

U 0757 P 631

5. All structures erected on the property shall be promptly and expeditiously completed on their exterior, including paint or stain, on any exterior surface above the foundation within six months after construction is commenced.
6. The main residential structure(s) erected on the property must have a minimum of 750 square feet of living space.
7. Should any improvements on the property 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.
8. Lots less than 10 acres in size are restricted against commercial timbering, unless the same party owns adjoining lots totaling 10 acres or more. Any commercial harvesting of timber to be consistent with an approved Wisconsin Department of Natural Resources forestry plan.
9. The property is restricted against commercialization.
10. During the time in which the Declarant is selling lots in this subdivision no advertising signs of any nature, including "For Sale" signs may be placed on the property except by the Declarant.
11. Any of these protective covenants may be superseded by previously recorded restrictive covenants, and/or by more restrictive government regulations.
12. Any of these protective covenants may be amended, subject to the following: a) Such amendment shall be in writing; b) The amendment must be approved in writing by the owners of a two-thirds majority of the parcels in the subdivision; c) The amendment shall be recorded.
13. These protective covenants shall run with the land.
14. Each lot owner has standing to sue for enforcement of any of these protective covenants.
15. In the event any portion of any of these protective covenants is judicially deemed invalid then the remaining portion of said protective covenants shall remain in full force and effect.

PC-3G (J28Z2)

#### AMENDMENT

Notwithstanding the foregoing Protective Covenant #12, Declarant does hereby reserve the right, in its sole discretion to amend this Declaration for a period of ten years from the date of this Declaration. Any such amendment to this Declaration shall become effective upon the recording in the appropriate public records of Clark County, Wisconsin, of an instrument executed solely by Declarant, without the need for any Owner's or other person's or entity's consent thereto, setting forth the text of such amendment in full, together with the appropriate recording data of this Declaration.