

RESTRICTIONS

PETITION #: 11275

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WHEREAS, OAJ Development, LLC is owner of the following described real estate in the Town of Verona in Dane County, further described as follows:

Name and return address:

Virginia M. Bartelt
Bartelt Grob, S.C.
6300 University Ave., Ste. 200
Middleton, WI 53562

Legal Description:

Lot 2, Certified Survey Map 14442, recorded in Vol. 99 of Certified Survey Maps, page 130, as #5306834, in the Town of Verona, Dane County, Wisconsin. Part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec 6, T6N, R8E, Town of Verona, Dane County, Wisconsin.

WHEREAS, said owner desires to place certain restrictions on the above-said real estate, to bind the owner and those who may acquire title hereafter.

WHEREAS, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to these restrictions by the following who are named as grantees and beneficiaries with enforcement rights:

1. The County Government of Dane County, Wisconsin provided that the lands are under the jurisdiction of the County zoning ordinance at the time the enforcement action is commenced, and;
2. The Town Government of the Town of Verona, Dane County, provided that the lands are within the jurisdiction of said Town at the time the enforcement action is commenced, and;
3. The owner(s) of record of any lands that are located within 300 feet of the subject property.

THEREFORE, the following restrictions are hereby imposed:

The Condominium Plat to be recorded with respect to the subject property shall provide for a maximum of 29 single family dwellings on units having unit boundaries no smaller than 1.5 acres; six (6) common areas (private road and five (5) out lots); and an easement for a road to connect to the real property located to the North and South of the subject property.

The restrictions set forth herein may be amended or terminated in the following manner:

1. The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Natural Resources Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.

The petition shall also be referred to the Town Government of the Town in which the subject property is located. The Zoning and Natural Resources Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.

2. Upon approval of the petition calling for amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owners(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.
3. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

Date: _____, 2018

OAJ Development, LLC

By: _____
Paul D. Maxwell, Managing Member

