

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned are all of the owners of all of the land described on Exhibit "A" which is attached hereto and made part hereof; and

WHEREAS, the undersigned have requested the CITY OF MUSKEGO, hereinafter referred to as "CITY", to rezone all of said land to create an OPD (Overlay Planned Development) on the underlying basic districts of R-2, R-3, A, RSM and B-4; and

WHEREAS, the CITY has approved the concept of such a change; and

WHEREAS, the undersigned now wishes to develop said property in phases; and

WHEREAS, the undersigned wishes the zoning of the phase it now wishes to develop be amended to R-2/OPD; and

WHEREAS, the proposed phase does not in itself support the zoning change requested, but the property described on Exhibit "A" taken as a whole does support such a change if developed in accord with the concept which has been approved; and

WHEREAS, the undersigned wishes the CITY to enact the R-2/OPD zoning for the phase now to be developed and is willing to restrict the use of the remaining land to allow the same.

NOW, THEREFORE, BE IT RESOLVED, for valuable consideration acknowledged by the undersigned, the following:

1. All of the land described on Exhibit "A" is now restricted to be used as land subject to an OPD overlay on the underlying basic districts of R-2, R-3, A, RSM, and B-4 zoning, subject to the use of land being made in the prior phase or phases and further subject to all necessary future CITY approvals; and
2. No development of the land described in Exhibit "A" other than that in the phase now being rezoned is allowed without future CITY approval; and
3. This restriction, in part, restricts the maximum density to which the remaining lands subject to this restriction can be developed and may require certain open space requirements; and
4. All lands described on Exhibit "A" are subject to all agreements of the undersigned including, but not limited to, a Subdivider's Agreement dated the 15th day of November, 1996; and

5. These restrictions are covenants running with the land.

IN WITNESS WHEREOF, the undersigned owners have executed this Declaration of Restrictions this ¹²15th day of ~~November~~ ^{December}, 1996.

Paul R. Votto, MEMBER
LAKESIDE VILLAGES, LLC

Scott F. Krause, CEO, Inc.
BORIS SODOS

STATE OF WISCONSIN)

COUNTY OF WAUKESHA)

Personally came before me this ¹²15th day of ~~November~~ ^{December}, 1996, the above named Scott F. Krause to me known to be the persons who executed the foregoing instrument and acknowledged the same.

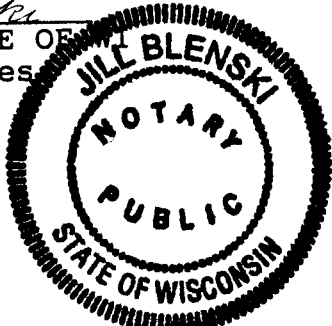
Catherine M. Anderson
NOTARY PUBLIC, STATE OF WISCONSIN
My commission expires: 7-27-97

Personally came before me this ¹²12th day of ~~November~~ ^{December}, 1996, the above Paul R. Votto to me known to be the persons who execute the foregoing instrument and acknowledged the same.

Jean Marendo
NOTARY PUBLIC, STATE OF WI
My commission expires: 5-2-99

Personally came before me this ¹²12th day of ~~November~~ ^{December}, 1996, the above Boris Sodos to me known to be the persons who execute the foregoing instrument and acknowledged the same.

Jill Blenski
NOTARY PUBLIC, STATE OF WI
My commission expires: 9-17-2000



DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
CHAMPIONS VILLAGE OF COUNTRY CLUB VILLAGES

THIS DECLARATION is made this 1st day of August, 1996, THE VILLAGES AT MUSKEGO LAKES PARTNERSHIP, a Wisconsin general partnership, which declares hereby that "The Properties" described in Article II of this Declaration are and shall be held, transferred, sold, conveyed and occupied subject to the Covenants, Restrictions, Easements, Charges and Liens hereinafter set forth including, by reference, those entitled "Master Covenants For Country Club Villages".

REFERENCE

All provisions contained in the Master Covenants for Country Club Villages dated August 1, 1996 including all "Schedules and "Exhibits", the "Articles of Incorporation" and the "By Laws" of Country Club Villages Master Maintenance Association are hereby incorporated into this Declaration by reference and as they pertain to all provisions contained herein. Should any provision(s) of this Declaration contradict any provisions contained in the aforesaid documents of Country Club Villages Master Maintenance Association, those of the Master Maintenance Association shall prevail.

ARTICLE I

DEFINITIONS

The following words when used in this Declaration (unless the context shall prohibit) shall have the following meanings:

- A) "ASSOCIATION" or "CHAMPIONS VILLAGE ASSOCIATION" shall mean and refer to the CHAMPIONS VILLAGE MAINTENANCE ASSOCIATION, INC., a Wisconsin corporation not for profit which is (or is to be) incorporated.
- B) "MASTER ASSOCIATION" shall mean and refer to the COUNTRY CLUB VILLAGES MASTER MAINTENANCE ASSOCIATION, INC., a Wisconsin corporation not for profit, which is (or is to be) incorporated.
- C) "MASTER COVENANTS" shall mean and refer to the MASTER COVENANTS FOR COUNTRY CLUB VILLAGES recorded (or to be recorded) by the Developer in the Public Records of Waukesha County, Wisconsin.

D) "MEMBER" shall mean and refer to all those Owners who are Members of the Association as provided in Article III hereof or as may be superseded by Article III of the Master Covenants

Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Master Covenants.

ARTICLE II

PROPERTY SUBJECT TO THIS DECLARATION & ADDITIONS THERETO

SECTION 1. LEGAL DESCRIPTION: The real property which, initially, is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in Waukesha County, Wisconsin and is more particularly described in "Exhibit A" attached to and made a part of this Declaration, all of which real property, and all additions thereto, is herein referred to collectively as "The Properties". To the extent all or any portion thereof is not owned by the Developer, the respective Owners thereof shall have joined in this Declaration for the purpose of subjecting that portion of The Properties owned by each of them to this Declaration.

SECTION 2. SUPPLEMENTS: Developer may from time to time bring other land in and outside of the Development under the provisions of this Declaration by recorded supplemental declarations [which shall not require the consent of then existing Owners (except in the case of an Existing Parcel or property not then owned by Developer, in which case the Owner thereof shall join in the applicable supplemental declaration) or the Association or the Master Association] and thereby add to the Properties subject to this Declaration. It is the present intention of the Developer that all real property within the Development owned by Developer or its affiliates (and all Existing Parcels owned by others to the extent made Lots or Units as elsewhere herein provided) shall eventually be made a part of the Properties. Nothing in this Declaration, however, shall obligate Developer to add to the initial portion of the Properties or to develop future portions of the Development under such common scheme, nor to prohibit Developer from rezoning and changing the development plans with respect to any such future portions, and/or the Developer from adding additional or other property to the Development and the Properties under such common scheme. All Owners, by acceptance of a deed to their Lots, thereby automatically consent to any such rezoning, change, addition or deletion thereafter made by the Developer and shall evidence such consent in writing if requested to do so by the Developer at any time.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

SECTION 1. MEMBERSHIP: Every person or entity who is an owner of a Lot in the Properties described on Exhibit A hereto shall be a Member of the Association. Notwithstanding the foregoing, any such person or entity who merely holds record ownership as security for the performance of an obligation shall not be a Member of the Association.

SECTION 2. VOTING RIGHTS: This Association shall have two (2) classes of voting membership:

CLASS A: Class "A" Members shall be all those Owners as defined in Section 1 with the exception of the Developer (as long as the Class "B" Membership shall exist, and thereafter the Developer shall be a Class "A" Member to the extent it would otherwise qualify). Except as provided below, Class "A" Members shall be entitled to one (1) vote for each Lot in which they hold the interests required for membership by Section 1. When more than one person holds such interest or interests in any Lot, all such persons shall be Members, and the vote for such Lot shall be exercised as they among themselves determine but, in no event shall more than one vote be cast with respect to any such Lot.

CLASS B: The Class "B" Member shall be the Developer. The Class "B" Member shall be entitled to one (1) vote, plus two (2) votes for each vote which the Class "A" Members are entitled to cast in the aggregate from time to time, provided that the Class "B" Membership shall cease and terminate one (1) year after the last Lot within The Properties owned by the Developer (or its Affiliates) has been sold and conveyed by the Developer (or its Affiliates) or sooner at the election of the Developer, whereupon the Class "A" Members shall be obligated to elect the Board and assume control of the Association.

NOTE: As to matters pertaining to the Development as a whole, the Master Maintenance Association shall control and the delineation of types of membership shall be as noted in the Master Covenants.

SECTION 3. GENERAL MATTERS: See Article III, Section 3, "Master Covenants for Country Club Villages".

ARTICLE IV

ASSESSMENTS

SECTION 1. SPECIFIC DAMAGE: Owners (on their behalf and on behalf of their children and guests) causing damage to any portion of the

Common Areas or the Country Club property as a result of vandalism, misuse, negligence, failure to maintain or otherwise shall be directly liable to the Association and a special assessment may be levied therefor against such Owner or Owners. Such special assessments shall be subject to all of the provisions hereof relating to other assessments, including, but not limited to, the lien and foreclosure procedures.

SECTION 2. EXTERIOR MAINTENANCE: The Owner shall maintain the structures and grounds on his Lot (and the area, if any, between the applicable Lot line and any abutting lake or pond (to the waters edge) at all times, in a neat and attractive manner and as provided elsewhere herein. Upon the Owner's failure to do so, the Association may, at its option, after giving the Owner five (5) days written notice sent to his last known address, or to the address of the subject premises: have that portion of the grass, weeds, shrubs and vegetation which the Owner is to install and maintain and mow, do done so when and as often as the same is necessary in its judgement, and; have dead trees, shrubs and plants removed from such Lot, and other areas, and replaced and may; have any portion of the Lot, and other areas resodded or landscaped, or paved as necessary; have the exterior painted, if not done by the Owner, and all expenses of the Association under this sentence shall be a lien and special assessment charged against the Lot on which the work was done and shall be the personal obligation of all Owners of such Lots. Upon the Owners's failure to maintain the structures and improvements on his Lot in good repair and appearance and otherwise as required herein, the Association may, at its option, after giving the Owner thirty (30) days written notice sent to his last known address, make repairs and improve the appearance in a reasonable and workmanlike manner with no liability for damage or trespass. The cost of any of the work performed by the Association upon the Owner's failure to do so shall be immediately due and owing from the Owner of the Lot and shall constitute a special assessment against the Lot on which the work was performed, collectible in a lump sum and secured by the lien against the Lot as herein provided. No bids need be obtained by the Association for any such work and the Association shall designate the contractor in its sole discretion.

SECTION 3. ACCESS AT REASONABLE HOURS: For the purpose solely of performing the Lot and exterior maintenance authorized by this Article, the Association, through its duly authorized agents or employees or independent contractors, shall have the right, after reasonable notice to the Owner, to enter upon any Lot at reasonable hours on any day to accomplish such work.

SECTION 4. COLLECTION OF ASSESSMENTS: The Association shall collect the assessments of the Master Association, upon certification by the Master Association to the Association from time to time (but at least 30 days prior to each applicable assessment period) of the amount of its assessment with respect to each Lot governed hereby,

together with the assessments due the Association, in a lump sum. In the absence of such certification, the Association shall assume that the assessments due the Master Association with respect to any particular Lot are the same as the assessments previously imposed against such Lot in the last previous assessment period for which a certification was given. The Association shall pay sums collected by it as agent for the Master Association to the Master Association within thirty (30) days of the receipt thereof. In the event that only a portion of the lump sum assessments are collected, the amount collected shall be applied first to the assessments of the Association and then to the Master Association.

The Association may, at any time and from time to time, cease collecting the assessments due the Master Association upon sixty (60) days prior written notice to the Association (whereupon it shall be the duty of the Master Association to make such collections in its own behalf) and may, at any time and from time to time thereafter, again elect to make such collections as provided herein, all at the sole option of the Association.

SECTION 5. INCORPORATION BY REFERENCE: To the extent not inconsistent or in conflict with the provisions set forth herein, all of the provisions of Article VI of the Master Covenants are incorporated herein by reference, substituting the word "Association" for "Master Association" where the context requires.

ARTICLE V

CERTAIN RULES AND REGULATIONS

SECTION 1. APPLICABILITY: The provisions of this Article V shall be applicable to all of The Properties but shall not be applicable to the Developer or property owned by the Developer.

SECTION 2. COMPLIANCE BY OWNERS: Every Owner and tenants, family, guests, invitees, employees and agents shall comply with any and all rules and regulations adopted by the Association (and Master Association) as contemplated herein.

SECTION 3. ENFORCEMENT: Failure to comply with such rules and regulations shall be grounds for immediate action which may include, without limitation, an action to recover sums due for damages, injunctive relief or any combination thereof. The Association (as well as the Master Association) shall have the right to suspend voting rights and use of Common Areas.

SECTION 4. FINES: All provisions of Article VII, Section 3 of the "Master Covenants for Country Club Villages" are hereby incorporated by reference substituting only the word "Association" for those "Master Association".

ARTICLE VI

RESALE RESTRICTIONS

No Owner may sell or convey his interest in a Lot unless all sums due the Association and the Master Association shall be paid in full and estoppel certificate in recordable form to such effect shall have been received by the Owner. If all such sums shall have been paid, the Association shall deliver such certificate within ten (10) days of a written request therefor. The Owner requesting the certificate shall pay to the Association a reasonable sum, to be established from time to time by the Board of Directors, to cover the costs of examining records and preparing the certificate.

ARTICLE VII

USE OF LOTS AND SIMILAR MATTERS

All of the provisions of Article VIII, "Architectural Control; General Powers" contained in the Master Covenants are hereby incorporated into and made a part of this Article by specific reference.

SECTION 1. GENERAL PURPOSE: The General Purpose of this Declaration is to assure that the subdivision to be known as "Champions Village" will become and remain an attractive part of the community known as "Country Club Villages" and, to that end, to preserve and maintain the natural beauty of certain Common Areas and recreational areas within and in the vicinity of the Development; to protect Owners of Lots against such use of surrounding Lots as will detract from the residential value of their properties; to guard against inharmonious use of materials and color schemes; to insure the highest and best residential development of said property consistent with the purposes for which it is being developed; to encourage and secure the erection of attractive residential structures thereon, with appropriate locations thereof on the Lots; to prevent haphazard and inharmonious improvement of Lots; and to secure and maintain a proper spatial relationship of structures to other structures and lot lines within the Development.

SECTION 2. TYPES OF DWELLINGS PERMITTED: 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 Lots other than one, detached single-family dwelling, not exceeding two floors of living space in height (plus appropriate roof lines) above the finished grade of the Lot and including an attached, private garage with appropriate space and access for not more than three, nor less than two, automobiles or trucks as further defined in "Schedule A of the Master Covenants". Garage entrances shall, whenever possible, face away from the street and should not have a