

**COVENANTS AND RESTRICTIONS
NATURES PARKWAY ESTATES**

Right Way Land Developments, LLC, as the owner, does hereby establish on the lots described above, the following Covenants and Restrictions, which shall run with the lots described above:

1. All lots shall be used for single-family residential purposes only. The residential structure shall not exceed two-stories in height and have a ground floor minimum of 375 square feet on the first floor.

2. The exterior of any building shall be completed within one (1) year from the commencement of construction.

3. No singlewide mobile home shall be allowed to be placed on any of the above lots. Doublewide mobile homes and modular homes and/or manufactured homes shall be permitted, but none shall be placed on the subject premises if older than two (2) years at the time of placement.

4. Each building shall be setback at least sixty-three (63) feet from the center of the street and no building shall be closer than ten (10) feet from the side lot line of each lot.

5. No lot shall be used or maintained as dumping ground.

6. No commercial enterprises of any kind shall be permitted on the subject premises except for an in-home office or a bed and breakfast establishment.

7. All trash and garbage shall be kept in sanitary containers and secured in a manner to prevent animal access.

8. Any structure with plumbing must have a septic system installed per Wisconsin Code. If no plumbing is installed in any structure on the property, then an outhouse (installed according to code) would be allowed.

9. Burning of trash, papers, leaves, or garbage shall be done only in a container approved by the Forest Protection Division of the Wisconsin Conservation Department and shall require an annual burning permit issued annually by the Ranger Station in Necedah. A special burning permit must be obtained from the Necedah Ranger Station for burning leaves, grass, lawns, and brush. Properly prepared campfire areas are permitted, but no campfire can be left unattended unless all coals are extinguished.

All lot owners are reminded that, by law, they are responsible for fire damages and are assessed costs of fighting a fire, including those caused by fireworks.

10. No abandoned or junk vehicles shall be kept on any of the subject premises.

11. No animals or livestock shall be kept on any lot except household pets and said pets shall not be offensive, or create a nuisance that disturbs the overall tranquility of the subdivision, i.e. a dog that barks excessively.