

Recorded

OCT. 02, 2003 AT 11:45AM

CRAWFORD COUNTY WISCONSIN

REGISTER OF DEEDS OFFICE

CHERYL E OLSON REGISTER

Fee Amount: \$17.00

ROAD MAINTENANCE AGREEMENT
FOR THE PROPERTY DESCRIBED ON
ATTACHED "EXHIBIT A", ALL LOCATED
IN THE TOWN OF SENECA, CRAWFORD
COUNTY, WISCONSIN.

ROAD MAINTENANCE AGREEMENT
DESCRIBED ON ATTACHED "EXHIBIT B".

Recording Area

Name and Return Address

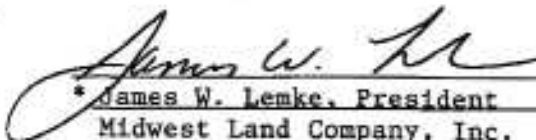
Wisconsin Land Company, Inc.
P.O. Box 105
Custer, WI 54423

see below

Parcel Identification Number (PIN)

12-018-0649-0000; 12-018-0650-0000
12-018-0651-0000; 12-018-0652-0000
12-018-0654-0000; 12-018-0655-0005

Dated this 29th day of September, 2003.


James W. Lemke, President
Midwest Land Company, Inc.

ACKNOWLEDGMENT

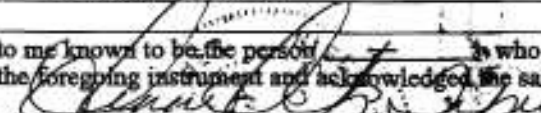
STATE OF WISCONSIN

Portage County, ss.

Personally came before me this 29th day of
September, 2003 the above named

James W. Lemke

to me known to be the person who executed
the foregoing instrument and acknowledged the same.


Jennifer L. Eiber,

Notary Public, State of Wisconsin

My Commission is permanent. (If not, state expiration date:

July 22, 2007.)

"EXHIBIT A"

**PROPERTY ROAD MAINTENANCE
LEGAL DESCRIPTIONS**

Lots 2 and 4 of Certified Survey Map No. 997 as recorded in the Office of the Register of Deeds for Crawford County, Wisconsin on June 30, 2003 as Document No. 281691, Town of Seneca, Crawford County, Wisconsin.

Lots 5, 6, 7 and 8 of Certified Survey Map No. 998 as recorded in the Office of the Register of Deeds for Crawford County, Wisconsin on June 30, 2003 as Document No. 281692, Town of Seneca, Crawford County, Wisconsin.

Lots 9, 10 and 11 of Certified Survey Map No. 999 as recorded in the Office of the Register of Deeds for Crawford County, Wisconsin on June 30, 2003 as Document No. 281693, Town of Seneca, Crawford County, Wisconsin.

Lots 12, 13, 14 and 15 of Certified Survey Map No. 1000 as recorded in the Office of the Register of Deeds for Crawford County, Wisconsin on June 30, 2003 as Document No. 281694, Town of Seneca, Crawford County, Wisconsin.

Lots 16, 17, 18 and 19 of Certified Survey Map No. 1001 as recorded in the Office of the Register of Deeds for Crawford County, Wisconsin on June 30, 2003 as Document No. 281695, Town of Seneca, Crawford County, Wisconsin.

Lots 20, 21, 22 and 23 of Certified Survey Map No. 1002 as recorded in the Office of the Register of Deeds for Crawford County, Wisconsin on June 30, 2003 as Document No. 281696, Town of Seneca, Crawford County, Wisconsin.

Lots 24 and 25 of Certified Survey Map No. 1003 as recorded in the Office of the Register of Deeds for Crawford County, Wisconsin on June 30, 2003 as Document No. 281697, Town of Seneca, Crawford County, Wisconsin.

Lots 26, 27, 28 and 29 of Certified Survey Map No. 1004 as recorded in the Office of the Register of Deeds for Crawford County, Wisconsin on June 30, 2003 as Document No. 281698, Town of Seneca, Crawford County, Wisconsin.

"EXHIBIT B"

ROAD MAINTENANCE AGREEMENT SPIRIT VALLEY, TOWN OF SENECA, CRAWFORD CO., WISCONSIN

1. PURPOSE OF THE ROAD MAINTENANCE AGREEMENT

The Road Maintenance Agreement is for the sole purpose of maintaining and preserving the private road system described as Outlot 1 of CSM 996 Recorded 6/27/2003 as Document Number 281659, Town of Seneca, Crawford County, Wisconsin. All property described on attached Legal Description shall automatically be encumbered by this Road Maintenance Agreement.

2. WRITTEN NOTICE OF ANNUAL MEETING

Annual meetings shall begin once 75% of the property described herein is sold. Areas to discuss are:

- Road maintenance needs
- Maintenance fee charges and collections

A written notice of such meeting will be announced by Midwest Land Company, Inc. or acting chairperson as appointed by Midwest Land Company, Inc. to all property owners within described area at least 30 days prior to the meeting.

3. ROAD MAINTENANCE BUDGET

Pursuant to paragraph (2), the chairperson and owners present at the annual meeting shall determine the year's cost for preservation and maintenance of the roads. The budget must be approved by a majority of the members attending the meeting. Until such time as a chairperson is appointed, Midwest Land Company, Inc. shall at its own discretion set the fees for maintenance of the roads. In no event shall the amount assessed by Midwest Land Company, Inc. exceed 1.5 x the actual cost of maintenance for prior years. Once a chairperson is appointed fees shall be assessed pursuant to paragraph (2).

4. CHAIRPERSON

The chairperson originally shall be designated by the Midwest Land Company, Inc. and then approved by a majority of members at the annual meeting for subsequent years. Until such time as a chairperson is appointed Midwest Land Company, Inc. shall act as chairperson. Responsibilities shall involve coordinating maintenance of the roadways as well as keeping on file minutes of the annual meeting and collecting and dispersing fees.

5. COLLECTION OF FEES

Midwest Land Company, Inc. shall maintain the road through 2003. Beginning January of 2004 property owners shall be billed \$125.00 for the 2004 road maintenance fees. For 2005 and beyond the total budget for the year as agreed upon at the annual meeting shall be divided equally among all properties within described area. Fees are due within 30 days of a written levy and are subject to legal action and a lien on the property if not collected. Multiple lot owners shall pay an equal proportionate fee for each lot owned. Maintenance fees that are not paid within 30 days of billing shall pay a \$25.00 late fee per lot along with an accumulating 18% annualized interest penalty until paid in full.

6. ASSIGNMENT AND SUCCESSION

Provisions of this agreement shall "run with the land" and be binding upon all future owners, assigns and heirs.

7. The town of Seneca, Crawford County, Wisconsin allows for private roads to be turned over to the Township if:

- There are adequate full time residents on the private road system, as determined by the Township.
- The roads are built to Township/County standards and are accepted by the Township.

8. Turning the roads over to the town shall be at the sole discretion of Midwest Land Company, Inc. until a chairperson is appointed.

Recorded

OCT. 02, 2003 AT 11:45AM

CRAWFORD COUNTY WISCONSIN

REGISTER OF DEEDS OFFICE

CHERYL E OLSON REGISTER

Fee Amount: \$15.00

DECLARATION OF COVENANTS, RESTRICTIONS
AND CONDITIONS FOR THE PROPERTY
DESCRIBED ON ATTACHED "EXHIBIT A",
ALL LOCATED IN THE TOWN OF SENECA,
CRAWFORD COUNTY, WISCONSIN.

DECLARATION OF COVENANTS, RESTRICTIONS
AND CONDITIONS DESCRIBED ON ATTACHED
"EXHIBIT B".

Recording Area

Name and Return Address

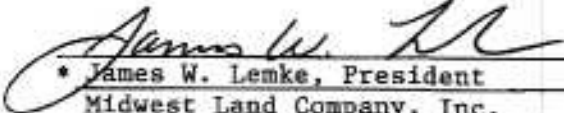
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Dated this 29th day of September, 2003.


* James W. Lemke, President
Midwest Land Company, Inc.

ACKNOWLEDGMENT

STATE OF WISCONSIN

Portage County.) ss.

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September, 2003 the above named

James W. Lemke

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the foregoing instrument and acknowledged the same.


* Jennifer L. Tiber

Notary Public, State of Wisconsin

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July 22nd

2007.)

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"EXHIBIT B"

**PROTECTIVE COVENANTS
SPIRIT VALLEY
Township of Seneca, Crawford County, Wisconsin.**

1. All properties must remain free from debris, trash and unlicensed motorized vehicles. Owners must in good faith keep their property as natural and clean as possible.
2. No commercialization of the property is allowed, unless timbering is part of a recorded DNR Forestry Program.
3. Each property is limited to one residential structure per parcel. All residential structures must have a minimum of 700 square feet in size.
4. Buildings must have their exteriors completed within 6 months of beginning construction. All structures shall have exterior finish. There is to be no tar shingles, tar paper, or tar paper siding allowed.
5. Owners agree not to place any mobile homes or converted buses on the property at any time. Modular homes will be allowed only if placed on permanent foundations.
6. Tent camping and pop up trailers along with motor homes and travel trailers will be allowed on the property, all other hardshell camping trailers are allowed on the property but shall never be used as a residence or left unattended for more than 48 hours.
7. Owners agree no further subdivision of land will be allowed.
8. All property owners (excepting Lot #1 and 3 of recorded CSM 997, recorded in Volume 8 of CSM 51) are subject to all provisions of a recorded road maintenance agreement, for the maintenance and preservation of the private road system. Turning the roads over to the town shall be at the sole discretion of Midwest Land Company, Inc. until a chairperson is appointed.
9. The foregoing protective covenants shall run with the land and shall be binding on the grantees, their heirs, successors and assignees.
10. The foregoing protective covenants may be superseded by previously recorded more restrictive covenants or by local, County and State Zoning regulations including shoreline zoning.