RESTRICTIVE COVENANTS, OBLIGATIONS AND RIGHTS AND DUTIES IMPOSED ON THE OWNERS OF LOTS 1 thru 7 AND Outlot 2, DEGRAVE'S FARM VIEW, ACCORDING TO THE RECORDED PLAT THEREOF, SAID LAND BEING IN THE TOWNSHIP OF WATERFORD, COUNTY OF RACINE AND STATE OF WISCONSIN

AND

GRANT OF EASEMENT

Tax Key Attached:

THE UNDERSIGNED, being the owners of Lots 1 thru 7 and Outlot 2, of Degrave's Farm View, a recorded subdivision, located in Section 26, T4N., R.19E., in the Township of Waterford, Racine County, Wisconsin, do hereby impose the following covenants, obligations, rights and duties, upon said real estate as follows:

1. Any owner of any of the above real estate is jointly and severally liable for the liabilities imposed herein.
2. In the event any owner of said real estate fails to carry out its obligations herein described, any owner of other real estate described may begin proceedings in Racine County Circuit Court to compel such delinquent land owner to bear his/her fair share and cost of the same.
3. In the event the obligations and duties imposed hereunder are not adequately and timely performed, the Town of Waterford/Racine County/or the Department of Natural Resources may, but is not obligated to, perform the same. In the event the Town of Waterford or Racine County performs the obligations herein, the cost of doing so, including any and all reasonable engineering, legal and administrative costs, shall be imposed in equal shares as a special tax upon each and every parcel of real estate above described without specification as to whether or not the owners of any one or more parcels of land had, indeed performed their respective obligations. By accepting title to any parcel of land herein, the owners personally, and as a charge against their respective real estate, agree to the above and waive any procedural or notice requirement which might be applicable.
4. The obligations imposed are as herein stated:
   A. Lands lying within the Primary Environmental Corridor and Preservation Easement line as defined in the recorded plat of this subdivision, including those parts of lots 1 thru 7, all of Outlot 1 and 2, shall be preserved and protected by prohibiting the following:
      i. Grading, filling or excavation
      ii. The erection of any structures

iii. The removal or destruction of any vegetative covers(except diseased vegetation and noxious weeds whose removal is ordered by the Town of Waterford and/or the DNR.

iv. The introduction of plants not indigenous to the existing environment.

v. The gardening, cultivating, and depositing of yard waste of any type.

vi. The introduction and/or grazing of domestic animals.

vii. Motorized traffic of any kind.

viii. Clearing of additional paths or walkways, not approved by the Town of Waterford and the DNR.

ix. Placement of any temporary or permanent structures other than the approved boardwalk and piers, including but not limited to: tents, screen houses, platforms, decks, lawn furniture, lights or other similar structures.

x. Boat launching or storage of boats or related equipment along the shoreline or on the outlots.

xi. Parking of trailers or storage of equipment or materials of any kind

xii. Hunting or trapping or the discharge of weapons of any sort.

xiii. Clearing of vegetation, mowing, or other disturbance of the river front outside the designated pier area as delineated and approved by the Waterford Town Board and the DNR.

xiv. Disturbance of wildlife by any means.

PIER ACCESS AND USAGE is restricted as follows:

1. Access to the piers is only by virtue of usage of North River Bay Road at designated points. The location of the piers is shown on the attached Exhibit. A pier application must be approved by the Waterford Town Board and the configuration of the piers must be approved by the DNR. No more than four (4) boat slips are allowed per pier. Owners are responsible for maintenance of the piers, the slips and the surrounding area and are subject to the same sanctions indicated in #3 above in the event of failure to perform.

THE WALKWAY and any structures, whether permanent or not, installed on Outlot 1 and/or Outlot 2, must be approved by the Waterford Town Board and the DNR.

Owners are responsible for the maintenance of the walkways and/or structures and are subject to the same sanctions indicated in #3 above in the event of failure to perform.

IN THE EVENT a Homeowner's Association is incorporated, the rights, duties, restrictions stated above, may be, subject to approval by the Waterford Town Board, borne by said association.

THE UNDERSIGNED DO FURTHER grant unto the owners of Lots 1thru7 an easement for ingress and egress for access to the piers and surrounding and the area immediately surrounding the same, over said private road, known as North River Bay Road, all as depicted on the approved drawings of file at the Waterford Town Hall, said easement described as follows:

A 33 foot easement lying directly East, as measured normal to, the East line of Outlot 2, Outlot 1 and Lot 7, Degrave's Farm View, according to the recorded plat thereof.(from the South Line of Kramer Drive to the South Line of Outlot 2) Said lands being in the Town of Waterford, County of Racine and State of Wisconsin.

Dated at Waterford, Wisconsin this 27 day of August, 1999.

Arthur T. Degrave
ARTHUR T. DEGRAVE

Martha L. Degrave
MARTHA L. DEGRAVE

Personally came before me this 27 day of August, 1999, the above named Arthur T. Degrave and Martha L. Degrave, to me known to be the persons who executed this document.

NOTARY PUBLIC
My commission is permanent
This document drafted by:
Attorney Mike Dubis
Town Attorney
208 E. Main Street
Waterford, Wi 53185