installation and maintenance of utilities or which may alter the direction or impede the flow of surface water in drainage channels within the easement.
 - (d) No Owner shall grade or obstruct any swale or drainage way whether in an easement or not which is in existence at the time of construction so as to impede the flow of surface water from other Lots through such swale or drainage way. The elevation of a Lot shall not be changed so as to materially affect the surface elevation, grade, or drainage pattern of the surrounding Lots. Any

modification to drainage patterns shall be approved by the Committee and shall conform to local law.

- (e) Each Lot shall, within one growing season of the issuance of a certificate of occupancy for the Dwelling located thereon, be improved with all landscaping that was set forth in the landscaping plan approved by the Committee under Section 3.02.

- 4.17 Construction Deadline. Each residential structure erected shall have its entire external construction completed within twelve (12) months from the date of issuance of the building permit except for delays in completion due to strike, war, or act of God.
- 4.18 Driveways. All driveways from the front face of the garage to the street shall be paved with concrete (cement) or other material approved by the Committee, which has an equivalent quality and decorative appearance, within thirty (30) days of occupancy or upon completion of construction, whichever comes first, unless winter weather conditions restrict the Owner's ability to complete such construction. All driveways shall have sufficient space to allow for parking of no fewer than two cars. The driveway serving certain Lots will be laid out along a portion of the common lot line of certain contiguous pairs of Lots (the "Common Driveways"). Each Common Driveway shall be subject to a joint easement for the mutual benefit of the Lots on which the Common Driveway is located.
- 4.19 Storm Water Runoff from Roof. Each Dwelling shall be constructed in a manner such that all storm water runoff from the roof thereof shall be directed toward an absorbent, pervious surface. Storm water from roof runoff may not be directly channeled into a driveway, street or into a storm water drainage system, unless other design systems or standards are approved.
- 4.20 Variances. Any variance granted by the committee does not constitute a waiver of town or county zoning regulations and does not guarantee any zoning variance has been granted.
- 4.21 Inspections. The Committee and its designated representatives shall have the right to inspect the construction of any improvements to any Lot, without notice and during regular business hours, to ensure that all construction is performed in accordance with the plans and specifications previously approved by the Committee.

ARTICLE V

USE RESTRICTIONS FINAL PLAT

5.01 Single Family Lake-Front Lots (Lot #s 15-22)

- (a) These lots all have lake frontage and in addition to the Protective Covenants of Lakestone Estates - Phase 1, the construction of homes, boathouses, and other improvements or structures must follow the Sauk County Shoreland Protection Ordinance. This ordinance has restrictions on tree cutting, grading, lot density and other restrictions related to shoreland use.

5.02 Shoreland Protection

- (a) Pursuant to Sauk County Shoreland Protection Regulations a Sauk County Land Use Permit is required for the construction of any structure, as defined in this section, and located within 1000 feet of the Ordinary High Water Mark of Lake Wisconsin. This provision applies to Lots 10-25.
- (b) "Structure" means a principal structure or any accessory structure including a garage, shed, boathouse, sidewalk, stairway, walkway, patio, deck, retaining wall, porch or fire pit.
- (c) "Structure, accessory" means a subordinate structure, which is devoted to a use incidental to the principal use of the property. Accessory structures include: detached garages, sheds, barns, gazebos, patios, attached or detached decks, swimming pools, hot tubs, fire pits, retaining walls, driveways, parking lots, sidewalks, detached stairways and lifts.
- (d) "Structure, principal" means the main structure or structures on a lot intended for the primary use as permitted by the regulations of the zoning district in which it is or they are located.
- (e) Pursuant to Sauk County Shoreland Protection Regulations, a Sauk County Land Use Permit is required for any filling or grading located within 300 feet of the Ordinary High-Water Mark of Lake Wisconsin, has surface drainage toward the water, and on which there are any topographic conditions as follows:
 - 1. Any filling and grading on slopes more than 20%.

2. Filling or grading of more than 1,000 square feet on slopes 12% to 20%.
 3. Filling or grading on more than 2,000 square feet on slopes less than 12%.
 4. This provision applies to lots 15-22.
- (f) Pursuant to the Sauk County Shoreland Protection Ordinance, a Land Use Permit is required for the removal of vegetation within 35 feet of the Ordinary High-Water Mark of Lake Wisconsin. Removal of vegetation cannot exceed 35% of the lot frontage on Lake Wisconsin. This provision applies to lots 15-22.
- (g) Before the commencement of any building of structures, landscaping, and vegetation removal, property owners of the aforementioned lots should contact the Sauk County Land Resources and Environment Department to verify current shoreland protection regulations and be issued any requisite land use permits prior to the start of construction or removal of vegetation.

USE RESTRICTIONS FUTURE PHASES

It is the intent of the Developer to complete future phases of this project per a preliminary plat of the project dated _____. Each phase will need final approval from the Town of Merrimac but it is the Developer's intent to conform to the following land uses and restrictions for future phase or phases. Lot numbers are reflected from the preliminary plat of _____.

- 5.03 Single-Family Residences. Each Lot shall be used for single-family residential purposes, with the following exception:
- (a) Developer may use one or more Lots as a sales office and/or model home for purposes of marketing Lots and Dwellings.
 - (b) Duplex Lots (Future Plat Lot#s 71-80). The Future Plat identifies Lot numbers 71-80 as being used for duplex purposes.

A Lot shall be deemed to be used for "single-family residential purposes" if it is occupied by no more than one family (defined to include persons related by birth, marriage or adoption) plus no more than one unrelated person. No structures shall be erected, altered, placed or permitted to remain on any Lot or part thereof other than one detached single-family dwelling, not to exceed two

stories in height, and a private garage attached to said dwelling for not less than two cars. No business, whether or not for profit, including, without limitation, any day care center, animal boarding business, product distributorship, manufacturing facility, sales office, or professional practice, may be conducted from any Dwelling. The foregoing restrictions as to residence and use shall not, however, be construed in such manner as to prohibit an Owner from:

- (i) Maintaining his or her personal professional library in his or her Dwelling.
- (ii) Keeping his or her personal business or professional records or accounts in his or her Dwelling.
- (iii) Handling his or her personal or business records or accounts in his or her Dwelling.
- (iv) Handling his or her personal business or professional telephone calls or correspondence from his or her Dwelling.

5.04 Signs. No sign of any kind shall be displayed to the public view on any Lot except one professional sign of not more than six square feet advertising the Lot for sale during the hours of open house showings only, or signs provided and allowed exclusively by the Developer for builders or licensed real estate brokers during the initial construction and sales periods. The Developer reserves the right to erect signs, gates or other entryway features surrounded with landscaping at the entrances to the Lots and to erect appropriate signage for the sales of Lots.

5.05 Garbage and Refuse Disposal. No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or waste.

5.06 Storage and Parking. Outdoor storage of vehicles, boats, or any other personal property shall not be permitted. The parking of service vehicles owned or operated by the Lot Owners and their families is prohibited unless they are kept in garages. Except on weekends and holidays, the storage of automobiles, boats, travel trailers, mobile homes, campers, snowmobiles, motorcycles or any other recreational vehicles is prohibited unless kept inside the garage. This shall not prohibit the temporary parking of such vehicles for the purpose of loading and unloading. On-street parking on a temporary basis for Owners' visitors and guests is allowed, subject to reasonable rules and regulations that the Association may adopt from time to time. Subject to all applicable laws and regulations, no exterior antennas, windmills or satellite dishes shall be

erected on any structure or Lot without the prior written approval of the Committee. No firewood or wood pile shall be kept outside a structure unless it is less than one cord, is neatly stacked, placed in a rear yard or a side yard not adjacent to a street, and is screened from street view by plantings or a fence approved by the Committee. Nothing set forth in this Section 5.06 shall prohibit temporary storage of moving vehicles for the purpose of loading or unloading for a period of more than eight (8) hours. No cars or other equipment may be parked on any yard at any time.

- 5.07 Outside Clothes Lines. Clothes line poles shall not be permitted on any Lot, except for a retractable clothesline approved by the Architectural Control Committee, and no laundry or wash shall be dried or hung outside any Owner's Dwelling.
- 5.08 Nuisance Prohibited. No noxious or offensive trade or activity shall be carried on which may be or will become a nuisance to the neighborhood. All areas of the Lot not used as a building site shall be so cultivated or tended as to be kept free from noxious weeds. The Owner of each Lot shall be responsible for maintaining the Lot in a neat appearance. Lawns must be mowed no longer than six (6") inches in length.
- 5.09 Pets and Animals. No commercial boarding shall be allowed. Kennels shall be inside the Dwelling unless otherwise approved by the Committee. Pets shall be kept restrained within the Owner's Lot or the Owner's Dwelling and shall not create undue noise or otherwise disturb the quiet enjoyment of other Owners. The maximum number of Pets on any Lot shall be limited to four (4). Pets shall be domesticated animals only, and in no event will farm animals such as cows, hogs, sheep, goats, poultry, horses, ponies or mules be kept by any Lot Owner.
- 5.10 Motorized Vehicles. All motorized vehicles shall be operated solely on public rights-of-way, or driveways within the Lots. Such vehicles may not be operated across side or rear lot lines and shall be operated so as to not unduly disturb the enjoyment of other Owners. All-terrain vehicles and motorcycles shall be permitted only on public rights-of-way or driveways and only for ingress and egress purposes and not for general recreational or pleasure purposes.
- 5.11 Utilities. Each Lot will be provided with hook-ups for electrical service in the street adjacent to the Lots or the back property line of each lot. Each Owner will be responsible for connecting its Lot to said electrical lines in accordance with plans submitted to and approved by the Committee. Each Owner in compliance with all applicable laws, rules, regulations and

guidelines, shall accomplish any such connection. The Owner, and not the Committee, shall be responsible for assuring such compliance.

ARTICLE VI

ASSOCIATION MEMBERSHIP AND VOTING RIGHTS

6.01 Members. Every Owner in fee simple of a Lot, as well as Owners of Lots in subsequent Phases of Lakestone Estates, shall automatically be deemed a member of the Association. The Association shall be governed in accordance with the Association's articles of incorporation and bylaws. Land contract vendees and not land contract vendors shall be members of the Association. The foregoing is not intended to include as members persons or entities who hold an interest merely as security for the performance of an obligation. Membership in the Association shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

6.02 Voting Rights.

- (a) Members shall be all Owners of Lots. Members shall be entitled to one vote for each such Lot owned. When more than one person holds any interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

ARTICLE VII

DIVISION OF LOTS BY OWNERS

No Lot shall be further divided or reduced in size without the prior written approval of the Committee. In no instance shall such division create a parcel which is not developable in compliance with this Declaration or which would violate any applicable state or local laws, ordinances or regulations regulating the Lots.

ARTICLE VIII

CHARGES AND ASSESSMENTS

8.01 General Annual Charge. All Lots shall be subject to general annual charges, which may be determined and assessed annually by the Association, for the purpose of defraying the pre-litigation and litigation related costs and expenses (including actual attorneys' fees) of the

Association in carrying out its stated purposes and functions, including but not limited to, the Association's costs and expenses related to the Association's maintenance of outlots 1-3, including but not limited to the maintenance and repair of the storm water runoff areas of outlots 1, 2 and 3. The amount of the charge to be levied against each Lot shall be equal to the total charges times a fraction, the numerator of which shall be 1 and the denominator of which shall be the total number of Lots. Such charges shall be paid annually to the Association on or before March 1 of each year.

- 8.02 Special Charges. All Lots shall be subject to special charges, which may be determined and assessed by the Association for the expenses described in Section 8.01 for which the general annual charges are inadequate or to remedy any violation of any Owner of the terms of this Declaration. Special charges may be assessed against all Lots in the manner provided for in Section 8.01 or, in the event such expenses arise from an Owner's violation of the terms of this Declaration, the Association may levy special charges in the amount of such expenses against the Lot of the Owner who commits the violation.
- 8.03 Collection. The right to collect or enforce the collection of charges is hereby exclusively delegated to the Association. The Owner of a Lot, or any portion thereof, shall be personally obligated to pay such charges which were assessed or accrued upon the land owned during the period of ownership. All charges which are unpaid when due shall from such date become and remain a lien upon the Lot until paid, with interest thereon from the due date of Fifteen Percent (15%) per annum until paid in full. The Association shall have the sole right to bring any and all actions and proceedings for the collection of the charges and the enforcements of liens therefor. Any liens securing unpaid charges arising by virtue of this Article VIII shall be subject and subordinate to the lien of any mortgage whether the mortgage is executed or recorded prior to or after the creation of such liens. Nothing herein contained shall present or impede the collection of lawful charges, taxes or similar charges by any governmental authority having jurisdiction. The Association may commence an action against any Owner personally obligated to pay the charges or to foreclose the lien for such charge against any Lot. Any such foreclosure action may be brought, at the Association's election, either in the same manner as an action to foreclose a real estate mortgage, or as a proceeding to enforce a statutory maintenance lien as provided in Section 779.70, Wisconsin Statutes, to the extent said section is applicable. The Association shall, upon the written request of an Owner or purchaser of any Lot, issue a Certificate of Status of Lien. If an attorney is retained to enforce any such delinquent charge, reasonable attorneys' fees, title

charges and court costs and other costs incurred shall be added to and become a part of such charge.

ARTICLE IX


MISCELLANEOUS

- 9.01 Term and Amendment. Unless amended as provided herein, this Declaration shall run with the land and shall be binding upon all persons claiming an interest in a Lot for a period of thirty (30) years from the date this Declaration is initially recorded. Until Developer no longer holds any interest in real property within Lots or Outlots, and subject to Section 9.02 below, this Declaration may be amended by the recording of a written instrument executed by or on behalf of all the following: (1) Developer and (2) the Owners of at least Sixty Percent (60%) of the Lots subject to this Declaration. Thereafter until the termination of this Declaration, and subject to Section 9.02, below, this Declaration may be amended by the recording of an instrument executed by the Owners of at least Sixty Percent (60%) of the Lots subject hereto. After the expiration of the initial term of this Declaration, this Declaration (as presently written or as so amended) shall be automatically extended for successive periods of ten (10) years, unless an instrument executed by the Owners of at least Sixty Percent (60%) of the Lots subject hereto has been recorded to terminate or amend the same in whole or in part. In ascertaining the number of Owners assenting to any such instrument, persons, including any business organizations, having the power to convey the fee simple title in a given Lot shall constitute a unit having a single vote.
- 9.02 Enforcement. Developer, the Association, any Owner shall have the right to enforce the provisions hereof or any of its orders by proceedings at law or in equity against any person or persons violating or attempting to violate any provision of the Declaration, either to restrain or cure the violation or to recover damages, or both. Nothing herein shall be deemed to limit the rights of the Town, Sauk County, or any other governmental authority having jurisdiction to enforce any zoning codes, ordinances, regulations or other requirements which may be identical or similar to the requirements of this Declaration. Furthermore, the Association shall have the right, upon thirty (30) days' notice to any Owner, to correct, at such Owner's expense, any violation by the Owner of any term of this Declaration.
- 9.03 Severability. Invalidation of any one of these covenants by judgment or court order shall in no way affect any other provisions, which other provisions shall remain in full force and effect.

- 9.04 Outbuildings. Outbuildings are only allowed on Lots 1-10. These lots will allow an outbuilding providing that the outbuilding style and character is compatible with the construction of the residence. The site plan and outbuilding location and design must be approved at the time of home construction but construction of the outbuilding may be deferred. No outbuilding or accessory structure shall be used for habitation or commercial use.
- 9.05 Nonforfeiture. No violation of these restrictions shall result in a forfeiture or reversion of title to any Lot.
- 9.06 Attorneys' Fees. If any suit or action is brought to enforce the provisions of this Declaration, the party who prevails in such action or suit shall be entitled to recover its court costs and attorneys' fees from the other party.

Executed on this 16 day of February, 2023.

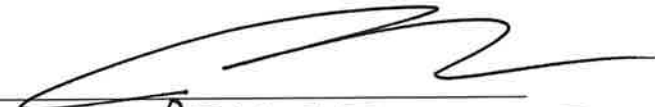
Sauk Corn Company, LLC (the "Developer")

By: 
 Matthew E. Elsing, Member

STATE OF WISCONSIN)
) ss.
 COUNTY OF SAUK)

Personally, came before me this 16 day of February, 2023, the above-named Matthew E. Elsing, to me known to be an authorized Member of Sauk Corn Company, LLC, who executed the foregoing instrument, and acknowledged the same on behalf of said partnership.




 Name (printed): Patrick J. Taggart, II
 Notary Public, State of Wisconsin
 My Commission is permanent/ ~~expires~~

*This instrument was drafted by
 Patrick J. Taggart, II, Attorney-at-Law
 TAGGART LAW LLC
 1730 Community Drive, P.O. Box 10, Sauk City, WI 53583*

Declaration of Protective Covenants for Lakestone Estates - Phase 1 contained the following erroneous language in Section 4.03:

4.03 Floor Area Minimums. Each Dwelling constructed on a Lot shall have a minimum of the following floor area of finished living space:

- (a) Single-story houses shall have not less than one thousand two hundred (1,600) square feet of finished area on the main level.
- (b) Raised ranch, bi-level and tri-level houses shall have not less than one thousand four hundred (1,800) square feet of finished area above grade.
- (c) Two-story houses shall have not less than one thousand five hundred (2,000) square feet of finished area on both floors.
- (d) Open porches, screened porches, patios, attached garages, and all basements, whether finished or not, are not to be included as part of the total area. Stair openings shall be included in determining floor area.
- (e) The main level is defined as the level that is totally above the finished grade of the Lot.

This Correction Instrument corrects the language of Section 4.03 of the Declaration of Protective Covenants for Lakestone Estates - Phase 1 as follows:

4.03 Floor Area Minimums. Each Dwelling constructed on a Lot shall have a minimum of the following floor area of finished living space:

- (a) Single-story houses shall have not less than one thousand six hundred (1,600) square feet of finished area on the main level.
- (b) Raised ranch, bi-level and tri-level houses shall have not less than one thousand eight hundred (1,800) square feet of finished area above grade.
- (c) Two-story houses shall have not less than two thousand (2,000) square feet of finished area.
- (d) Open porches, screened porches, patios, attached garages, and all basements, whether finished or not, are not to be included as part of

the total area. Stair openings shall be included in determining floor area.

- (e) The main level is defined as the level that is totally above the finished grade of the Lot.**