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RESTRICTIONS

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REGISTER OF DEEDS
FOUNTAIN COUNTY, WI

Recording Area

Name and Return Address

Kett Construction
W3580 McCabe Rd.
Malone

Parcel Identification Number (PIN)

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RESTRICTIONS

For the purpose of protecting the purchasers investment, Nett Land & Development, Inc., being the owners of the following described parcels of land:

Lots 35, 36, 37, & 38 of CSM No. 5364, Vol. 33, pages 85, 85A, Doc. No. 622323;
Lots 40, 41 & 48 of CSM No. 5365, Vol. 33, pages 86, 86A, Doc. No. 622324;
Lots 42, 43 & 44 of CSM No. 5359, Vol. 33, pages 80, 80A, Doc. No. 622318;
Lots 45, 46 & 47 of CSM No. 5362, Vol. 33, pages 83, 83A, Doc. No. 622321;
Lots 51, 52 & 53 of CSM No. 5363, Vol. 33, pages 84, 84A, Doc. No. 622322;
Lots 54, 55 & 56 of CSM No. 5361, Vol. 33, pages 82, 82A, Doc. No. 622320;
Lots 57 and 58 of CSM No. 5360, Vol. 33, pages 81, 81A, Doc. No. 622319;
of 21-16-18, Town of Taycheedah, Fond du Lac County, Wisconsin,

do hereby impress the said real estate with the following restrictions:

1. USE OF PREMISES:

The use of the premises shall be restricted to one private residential dwelling per lot. Lots shall not be redivided or subdivided in any way except by Nett Land & Development Inc. The premises shall not be used for business or commercial purposes.

2. No person shall at any time live in any basement, garage, mobile home, trailer house, or motor home. No house trailer, mobile home, motor home, or fish shanty shall be placed on the property at any time. One trailer not to exceed 8 feet x 8 feet bed area allowed.

3. GARAGES: The plans for any dwelling shall include the construction of an attached garage to be completed before occupancy of home; any attached garage exceeding 1,400 sq.ft. or falling below 400 sq.ft. shall require approval by the architectural board consisting of the officers of Nett Land & Development, Inc. No more than one additional structure may be built. This structure shall not exceed 250 sq. ft. of floor surface area nor exceed a height of 14 feet. Exterior materials, color, and roof pitch must match home as closely as possible.

4. ANIMALS: No animals, poultry, pigeons or livestock shall be raised, bred or kept on the above described property, except that any property owner may maintain a maximum of two household pets of a kind, provided they are not kept, bred, or maintained for any commercial purposes.

5. TRUCKS: No truck larger than a one ton truck shall be parked or garage anywhere on said premises, except for parking in the course of making trade deliveries. No farm vehicle or farm equipment shall be parked outside.

6. SIGNS: No signs shall be placed upon the subject premises, other than street number designation. However, in the event the owner desires to sell the real estate, a sign indicating the sale of the real estate may be placed upon the subject premises for a reasonable period of time. Such sign shall be in accord with the type normally associated with sales of residential real estate.

7. BOATS: Only one boat may be parked outside on the above mentioned premises. The boat length may not exceed 20 feet.

8. BUILDINGS: No buildings shall be moved on to any lot. All dwellings shall be of new construction.

9. BASEMENTS: All residential structures (not garages) are required to have a full basement. Exemptions from this require approval from the architectural review board.

10. EASEMENTS: Easements for installation and maintenance of public utilities will be given.

11. BUILDING COMPLETION: Within one year after the commencement of construction of any dwelling, the following shall be completed:

(a) The exterior of the dwelling according to the plans and specifications.

(b) Grading and leveling of the entire lot area.

12. SEVERABILITY: Invalidity of any one of these restrictions by judgment or court order shall not affect any of the other provisions, which provisions shall remain in full force and effect.

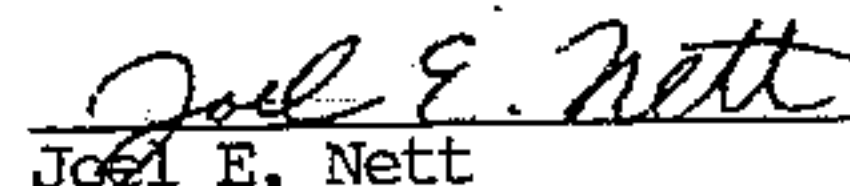
13. HOME SIZE: All single story homes must have 1,400 square feet of floor space excluding the basement and garage. All other homes must have a minimum of 1,700 square feet of floor space excluding basement and garage. Minimum roof slope on home, attached garage, and any detached garage shall be 5 inches rise to 12 inches of run.

14. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of fifteen years from the date that said covenants are recorded, after which time such restrictions shall be automatically extended for successive periods of five years, unless an instrument signed by a majority of the then owners of lots has been recorded, which instrument shall change said covenants in whole or in part.

15. Any deviation from any of the above shall require approval of the architectural board consisting of the officers of Nett Land & Development.

In witness whereof, we have hereunto set our hands and seals this 25th day of September, 1997.


Michael J. Nett
President, Nett Land & Development, Inc.


Joel E. Nett
Treasurer

State of Wisconsin) Personally came before me, this 25th day
Fond du Lac County) of September, 1997, the above named persons to me known to
be the persons who executed the foregoing instrument and acknowledged the same.

My Commission Expires 10/29/2000
Notary Public, Fond du Lac County, Wisconsin

This instrument was drafted by Michael J. Nett