Declaration

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Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
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Recording Area 14

Name and Return Address

Harvest Hills Subdivision LLC
3955 Hawks Ridge Drive
Hubertus WI 53033

Parcel Identification Number (PIN)

Drafted by - Shari Waggoner

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WRDA Rev. 12/22/2010

DECLARTION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
HARVEST HILLS SUBDIVISION

This Declaration is made this 22nd day of August 2019, by Harvest Hills Subdivision LLC, a Wisconsin Limited Liability Company, hereinafter referred to as "Developer."

RECITALS

WHEREAS, DEVELOPER owns all the land which has been platted as "Harvest Hills", a Subdivision located in the Village of Germantown, consisting of thirty-seven (37) residential single-family Lots, excluding Lot 38, which is not bound to or required to follow this Declaration of covenants, conditions and restrictions and

WHEREAS, DEVELOPER desires to subject Harvest Hills Subdivision, excluding Lot 38, to the conditions, covenants, restrictions, reservations and easements hereinafter set forth, for the benefit of said Subdivision and for the benefit of each Lot Owner in said Subdivision,

NOW, THEREFORE, DEVELOPER HEREBY DECLARES the real property hereafter described in Article 2 herein shall be used, held, transferred, sold, conveyed subject to the conditions set forth, which shall inure to the benefit of and pass with said property and each and every parcel thereof as covenants running with the land and shall apply to and bind all successors in interest and any Owner thereof.

ARTICLE 1. DEFINITIONS

The following terms shall have the assigned definitions:

1.1 Architectural Control Committee. The "Architectural Control Committee" (ACC) shall mean the Committee referred to in Article 5 created under this Declaration.

1.2 Association. The "Association" shall mean the Harvest Hills Homeowners Association, Inc., the Members of which shall be all Lot Owners in the Subdivision.

1.3 Board. The "Board" shall mean the Board of Directors of the Harvest Hills Homeowners Association, Inc. governed by this Declaration and the Bylaws of the Association.

1.4 Bylaws. The "Bylaws" shall mean the Bylaws of the Association as adopted by the Board.

1.5 Developer. The "Developer" shall mean Harvest Hills Subdivision LLC, a Wisconsin Limited Liability Company, as well as any Successor-Developer. Developer hereby expressly reserves the right to appoint, in writing, a third party to act as its agent to carry out Developer's duties and responsibilities.

1.6 Dwelling. A "Dwelling" shall be defined as such structure or structures as are permitted for human use and habitation pursuant to this Declaration.

1.7 Harvest Hills Documents. "Harvest Hills Documents" shall consist of this Declaration, Articles of Incorporation of the Association and the Bylaws of the Association.

1.8 Lot. "Lot" shall mean a platted Lot intended for construction of a Dwelling as shown on the Plat. The reference to a Lot by a number shall mean that particular Lot as shown on the Plat. The term "Lot" does not include any platted Outlot or Lot 38.

1.9 Member. A "Member" shall be that individual that is identified as having the right to vote on behalf of a Lot at any Association meeting.

1.10 Occupant. "Occupant" shall mean the Owner and any other person residing on a Lot.

1.11 Outlot. "Outlot" shall mean an Outlot as shown on the Plat. The reference to an Outlot by a number shall mean that particular Outlot as shown on the Plat.

1.12 Owner. "Owner" shall mean each fee simple Owner of a Lot. The Developer shall be considered an Owner with respect to any Lots to which it holds title.

1.13 Plat. The "Plat" is the Plat of the Property identified as Harvest Hills as recorded in the Register of Deeds for Washington County, Wisconsin.

1.14 Subdivision. "Subdivision" shall mean all the Lots and Outlots as shown on the Plat.

1.15 Successor-Developer. "Successor Developer" shall mean any person, corporation, partnership or other entity to which Developer expressly assigns or otherwise transfers his rights and obligations hereunder, or any Successor to the Developer by operation of law.

1.16 Village. "Village" shall mean the Village of Germantown, and its successors.

ARTICLE 2. PROPERTY

2.1 Property Subject to this Declaration. The "Property" shall consist of all the lands which Developer has included in the Plat of Harvest Hills, excluding Lot 38, as described in Exhibit "A" and subjected to this Declaration, and all Dwellings and other improvements constructed or to be constructed thereon.

ARTICLE 3. PURPOSE AND CONDITIONS

3.1 General Purpose. The general purpose of this Declaration is to help assure the Subdivision will become and remain an attractive residential community; to preserve and maintain the natural beauty of the property, maintain high aesthetic standards for all improvements, as well as the natural beauty of certain open spaces; to protect Owners of each Lot against such use of surrounding Lots that would detract from the residential value of their property; to guard against the erection of poorly designed or proportioned structures; to obtain harmonious use of material and color schemes; to insure the highest and best residential development of Lots in the Subdivision; to secure and maintain spatial relationship of buildings, structures, other improvements and Lot lines; and to otherwise secure mutual enjoyment of benefits for Owners and Occupants of residential property within the Subdivision.

It is inherent to protective covenants and restrictions that from time to time those covenants and restrictions are subject to interpretation. In those instances wherein an interpretation is required because there is no definitive rule to be followed, or because there is a question regarding an intangible concept such as, but not limited to, what constitutes harmonious architectural design, what is poor design or proportion and what is aesthetically pleasing, the matter shall be subject to the opinion of the Committee for the granting of final approval.

3.2 Suitability. Developer makes no representation or warranty, express or implied, regarding the physical condition of any Lot being fit for any particular purpose or Owners proposed use, including but not limited to, building exposures, subsoils, or grade. Developer recommends, but does not require, Owner utilize a properly licensed architect and/or builder in any construction.

3.3 Single-Family Lots. No Lot shall be used except for single-family, residential purposes. No building shall be erected, altered, placed, or permitted to remain on any such Lot other that one detached, single-family home, not exceeding two and one-half stories in height with an attached private garage for not less than three (3) cars and an optional additional detached garage per Section 3.6(c). No Lot may be subdivided.

3.4 Minimum Home Size Requirements.

(a) Only one single-family home may be constructed on each Lot. The following types of homes on Lots shall have the following minimum sizes:

Dwelling Type	Minimum Size
One story	2,300 square feet
More than one story	2,700 square feet (minimum of 1,350 square feet on the first floor)

(b) For purposes hereof, "more than one story" includes homes referred to as one and a half story, two story, split level or bi-level. The type of Dwelling and the number of square feet shall be determined on a uniform basis by the ACC and shall not include basement, attic, garage, porch, or patio areas in the computation.

3.5 Building Setbacks. The Subdivision is zoned RS-3. As such, the minimum building setbacks are as follows:

Front Setback: Forty-five (45) feet
Side Setback: Twenty (20) feet
Rear Setback: Thirty-five (35) feet

Certain Lots within the cul-de-sacs require a greater minimum front setback. The Final Plat states the required minimum front setback for these Lots.

Any variation from these requirements shall be permitted only upon the approval of the ACC and the Village of Germantown.

3.6 Garage and Driveway.

(a) Each Dwelling on a Lot shall have a garage of not less than three (3) cars attached to the Dwelling. Garage entrances must be located on a side of the Dwelling which does not face the street fronting the Lot, except in the case of a Lot bordered by two streets, in which case, the garage entrance must be located on the side of the Dwelling which does not contain the front entrance. Garages must be located on the side of the Lot which has the highest elevation, except as permitted by the ACC. Garages must be constructed at the time of construction of the Dwelling and all exterior features must be completed prior to occupancy of the Dwelling.

(b) The garage shall be connected to the street by a properly surfaced concrete, asphalt, or brick driveway. Said driveway shall be installed and completed within one (1) year from the date of issuance of the occupancy permit.

(c) In addition to the attached garage, an additional detached garage may be permitted by the ACC, provided the following requirements have been satisfied:

(1) The garage shall have a minimum of two stalls
(2) The maximum square footage shall be no greater than 960 square feet
(3) Door openings and all overhead doors shall not exceed ten (10) feet in height
(4) Color and building materials shall be consistent with the Dwelling on the Lot
(5) Underground electric shall be required for all detached garages
(6) No lean-to or carports of any nature shall be permitted

(7) The garage must be connected to the driveway
(8) No more than one detached garage may be permitted

(d) Storage sheds, garden houses, or similar outbuildings are not permitted.

3.7 Commencement and Completion. All Dwellings shall be completed and ready for occupancy within one (1) year from the date ground is broken.

3.8 Exterior Features.

(a) Exterior materials shall be of brick or stone, stucco, cedar, Hardi-Plank siding, LP Smartside, or a combination. No metal or vinyl siding shall be permitted. All exposed basement or foundation walls shall be covered with brick, stone, stucco, or siding consistent with other material used on the Dwelling. Not less than fifty percent (50%) of the front of the Dwelling shall be constructed of brick, stone or stucco. All exterior masonry materials shall terminate only at an inside corner or other suitable break in the architecture as approved by the ACC.

(b) All roof designs shall be subject to the approval of the ACC. Roof shall be a minimum 8/12 pitch or greater. Natural or dimensional roofing shingles are required.

(c) The design, layout and exterior appearances of each Dwelling proposed to be erected, altered or modified shall be such that, in the opinion of the ACC at the time of approval of the building plans, the Dwelling will be of high quality and shall have no (substantial) adverse effect upon property values within the subdivision.

(d) The proposed color schemes for the Dwelling to be erected, altered or modified shall be submitted to the ACC for approval prior to painting and staining. It shall be the aim of the ACC to harmonize colors for not only the proposed Dwelling, but to consider the effect of these colors and materials as they relate to other Dwellings.

(e) No solar panels, antennas, dishes or similar devices shall be erected, installed or used unless presented in drawings and approved by the ACC which may condition its approval on adequate screening from the front street and neighbors. Drawings should show size and location of any device as well as appropriate screening.

3.9 Mailboxes and Lampposts. Lot Owners shall install a front lamppost that is in conformance with Section 18.08(12) of the Village of Germantown Municipal Code. The code requires a lamppost be placed on each Lot at the time of finish grade within ten (10) feet of the access street right-of-way and aligned with the front entrance or walkway of the Dwelling. The lamppost shall be installed prior to occupancy of the Dwelling but no later than nine (9) months from the date of occupancy. In order to maintain uniformity of appearance, the Owner of each Lot shall purchase identical lampposts from the Developer at the time of the closing of the Lot. The cost will be charged to the Lot Owner on the settlement statement at closing. The lamppost shall be installed and maintained by the Lot Owner as directed by the Developer or the ACC. The lamppost shall be controlled by a photoelectric eye so the lamppost is illuminated during night-time hours.

Lot Owners shall install a mailbox and mailbox support of good quality. Mailbox must be metal and dark bronze or black in color. Mailbox and mailbox support must match. No wood or plastic mailboxes or mailbox supports are permitted. Each Lot Owner shall maintain the mailbox and mailbox support in good and working condition and replace it when necessary. Lot Owners shall replace light bulbs and properly maintain lampposts and mailboxes as necessary. In the event the Lot Owner fails to maintain the mailbox or lamppost, maintenance of the mailbox or lamppost may, after fifteen (15) days written notice to the Lot Owner, be performed by the Developer or the Association and the cost of such maintenance shall be charged to the Lot Owner as a special assessment.

3.10 Swimming Pools. Only in-ground swimming pools are permitted and must be installed in accordance with Village requirements. Hot tubs and spas shall be allowed and must be installed in accordance with Village requirements. A single tennis court is allowed on each Lot and must be installed in accordance with Village requirements. All swimming pools, tennis courts, hot tubs and spas must be approved in advance of construction by the ACC. Plans shall denote necessary setbacks, landscape treatment and fencing proposed.

3.11 Landscaping.

(a) Lots shall be seeded or sodded no later than six (6) months from Owners date of occupancy, weather permitting, and landscaping, including installation of at least three (3) deciduous trees with minimum caliper of two (2) inches, shall be completed no later than (12) months following the issuance of the occupancy permit of the dwelling, weather permitting.

(b) No plantings shall be permitted in the existing or proposed drainage swales.

(c) Landscaping plans do not require the approval of the ACC.

(d) In addition to the normal maintenance and mowing of lawn areas on a Lot, the Lot Owner shall also maintain the lawn, street trees, if any, and yard area in front of the Lot from the front property line to the back of the curb section or shoulder of the public roadway. The Lot Owner shall keep this area properly maintained and free of plantings, structures or debris.

3.12 Vision Corners. If applicable, the vision corner areas as identified on the final recorded Plat restrict the use of certain portions of the affected Lots. In the vision corner areas, no structure or improvement of any kind is permitted. No vegetation within the vision corner area may exceed thirty (30) inches in height. If the Owner of the Lot containing a vision corner shall fail to maintain the vision corner in accordance with this Article, the Association may, after fifteen (15) days written notice, perform any necessary maintenance and repair. The cost shall be charged to the Lot Owner as a special assessment.

3.13 Trees.

(a) Per the Village of Germantown Municipal Code, street trees were planted by the Developer every fifty (50) feet along the roadways within the Right-of-Way. Removal of any street tree is not permitted. Dwelling driveways shall avoid the street trees. If there is a significant conflict, relocation or replacement of the street tree by the Lot Owner and at the Lot Owner's expense may be approved by the ACC.

(b) No existing tree, with a diameter of six (6) inches or more at a height of four (4) feet from the ground, beyond ten (10) feet from the approved Dwelling location shall be moved, removed, or destroyed in anyway, other than upon prior, written approval of the ACC. All existing trees shall be protected during periods of construction and grading.

(c) No Lot Owner or agent thereof shall cut down or remove any trees, brush, or shrubs located within any Outlot as designated on the recorded Plat of Harvest Hills Subdivision.

3.14 Grade Plan. A Master Grading Plan has been prepared by the Developer's engineer designating the manner in which each Lot shall drain in relation to all other Lots in the Subdivision and designating the grade elevation of the Dwellings to be constructed thereon. A copy of this Plan is on file in the office of the Building Inspector at the Village. At the time a building permit is requested, the grade elevation of said Dwelling shall be obtained from the Building Inspector and the Dwelling shall be constructed accordingly. No deviation therefrom shall be permitted without the approval of the Village and ACC. Within thirty (30) days after substantial completion of a Dwelling on any Lot in the Subdivision, the Lot Owner shall grade the Lot to conform to said Master Grading Plan and from that time forward, nothing shall be done which will impede or obstruct the flow of surface drainage water in accordance with said Plan. It is the responsibility of the Lot Owner or Lot Owner's builder to determine the

Dwelling's exposure and if such grade is in compliance with the Master Grading Plan. Changes or deviations from the Plan need approval from the Village and ACC.

3.15 Ground Fill on Building Site. Where fill is necessary on a Lot to obtain the proper topography and finished grade elevations, it shall be ground fill free of waste material that may emit odors or produce health hazards of any kind. All dumping of fill materials shall be leveled immediately upon completion of the Dwelling and shall be graded and contoured in accordance with the Master Grading Plan approved by and on file with the Village.

3.16 Construction Materials and Debris. No building or construction material shall be stored on any Lot outside of a Dwelling or garage, other than during periods of actual construction or remodeling and only for as long as may be necessary. It shall be the primary responsibility of the Lot Owner and the Lot Owner's builder to keep the Lot clean and free of debris and garbage during the period of construction. The Lot Owner shall further be responsible for the repair of any and all damage to the public right-of-way adjacent to the Lot, including but not limited to any pavement, sidewalk, curb, gutter, ditch, swale, or culvert. No Owner shall knowingly allow disposal of any waste building material, tree stumps, branches, tree trunks, or other material on any Lot or Outlot within the Subdivision. In the event the Lot Owner or the contractor shall fail in this responsibility, the Developer or Association shall have the right to perform the necessary cleanup or repairs and charge the construction deposit for any costs incurred as set forth in Article 3.29.

3.17 Utility Lines. All cable, telephone and electric service to any Dwelling on any Lot shall be from the underground utilities systems and no overhead service shall be provided or allowed.

3.18 Signs. No sign of any kind shall be placed or displayed to the public view on any Lot, except one professional sign of not more than six (6) square feet advertising the Dwelling for sale or signs used by a building contractor or by the Developer to advertise the property during the construction and sales period.

3.19 Pets. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except domesticated dogs, cats or other household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose nor in any unreasonable number or which may be contrary to applicable law. The right of any Lot Owner to keep such a pet on any Lot is subject to the condition the pet is not allowed to unreasonably annoy any other Lot Owner and is not allowed to run at large. The pet must immediately and permanently be removed from the Property if, in the sole judgement of the Board, the pet is or becomes offensive, a nuisance or harmful in any way to the Property or any Owner or Occupant. Pit bulls or a mix including a pit bull breed are not permitted.

3.20 Nuisances.

(a) No noxious or offensive odor, activities or conditions shall be permitted to exist in, on or about any Dwelling or Lot, which may be, or may become, an annoyance or nuisance to the Subdivision or Lot Owners or Occupants. By way of example and not limitation, offensive activity shall include excessive amplification of musical instruments and/or audio or audio visual equipment.

(b) Each Lot Owner shall perform periodic yard maintenance as may be necessary to keep the Lot neat and clean in appearance, including without limitation, the mowing of grass, removal of weeds, leaves and unsightly debris.

3.21 Patios and Balconies. Patios, decks and balconies on Lots shall not be used for storage of any kind, including, but not limited to, the storage of motorcycles, bicycles, strollers or wagons.

3.22 Fences and Walls. No fence or wall of any height shall be permitted on any Lot except upon the prior, written approval of the ACC, provided, however, that in no event, shall any proposed fence or wall be permitted to extend into the minimum setback lines specified in Article 3.5.

3.23 Temporary Structures. No structure, trailer, shack or barn, temporary or otherwise, shall be placed or maintained on any portion of a Lot or Common Area without written approval of the ACC.

3.24 Off Road Vehicles/Recreation Vehicles. No off-road motorcycles, snowmobiles, dune buggies, or four-wheelers (ATVs) shall be operated on any Lot, Outlot, driveway, road, or any other land within the boundaries of the Subdivision. All recreational vehicles, including but not limited to, any and all motorcycles, snowmobiles, trail bikes, dune buggies, ATVs, boats, off-street motorized vehicles or recreation vehicles of any kind shall be stored in enclosed garages on the Lot and shall not be operated or stored on the Lot, driveway, parking area, open space or Common Area within the Subdivision, except for the necessary transportation of these vehicles to and from the Subdivision on the public street system.

3.25 Garbage and Disposal. No Lot shall be used or maintained as a dumping ground for trash, garbage or debris of any kind. All trash, garbage or waste materials shall be in sanitary containers either inside the garage or, when outside, in sanitary containers adjacent to the Dwelling, and suitably screened from view from streets and adjoining Lots. There shall be no burning or burial of any garbage, trash or debris at any time other than burning leaves and light brush if approved by the Board of the Association and conducted in compliance with all applicable laws and ordinances.

3.26 Retaining Walls. Retaining walls shall be subject to the regulation of the Village and must be approved in advance of construction by the ACC. No retaining wall shall be of concrete block or unfaced poured concrete.

3.27 Entrance Sign. The Developer has constructed a permanent entrance sign on Lot 18. The Developer hereby grants to the Association an easement to keep, maintain, and restore such sign in accordance with the requirements of this Declaration. Such easement shall preclude Lot Owners from interfering with, removing or altering such entrance signs. The Association shall landscape and perform all maintenance on the sign. The entrance sign shall be the property of the Association.

3.28 Construction Deposit. At the time of closing on a Lot, a construction deposit in the amount of two thousand dollars ($2,000) shall be collected from the Lot Owner and held in escrow by the Association. This deposit is transferable to subsequent buyers of a Lot after the initial sale by the Developer. These funds are to insure compliance with the terms of this Declaration during the construction process. In the event a Lot Owner or contractor fails to comply with the terms of the Declaration during the construction process and the Developer or Association is required to repair or remedy the noncompliance or is charged or assessed by the Village for the same, the Developer or Association shall be entitled to deduct and retain from the construction deposit a sum sufficient to reimburse Developer or Association for the cost of such repair or remedy. In the event the Lot Owner or contractor fails to comply with the architectural or other requirements of the Declaration and the Developer or Association is required to retain an attorney to pursue enforcement, the Developer or Association shall be entitled to deduct and retain from the construction deposit a sum sufficient to reimburse the Developer or Association for all costs incurred with respect to the enforcement. In the event the construction deposit is not sufficient to reimburse the Developer or Association, the Lot Owner shall be liable to the Developer or Association for any excess and the deficiency shall constitute a lien on the Lot. In the event no deductions are made, or in the event there is a balance remaining after all deductions, the balance of the construction deposit shall be returned to the Lot Owner upon completion of the Dwelling construction, occupancy, and final landscaping.

ARTICLE 4. HOMEOWNERS ASSOCIATION

4.1 Purpose of the Association. The Developer has established the Harvest Hills Homeowners Association, Inc. ("Association") as a non-stock, non-profit corporation under Chapter 181 of the Wisconsin Statutes. Control of the Association shall be turned over to the Lot Owners, only after all the Lots in the Subdivision owned by Developer, have been sold. The purpose of the Association is to manage the affairs of the Subdivision, control and maintain

signs and Outlots, assess, collect and disburse the assessments and charges provided for herein, enforce this Declaration and consider concerns of Lot Owners in the Subdivision.

4.2 Management. Upon Developer turning control of the Association over to the Lot Owners, it shall be managed by a Board of Directors who shall be elected from the Association's membership. The Board of Directors shall consist of not less than three (3) nor more than five (5) Members, who shall act by majority vote. As long as the Developer owns any Lots in the Subdivision, the Developer shall have sole control of the Association. However, nothing contained in Article 4 herein shall prevent the Developer, at its sole discretion, from turning control of the Board of Directors of the Association over to the Members of the Association at any time. The Developer shall be entitled to one vote for each Lot owned by Developer, provided, however, that notwithstanding any other provision for voting, the Developer shall have sufficient votes to constitute a majority of votes until all of its Lots are sold. The Board may employ a professional management agent or company to assist in carrying out its duties regarding the Common Areas, the Common Improvements, and this Declaration, with such experience and qualifications and on such terms and conditions as are acceptable to the Board. Any such agreement must be terminable by the Board, without cause, upon no more than ninety (90) days notice without payment of any penalty.

4.3 Membership and Voting. Every person or entity who is an Owner of a Lot as defined herein shall be a Member of the Association, provided that no person or entity who holds an interest merely as security for the performance of an obligation shall be a Member. For purposes of voting at any meeting of the membership of the Association, only one (1) vote per Lot shall be allowed regardless of the number of Owners of the Lot. When more than one (1) person holds an interest in any Lot, including without limitation, as tenant in common, survivorship marital property or living trust, the Owners shall designate the Member who will vote on behalf of the Lot. No Member shall be permitted to vote if such Member is more than thirty (30) days delinquent in the payment of any amount due to the Association under Article 6 of this Declaration.

4.4 Amendment of this Declaration. While the Developer owns any Lots, the Developer may amend this Declaration at any time. After ownership of all Lots has been conveyed by the Developer, the Association may amend this Declaration to the extent permitted by law, but only by an affirmative vote of no less than seventy-five percent (75%) of the Members.

ARTICLE 5. THE ARCHITCTURAL CONTROL COMMITTEE

5.1 Architectural Control Committee Composition. Developer hereby establishes for the Harvest Hills Subdivision an Architectural Control Committee (ACC). The ACC shall have the duties and responsibilities set forth in this Declaration and shall consist of three (3) Members of the Association appointed by the Board. Notwithstanding the foregoing, so long as the Developer shall own any of the Lots covered by these restrictions, the ACC shall be composed of representatives of the Developer. When the Developer no longer owns any of the Lots covered by these restrictions, then the ACC shall be controlled by the Board as noted herein. Nothing contained herein shall prevent the Developer, at its sole discretion, from relinquishing control over the ACC prior to Developer conveying its last Lot.

5.2 No Development Without Prior Approval. In order to maintain harmony in appearance and to protect the Owners of the Lots in the Subdivision, no Dwelling, detached garage, fence, sign, wall, swimming pool or other improvement shall be erected, constructed or maintained upon any Lot nor shall any change or alteration be made thereon unless the complete plans and specifications thereof, a plan showing the exact location of such Dwelling, detached garage, fence, sign, wall, swimming pool or other improvement, the elevation thereof and the grade of the Lot shall have been submitted to and approved in writing by the ACC. The decision of the ACC with respect to any such matter shall be rendered no later than thirty (30) days after receipt of the complete and final plans, specifications, elevation and grade of such Dwelling, detached garage, fence, sign, wall, swimming pool or other improvement and shall be final and binding upon all parties. The ACC shall have the right to refuse to

approve any such plans or specifications which, in the conclusive judgment of a majority of its Members, are not in conformity with these restrictions or are not desirable for aesthetic or any other reason. In passing upon such plans and specifications, the ACC may take into consideration the suitability of the proposed Dwelling, detached garage, fence, sign, wall, swimming pool or other improvement, its design, elevation, and the materials of which it is to be constructed on the Lot; the harmony thereof with the surrounding buildings and the view from the adjacent Lots. The ACC shall have the right to waive minor infractions or deviations from these restrictions if it is determined to be in the best interest of the Subdivision. Each Lot purchaser should be fully aware of the restrictions that are contained herein and the building and zoning codes of the Village of Germantown before purchasing a Lot in the Harvest Hills Subdivision.

5.3 Separate Village Approval. Matters which require approval of the ACC may also require approval of the Village of Germantown. Obtaining approval from the ACC and from the Village is solely the responsibility of the Owner desiring approval. Approval of the drawings by the ACC shall not be deemed approved by the Village and approval by the Village shall not be deemed approved by the ACC.

5.4 Indemnification. Each Member or former Member of the ACC, together with personal representatives and heirs of each such person, shall be indemnified by the Association against all expenses and liabilities, including attorney's fees reasonably incurred by or imposed by such Member in connection with any proceeding to which he or she may be a party, or in which he or she may become involved by reason of his or her being or having been a Member of the ACC, or any settlement thereof, whether or not he or she is a Member of the ACC at the time such expenses are incurred, except in such cases wherein the Member of the ACC is adjudged guilty of willful malfeasance in the performance of his or her duties. The foregoing rights to indemnification shall be in addition to and not exclusive of any right of indemnification to which a Member of the ACC may be entitled by Wisconsin statute or common law.

ARTICLE 6. ASSESSMENTS

6.1 Annual Assessments. Each Lot Owner shall be subject to a general annual charge or assessment to be determined solely by the Board of Directors of the Association in accordance with the annual budget for the purpose of defraying the cost of operating the Association, establishing a reserve for capital replacements, maintaining and administering the signs, Outlots, including storm water management ponds, and including without limitation, the cost of taxes, insurance, maintenance and repairs. The assessment shall be levied uniformly among Lots except for fines, fees or charges assessed against an individual Lot for violation of the Declaration. Annual assessments shall be levied by the Association as of January 31st for each year and the statement for such amount shall be e-mailed to the Owner of each Lot on such date and be payable on or before March 31st of each year. Developer shall be expressly exempted from paying a general annual charge on any Lots it holds for the years 2019 and 2020, but shall then be responsible for such payments on any Lots it holds as of January 1, 2021.

6.2 Special Assessments. If the annual assessment based upon the budget is inadequate or if special circumstances arise, the Board of Directors may levy a special assessment payable in such reasonable manner as the Board directs.

6.3 Proof of Payment. The Association shall, upon request at any time, furnish to any Lot Owner a certificate in writing signed by the Secretary or President of the Board of Directors of the Association setting forth whether said assessments have been paid.

6.4. Common Expenses and Surpluses. Common expenses and surpluses shall be allocated in the same manner as general assessments are allocated. All common surpluses for each fiscal year shall be retained for common expenses for the next succeeding fiscal year.

6.5 Individual Assessments - Violation or Breach of these Restrictions or Covenants. For violation or breach of any of the covenants or restrictions, the Developer and/or the Association, shall have the right to proceed at law or in equity (including, but not limited to, injunctive relief) to compel compliance with the terms hereof or to prevent the violation or breach of any of them. In addition, to the foregoing right, the Developer or the Association shall have the right, whenever there shall be built on any Lot any structure which is in violation of these restrictions, to enter upon the Lot where such violation exists and summarily abate or remove the same at the expense of the Lot Owner and any such entry and abatement or removal shall not be deemed a trespass. The Developer and/or the Association shall have the right to assess a Lot Owner for all costs incurred in abating or removing any such violation plus a fine not to exceed one hundred dollars ($100) for each day the violation occurs. Any such individual assessment shall be paid by the assessed Lot Owner within fifteen (15) days from the date of imposition by the Developer or the Association.

6.6 Late Payments. Any assessment or installment of an assessment not paid within ten (10) days of its due date may be subject to a late charge and/or interest as set forth in the Bylaws or Rules of the Association.

6.7 Liens and Collection of Assessments. Any and all assessments made by the Developer or Association in accordance with the provisions of this Declaration together with interest thereon at the rate of twelve percent (12%) per annum plus the costs of collection, including, but not limited to, reasonable attorney's fees for any sums unpaid shall be the personal obligation of each Lot Owner. Such obligations shall become and are hereby declared to be a charge and a continuing lien upon the Lots against which each such assessment was made until paid in full. Said lien shall be effective only from and after the time of the recordation with the Register of Deeds of Washington County, of a written statement by the Association setting forth the amount due to the Association as of the date the statement is signed. Upon full payment of all sums secured by that lien, the Association shall issue and record a Satisfaction of the statement of lien. The Developer or Association as the case may be, shall have the following options to collect on any outstanding obligations assessed against any Lot:

(a) To file an action in equity to foreclose its lien at any time after the effective date thereof. The lien may be foreclosed by an action in the name of the Association in like manner as the foreclosure of a mortgage on real property.

(b) To file an action at law to collect said assessment, plus interest, at the rate of twelve percent (12%) per annum, plus court costs and reasonable attorney's fees without waiving any lien rights or rights of foreclosure.

6.8 Litigation Reserve. Upon initial conveyance of each Lot by Developer, each new Owner shall deposit with the Association a nonrefundable sum of three hundred dollars ($300), to be placed in a litigation reserve fund. The litigation reserve fund shall be used to pay legal fees and costs in the event the Association is involved in a proceeding to enforce or defend the terms and conditions of this Declaration, whether in a proceeding commenced by or against the Association or in which the Association intervenes. The Board shall place funds in an interest-bearing account and all returns shall become a part of the fund, provided the Board may transfer amounts out of the fund to the Association's general funds if it is determined that a lesser amount in the litigation fund is appropriate. If necessary, the Board may levy a general or special assessment to replenish such fund. The Developer shall not be obligated to contribute any funds to the litigation reserve fund.

ARTICLE 7. DECLARATION TERMS

7.1 Term. This Declaration shall be in effect for a period of twenty-five (25) years and automatically renew for successive periods of ten (10) years each, unless there is recorded an instrument executed by the Owners of at least seventy-five percent (75%) of the Lots in the Subdivision, with written agreement by the Village, terminating this Declaration, in which case this Declaration shall terminate following the recording of an instrument of termination.

7.2 Severability. The invalidity of any provision of this Declaration, regardless of how determined, shall in no way affect any of the other provisions, which shall remain in full force and effect.

7.3 Amendment. This Declaration may be voided, waived, changed, modified or amended at any time by written Declaration setting forth said change, executed by the Owners of at least seventy-five percent (75%) of the Lots in the Subdivision and the Village.

7.4 Enforcement by Lot Owners. The covenants and restrictions contained herein may be enforced by any Lot Owner by proceedings at law or in equity against any other Lot Owner who is violating or attempting to violate the same to recover damages or to demand compliance, provided, however, that no such actions shall be commenced more than one (1) year from the date on which the violation occurred.

7.5 Conflict. In addition to the provisions of this Declaration, all Lots shall be subject to all ordinances, zoning laws and other restrictions of the Village of Germantown, Washington County and the State of Wisconsin. In the event of any conflict between this Declaration and the zoning code and building regulations of the Village, the stricter provisions shall apply.

ARTICLE 8. EASEMENT AREAS

8.1 Drainage Easements. An easement is reserved to the Developer, Association and/or the Village as the case may be, over any Lots or Outlots for the installation, maintenance and repair of swales, streams, ponds or other storm water management facilities and drainage system elements as are shown on the Plat, are contained in any Master Grading Plan, any development construction drawings or in the Storm Water Management Plan approved by the Village. Each Lot Owner shall have the responsibility for proper day to day maintenance of any drainage easements located on that Owner's Lot. Maintenance shall include cutting grass, raking leaves, removing fallen trees and branches and removing other minor obstructions. The Association shall have responsibility for setting and maintaining proper grade in the drainage easement areas. Lot Owners shall not change the grade of, construct improvements on, or in any way obstruct the drainage easement areas.

8.2 Landscaping/Sign Easement. Developer shall complete the landscaping in the landscaping/sign easement identified on the final Plat hereof. After completion of the landscaping, the Association shall have responsibility for maintaining the landscaping/sign easement areas.

8.3 Right of Entry A right of entry to each Lot, Common Area, or Outlot is reserved to the Developer, Association and/or Village and their successors, agents or assigns, to service utility installations, maintain vision corners, signage, drainage easements and/or stormwater management facilities as is necessary, provided a request for entry is made in advance to any individual Lot Owner which may be affected and such entry is limited in scope to that which is reasonably necessary for the purpose for which it is intended. In case of emergency, entry by the Developer, Association and/or Village onto any Lot, may be made immediately and without notice to such Lot Owner.

8.4 Stormwater and Outlot Maintenance Access Easement. An easement for ingress and egress as is shown on the Plat for Harvest Hills Subdivision, is reserved to the Developer, the Association and/or the Village as the case may be, for purposes of access to Outlot 5 and 6. Said access is for the purpose of allowing for maintenance and repair of any storm water management facilities located thereon or other Outlot maintenance which may be necessary or required.

ARTICLE 9. OUTLOTS

9.1 Ownership of Outlots. Each Owner of a Lot shall own a percentage interest in the Outlots as a tenant in common with all other Lot Owners. The interest of each Lot Owner is calculated as a fraction equal to 1 divided by the number of Lots. Initially, the interest is 1/37. The Outlot ownership interest shall be appurtenant to ownership

of a Lot and may not be transferred separately from the Lot to which it pertains. Thus, each Lot Owner shall be responsible for 1/37th of the maintenance costs of the Outlots, which will be handled through the Homeowners Association.

9.2 Outlot Maintenance. Maintenance of Outlots includes, but is not limited to, perpetual maintenance of all privately-owned storm water management basins, storm sewer, ditches, and swales, and other privately-owned improvements including the monument entrance sign(s). Maintenance shall include any mowing, trimming, pruning, clearing necessary to ensure proper functioning of drainage basins and proper aesthetics as determined by the Committee. Should the Association fail to maintain the landscaping as required herein, the Village may take remedial action and assess a special charge as allowed.

9.3 Damage or Destruction of Outlots. In the event any Outlot is damaged or destroyed by a Lot Owner or any of his or her guests, tenants, licensees, agents or member of his or her family, such Lot Owner does hereby authorize the Association to repair said damaged area; the Association shall repair said damaged area in a good workmanlike manner in conformance with the original plans and specifications of the area involved, or as the area may have been modified or altered subsequently by the Association in the discretion of the Association. The amount necessary for such repairs shall become a Special Assessment upon the Lot of said Owner.

9.4 Wetland and Primary Environmental Corridor (PEC) Preservation. Wetlands and the Primary Environmental Corridor depicted on the Subdivision Plat within Outlot 6 are to be preserved and protected from development and any uses or activities that would damage or destroy the natural resource features, wildlife and associated habitat therein, including but not limited to, the unnecessary removal of trees or other vegetation, the use of motorized vehicles, recreational hunting, etc.

Executed this 27th day of August, 2019.

Harvest Hills Subdivision, LLC

By: Shari Waggoner
Shari Waggoner, Member

State of Wisconsin)
) ss.
County of ~~Washington~~ Waukesha)

Personally came before me this 27th day of August, 2019, the above-named Shari Waggoner, Member, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Tania J. Nabors
Notary Public, ~~Washington~~ Waukesha County, Wisconsin
My Commission: 09/01/2019

NOTARY PUBLIC
TANIA J. NABORS
STATE OF WISCONSIN

Exhibit A

Lots One through Thirty-Seven (1-37) and Outlots One through Six (1-6) in Harvest Hills, being a subdivision that is a portion of Parcel 1 of C.S.M. No. 3641 (a portion of the SE 1/4 of the NW 1/4), Washington County Records, and also the NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4, all in Section 24, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin. More particularly described as follows:

Commencing at the North 1/4 corner of said Section 24-9-20, said corner being on the centerline of C.T.H. 'F'; thence N. 88°13'31" E., 660.00 feet along the north line of the NW 1/4 of the NE 1/4 of said Section 24-9-20 (centerline of C.T.H. 'F') to the point of beginning of lands to be described; thence continue N. 88°13'31" E., 676.98 feet along said north line (centerline) to the NE corner of the NW 1/4 of the NE 1/4 of said Section 24-9-20; thence S. 01°39'58" E., 2630.97 feet along the east line of the West 1/2 of the NE 1/4 of said Section 24-9-20 to the SE corner of the SW 1/4 of the NE 1/4 of said Section 24-9-20, said corner also being on the centerline of Elm Lane; thence S. 88°20'55" W., 1331.92 feet along the south line of the SW 1/4 of the NE 1/4 of said Section 24-9-20 (centerline of Elm Lane) to the Center of said Section 24-9-20; thence N. 01°46'35" W., 728.07 feet along the west line of the SW 1/4 of the NE 1/4 of said Section 24-9-20; thence S. 88°13'25" W., 141.32 feet; thence N. 01°46'35" W., 585.89 feet to the north line of the SE 1/4 of the NW 1/4 of said Section 24-9-20, said line also being the northerly line of Parcel 1 of said C.S.M. No. 3641; thence N. 88°11'13" E., 141.32 feet along said north line to the NW corner of the SW 1/4 of the NE 1/4 of said Section 24-9-20 (NE corner of Parcel 1 of said C.S.M. No. 3641); thence N. 01°46'35" W., 786.06 feet along the west line of the NW 1/4 of the NE 1/4 of said Section 24-9-20 to the SW corner of Parcel 1 of C.S.M. No. 386, Washington County Records; thence N. 88°13'31" E., 663.08 feet along the southerly line of said C.S.M. No. 386 to the SE corner of Parcel 3 of said C.S.M. No. 386; thence N. 02°06'39" W., 528.00 feet along the easterly line of said Parcel 3 to the point of beginning.

Said parcel contains 74.44 acres.