

PROTECTIVE COVENANTS

1. The Grantees, for themselves, their heirs and assigns, agree that no mobile homes or campers or buses shall be placed upon the premises herein conveyed. Campers are not permitted unless attended within a 48-hour period. "Mobile homes" includes any and all trailers or structures previously licensed or titled for road use; and trailers or structures with wheels and/or axles attached at any time, including all trailers and structures commonly known as "mobile homes", whether placed on a foundation or not. The foregoing prohibition against "mobile homes, does not apply to "double wide, manufactured homes at least 24 feet wide. A "double wide" is permitted only if its wheels are removed and it is placed on a full brick or concrete perimeter wall, crawl space, full basement or other similar permanent foundation.
2. The Grantees, for themselves, their heirs, and assigns, shall not permit unregistered or abandoned vehicles trash or junk to remain on said premises.
3. All structures shall have exterior finish, clapboard siding, shingles, masonry, or equal quality finish. No tar paper, tar paper shingles, tar paper siding, metal siding or metal roofs are allowed.
4. All structures erected shall be promptly and expeditiously completed on their exterior, including paint or stain on any exterior surface above the foundation within 6 months after construction is commenced.
5. Any primary residential structure must have a minimum of 700 square feet of living space.
6. Should any improvements on the premises be damaged by casualty, or become unsightly through wear and tear, the same will be promptly razed, or restored to a neat exterior appearance in line with the building requirements above set forth.
7. The land is restricted against commercial timbering and commercialization.
8. The Grantees, their heirs, successors and/or assigns are prohibited from placing advertising signs of any nature, including "For Sale" signs, upon the premises.
9. The Grantees understand that no high phosphorus content fertilizer shall be applied to the subject property within 100 feet of the Ordinary High water Mark of any navigable waters adjacent to said property.
10. Quiet-hours: Specific quiet hours will be from 10:00 p.m. through 8:00 a.m. Other than emergency situations, noise-producing activities are restricted. During this time, noise from voices, stereos, ATV's, etc. must not reach levels that can be heard at a distance of 400 feet.

Non-Quiet or Consideration Hours: During all other times, members are expected to keep their noise at a reasonable level for their activities.

In addition, during this time; noise from stereos, ATV's and other motorized vehicles, must not be heard on a continuous basis. A continuous basis is defined as a period of time of more than one hour of uninterrupted noise generation within a four-hour time interval.

Exemptions: Non-quiet hour restrictions do not apply to emergency situations, construction activities, operation of lawn mowers for the purpose of grass cutting, or operation of chain saws for the purpose of tree removal.

11. The Grantees understand that they have standing to sue for enforcement of the foregoing protective covenants. Enforcement is primarily Grantees responsibility after half the lots offered for sale by the Grantor have been sold.
12. The foregoing Protective covenants may be superseded by previously recorded more restrictive covenants or by local and county zoning regulations.
13. The foregoing protective covenants shall run with the land and be binding on the grantee, their heirs, successors and assigns. Each lot owner in the Crystal Brook Woods Development, in the office of the Register of Deeds, Adams County, Wisconsin, is authorized to bring an action to enjoin any violation of these covenants.

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