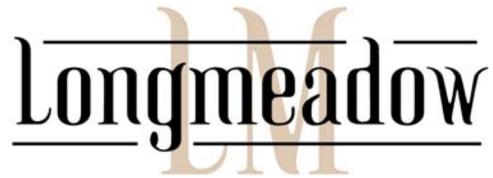


**DECLARATION OF RESTRICTIONS  
FOR  
LONGMEADOW SUBDIVISION**



## DECLARATION OF RESTRICTIONS AND COVENANTS

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**DECLARATION OF RESTRICTIONS AND COVENANTS**

**FOR**

**LONGMEADOW SUBDIVISION**

KNOW ALL PERSONS BY THESE PRESENTS; that LONGMEADOW DEVELOPMENT, LLC is a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Waukesha, Wisconsin (herein referred to as the "Developer," which term shall also include the duly authorized agent of Developer). Developer is the owner of LONGMEADOW, being a subdivision of part of the NE ¼ and SE ¼ of the SE ¼ of Section 28, Town 8 North, Range 17 East, City of Oconomowoc, Waukesha County, Wisconsin, (herein referred to as "LONGMEADOW") and intends to establish a general plan for the use, occupancy and enjoyment of LONGMEADOW, and in furtherance of the general purpose set forth in Section A, below, does hereby declare for the mutual benefit of present and future owners of lands in LONGMEADOW (herein referred to individually as "Owner" and collectively as "Owners"), that LONGMEADOW shall be subject to the following restrictions.

**A. GENERAL PURPOSE**

The general purpose of this Declaration is to promote the harmonious development of LONGMEADOW into a residential district of the highest quality while protecting the natural beauty and quality of the environment. In addition, this Declaration is to help insure that LONGMEADOW will become and remain an attractive community; to preserve the open space within LONGMEADOW; to guard against the erection therein of poorly designed or proportioned structures; to obtain harmonious use of materials; to insure the highest and best residential development of the property; to encourage and secure the erection of attractive homes in appropriate locations on building sites; to secure and maintain proper setbacks from streets and adequate free spaces between structures; and in general, to provide adequately for high quality improvements while remaining sensitive to preserving the natural environment and thereby maintain and enhance the value of investments made by purchasers of properties in LONGMEADOW.

B. **BUILDING RESTRICTIONS**

1. All lots in LONGMEADOW are restricted to the erection of a one story, story and one-half, or two story single family residence building with a minimum square footage of living space (without regard for basement level areas) as specified in Paragraphs B.2 through B.5, below, and with an attached garage.

2. The minimum size of a one-story residence shall be 1700 square feet on the first floor.

3. A story and one-half residence shall have a minimum of 2000 square feet on the upper two floors.

4. A two-story residence shall have a minimum of 2000 square feet on the upper two floors.

5. A tri-level residence shall have a minimum of 2000 square feet on the upper two floors.

6. The garage must be attached to the residence directly or by breezeway, or built into the basement of the residence and must be constructed at the same time as the residence. The garage must accommodate at least 2 cars. The maximum size of the garage shall conform to City of Oconomowoc (hereinafter referred to as the "City") ordinances.

7. The exterior walls of the residence and attached garage must be constructed of brick, stone, stucco, solid wood siding, Hardiplank siding, or their equivalents. Certain artificial stone products may be allowed if specifically approved by Developer. Siding materials such as aluminum, vinyl, steel, pressed board, Masonite or plywood will not be permitted, except on soffits. Soffits, but not fascias, may be made of the siding materials permitted above and aluminum or vinyl. Any exposed basement or foundation wall must be covered with masonry veneer, plaster or the siding materials used on the walls above.

8. All two-story and story and one-half residence roofs shall have a minimum pitch of eight feet in height for each twelve feet in length (8/12), except for rear dormers on a story and one-half residence. All one-story residence roofs shall have a minimum pitch of ten feet in height for each twelve

feet in length (10/12). A lower minimum roof pitch may be allowed in special circumstances if approved in writing by Developer. All roofs having an appropriate pitch shall be covered with either wood shakes or textured dimensional shingles in a “weatherwood” color.

9. The residence with attached garage, a sodded or seeded lawn and a driveway paved with concrete, asphalt or brick must be completed within one year of the start of construction.

10. Only one residence may be erected on a lot.

11. The minimum setback from any abutting street right-of-way is 25 feet. The minimum side yard offset is 10 feet for a one-story home and 12 feet for a two-story home. The total of both side yards shall be at least 25 feet for a one-story home and at least 30 feet for a two-story home. The minimum rear yard is 25 feet.

12. There shall be no outside parking of boats, trailers, buses, commercial trucks, recreational vehicles or other vehicles or items deemed to be unsightly by the Developer or the LONGMEADOW Homeowners Association Inc., created pursuant to Section C, below.

13. Each Owner shall perform such periodic maintenance of its lot, including the adjoining public right-of-way area up to the edge of the road pavement, as may be necessary to keep the lot neat and clean in appearance, including, without limitation, the mowing of grass and removal of weeds and unsightly debris.

14. All building plans and the exterior design of each building to be constructed, added to or modified and all yard grades and stakeout surveys must be approved by Developer in writing prior to application for a building permit. Developer's approval shall be based upon the building and use restrictions contained in this Section B and the Guidelines for Plan Approval for LONGMEADOW Subdivision as may be adopted from time-to-time by Developer and which Owner shall obtain from Developer prior to submitting plans to Developer for approval. Developer may withhold exterior design approval if the design is too similar in appearance to others in close proximity.

15. Basic site features such as fences (which shall be of a decorative style; in no event will chain link fences, privacy fences or fences which enclose an entire yard be allowed), decks (which shall only be constructed of wood or certain artificial wood products if specifically approved in writing by Developer), gazebos, pool houses, swimming pools (which must be in-ground), retaining walls (which shall only be constructed of natural stone, wood timbers or certain artificial stone products if specifically approved in writing by Developer), berms more than 3 feet in height and other temporary or permanent structures or elements contributing significantly to the total environmental effect of LONGMEADOW are subject to the prior written approval of Developer. Developer's approval shall be based upon the building and use restrictions contained in this Section B and the Guidelines for Plan Approval referred to in paragraph B.14, above. Children's outdoor playground equipment and play structures shall be allowed provided that any part of such equipment or structure that is an enclosure must be approved in writing by Developer prior to installation. Dog kennels are allowed provided that they are located immediately behind the house or garage with any fences screened from view by adequate landscaping. Following such time that a principal residence has been constructed upon each lot in LONGMEADOW, Developer may, but shall not be obligated to, delegate to the LONGMEADOW Homeowners Association, Inc. the approval authority contained in this Paragraph 15. Such approval authority, if delegated, shall exclude the authority to approve additions or modifications to buildings constructed in LONGMEADOW. Such additions and modifications shall remain subject to the prior written approval of Developer. To be effective, notice of such delegation shall be recorded in the office of the Register of Deeds for Waukesha County, Wisconsin.

16. At the time of construction of a residence the Owner shall install at a location designated by Developer, one outdoor electric post lamp with an unswitched photoelectric control. The design of the post lamp shall be uniform throughout LONGMEADOW and subject to the approval of Developer. The Owner shall maintain the post lamp in a proper operating manner. If the post lamp is not so maintained, and the condition has not been rectified by the Owner within 15 days after receipt of a notice from the LONGMEADOW Homeowners Association, Inc. specifying the violations of this Paragraph 16, the Owner shall be subject to a penalty of not more than \$10.00 per day from the date of notice until the date the condition has been rectified. The penalty shall be assessed against the Owner and, if not paid, will be enforced as provided in Paragraphs C.7(e), C.7(f), and C.7(h), below.

17. The design and location of each mailbox/newspaper box shall be uniform throughout LONGMEADOW and subject to approval of Developer.

18. There shall be no satellite dish antennas having a diameter in excess of 24 inches, no outbuildings and no above-ground swimming pools. No antenna or satellite dish shall be mounted or installed on any roof. Any antenna or satellite dish should, if possible without interfering with reception, be placed and screened so as to minimize its visibility from roadways and neighboring lots. All swimming pool related pump, heater and filter equipment must be concealed in an enclosure located next to the home or attached garage to minimize the noise and visibility to adjoining properties. A different location (with proper screening) may be allowed in special circumstances if approved in writing by Developer.

19. Developer, and no other, shall have the right and authority to modify the Building and Use Restrictions or to permit variances from the application thereof, if, in its opinion, the modification or variance is consistent and compatible with the overall scheme of development of LONGMEADOW, provided that no such modification shall be in violation of local ordinances, or have the effect of revoking an approval previously granted in writing hereunder. Notwithstanding the foregoing, any such modifications or variances shall be at the sole and absolute discretion, aesthetic interpretation and business judgment of Developer, and this paragraph and any modifications or variances granted hereunder shall not in any way be interpreted (i) as preventing Developer from requiring at any time, and from time to time, strict compliance with the Building and Use Restrictions, or (ii) as entitling any person to a modification or variance not approved and granted in writing by Developer.

20. Each Owner must adhere to and finish grade its lot in accordance with the Master Grading Plan or any amendment thereto approved by the City Engineer on file in the office of the City Clerk. Developer and/or the City and/or their agents, employees or independent contractors shall have the right to enter upon any lot, at any time, for the purpose of inspection, maintenance and correction of any drainage condition, and the Owner is responsible for cost of the same. Each Owner, at the time of home construction, shall also be responsible for grading its lot so as to direct drainage toward the street or other established drainageway and to prevent an increase in drainage on to neighboring property. This shall be

accomplished by creating swales, which shall be kept free of any obstructions, along common lot lines wherever practical. (No plantings other than grass shall be permitted within 3 feet of side or rear lot lines without prior written approval of Developer.) Each Owner must consult with the adjacent lot owner to determine the best manner in which to grade their common lot lines. Neither Developer nor the City shall be responsible for establishing lot line grades due to the varying terrain and drainage conditions on each lot following home construction. The services of a professional engineer may be required to design a proper grading plan for any lot, the cost of which shall be paid by the affected lot Owner. Final grading of the lot shall be completed within two months after the date that an occupancy permit has been issued. Electric transformers, cable TV and telephone equipment boxes have been placed by Developer to serve each lot. Any subsequent relocation or modification of these equipment boxes shall require written authorization from the appropriate utility company and Developer. All costs of such relocation or modification shall be paid by the affected lot Owner.

21. Each Owner shall, from the time construction on its lot has commenced, be responsible for installing and maintaining erosion control measures until such time as a lawn or other plantings sufficient to prevent erosion has been established on the property. These measures include, but are not limited to: installation of silt fence, hay/straw bales, ditch checks; street cleaning following precipitation events or tracking of mud on streets by any vehicle leaving the property; and sodding or seeding and mulching lawn areas. Steep slopes may require installation of straw mat, jute mat or other materials designed to stabilize steep and highly erodible areas. Any areas where erosion control measures have been compromised by weather, construction or any other event, shall be repaired within 7 days of damage. Erosion control measures must be inspected and any necessary maintenance or repairs made after every rainfall exceeding ½ inch and at least once per week. Failure to comply with these requirements may result in sanctions against the Owner by the City and/or the Wisconsin Department of Industry, Labor and Human Relations or the Wisconsin Department of Natural Resources. All erosion control measures shall be installed and maintained according to the standards and specifications set forth in Wisconsin Construction Site Best Management Practices Handbook and/or local ordinances.

22. In the event that a neighboring property is disturbed during construction or grading, all

disturbed areas shall be immediately restored with vegetation of like kind. In the event that eroded material is deposited onto a street or neighboring property, the Owner of the lot from which the material came shall be responsible for removing the material and restoring the street or property to its original condition.

23. Each Owner, from the time it becomes an Owner, shall be responsible to Developer and the City for the costs of repairing and replacing any street pavement, curb and gutter or sidewalks (including restoration of topsoil and lawn abutting the curb, gutter and sidewalks) which have been damaged by the Owner or Owner's contractors, subcontractors or material suppliers during the course of constructing improvements on the Owner's lot. In the event that the City requires Developer to make the repairs or replacements at Developer's expense during Developer's improvement warranty period, the Owner shall be required to reimburse Developer for the cost of the repairs and replacement to the extent that such costs exceed the amount of the curb and gutter damage bond, if any, held by Developer or the City. Reimbursements not paid when due shall bear interest at the rate of twelve percent (12%) per annum from the date due until paid, and such unpaid reimbursements thereon shall constitute a continuing lien on such Owner's lot until paid in full, and shall also be the personal obligation of any current or subsequent Owner of the lot for which the repair or replacement was made. Developer may record a document with the Register of Deeds in Waukesha County, Wisconsin, giving notice of a lien for any such unpaid reimbursements and upon payment or satisfaction of the amount due record a document canceling or releasing any such lien. The failure to file any such notice shall not impair the validity of the lien. All recording and attorney fees relating to any such documents shall be borne by the affected Owner.

24. Any Owner violating the restrictions contained herein shall be personally liable for and shall reimburse Developer and the Association for all costs and expenses, including attorneys' fees, incurred by Developer or the Association in enforcing the restrictions contained in this Section B. The foregoing shall be in addition to any other rights or remedies that may be available to Developer and the Association.

**C. OWNERS ASSOCIATION**

1. Developer has created, or will create, a non-stock, nonprofit Wisconsin corporation known as the "Longmeadow Homeowners Association, Inc." (hereinafter the "Association") for the purpose of managing and controlling subdivision Common Areas (as defined below). The Association shall operate in accordance with the Articles of Incorporation and Bylaws for the Association.

(a) Each Owner shall automatically be a member of the Association and shall be entitled to one membership and one vote for each lot owned, with ownership of a lot being the sole qualification for membership. The membership in the Association appurtenant to a lot shall be owned jointly and severally by all co-owners of the lot, regardless of the form of tenancy, estate, or interest in the lot.

(b) Association membership and voting rights shall be appurtenant to each lot and shall not be assigned, conveyed or transferred in any way except upon transfer of an ownership interest of the lot and then only to the transferee, nor shall membership or voting rights be retained except upon retention of an ownership interest in the lot. Any attempt to make a prohibited transfer or retention of such rights shall be null and void. Membership and voting rights shall not be divided between or among the co-owners of a lot. Co-owners of a lot shall decide between or among themselves how they will exercise their collective right and shall designate one of the co-owners to act on their behalf.

2. The term "Common Area" shall include the following areas:

(a) Outlots 1, 2, 3, 4 and 5 of LONGMEADOW.

(b) All landscaped courts and boulevards contained within the dedicated streets in LONGMEADOW. Any portion of the Common Area within a public street right-of-way may only be improved with the consent of the City and other appropriate public authorities. Consent to any such improvement shall not be considered or construed as an assumption of liability or responsibility for maintenance, nor shall such consent relieve the Association and/or the Owners of duties to maintain such improvements.

(c) The grass area and any fencing and landscaping contained within the public right-of-way of Lisbon Road, Lapham Street and Lake Drive and the right-of-way of the internal streets of LONGMEADOW where such rights of way abut outlots 1,2,3,4, and 5. The grass area within the public

rights of way described in this paragraph 2 (c) shall be maintained by the Association up to the edge of the roadway pavement.

3. No improvements shall be allowed on the Common Area except for landscaping, entrance monuments, walking trails, a swimming pool and associated building, children's play structures and storm-water management facilities and sewer, water, gas, electric, telephone and other utility lines and facilities. Except as provided herein there shall be no construction or placing of storage areas, signs, billboards or other advertising material or other structures, whether temporary or permanent, or materials on the Common Area. There shall be no commercial or industrial activity undertaken or allowed within the Common Area, nor shall any right of passage across or upon the Common Area be allowed or granted in conjunction with commercial or industrial activity. There shall be no filling, excavating, mining or drilling, removal of top soil, sand, gravel, rock, minerals or other materials nor any building of roads or change in the topography of the Common Area in any manner. Except as may be necessary for proper maintenance and management, there shall be no removal, destruction or cutting of trees or plants within the Common Area. There shall be no dumping of trash, garbage or other unsightly or hazardous material upon or within the Common Area. There shall be no hunting or trapping within the Common Area. Except as may be necessary in conjunction with landscape maintenance, there shall be no operation of any type of motorized vehicle within the Common Area. Anything to the contrary contained herein notwithstanding, Developer and its duly authorized agents may erect and maintain a marketing sign or signs within the Common Area until such time as Developer is no longer an Owner of any lots in LONGMEADOW.

4. Each lot shall have an appurtenant undivided fractional interest in the Common Area outlots, the numerator of which shall be one and the denominator of which shall be the total number of lots subject to this Declaration. All deeds and any other conveyances of any lot in LONGMEADOW shall be deemed to include such undivided interest in the Common Area outlots, whether or not so specifically stated in any such deed or other conveyance.

5. The Association shall have the following duties:

a. To provide for the maintenance of improvements in Common Areas, including the storm water management and drainage facilities located therein. Common Area maintenance shall be performed in accordance with written guidelines and standards established by Developer for maintenance of Common Areas, as well as generally accepted sound maintenance practices.

b. To establish rules and regulations governing the use and enjoyment of the LONGMEADOW Common Areas.

c. To enforce the provisions of this Declaration.

6. Without limitation, and in addition to those powers bestowed upon the Association in the Articles, Bylaws and Chapter 181 of the Wisconsin Statutes, the Association shall have the following powers, together with any others which may be necessary or incidental to performance of all duties of the Association specified in this Declaration:

a. To take such action as may be necessary to cause the Common Areas to be maintained, repaired, landscaped (where appropriate) and kept in good, clean, functional and attractive condition.

b. To take such actions as may be necessary to cause the storm water management and drainage facilities in LONGMEADOW to be maintained, repaired and kept in a good, clean, functional and attractive condition and in compliance with the requirements of the City, including an adequate capital reserve fund therefore assessed and collected in accordance with Paragraph C.7, below.

c. To take such action as may be necessary to enforce the provisions of this Declaration.

d. To take such action as may be necessary to enforce the rules and regulations governing the use and enjoyment of the LONGMEADOW Common Areas.

e. To enter into contracts and to employ agents, attorneys or others for purposes of discharging its duties and responsibilities hereunder.

f. To grant utility and drainage easements in accordance with the provisions of Section F, below; and

g. To levy and collect assessments in accordance with the provisions of Paragraph C. 7, below.

7. The Association shall levy and collect assessments in accordance with the following:

a. The Owner of each lot shall be subject to a general annual (or more frequent, if required) charge or assessment equal to its pro rata share of the costs incurred or anticipated to be incurred by the Association in performing its duties and discharging its obligations. The pro rata share of an Owner of a lot shall be a fraction, the numerator of which shall be one and the denominator of which shall be the total number of lots subject to this Declaration at the time of the assessment. Said costs shall include, but not be limited to: taxes, insurance, repair, replacement and additions to the improvements made to the Common Area, equipment, materials, labor, management and supervision thereof; and all costs for the Association reasonably incurred in conducting its affairs and enforcing the provisions of this Section C. Waukesha County shall not be liable for any fees or special assessments in the event that it should become the Owner of any lots in the subdivision by reason of tax delinquency.

b. Assessments shall be approved at the duly convened annual meeting of the Association.

c. Written notice of an assessment shall be personally delivered to each Owner subject to the assessment or delivered by regular mail addressed to the last known address of Owner.

d. Assessments shall become due and payable 30 days after the mailing or personal delivery of the notice, as the case may be.

e. Assessments not paid when due shall bear interest at the rate of twelve percent (12%) per annum from the date due until paid, and such unpaid assessments and the interest thereon shall constitute a continuing lien on the real estate against which it was assessed until they have been paid in full. The assessments and interest thereon shall also be the personal obligation of any current or subsequent Owner of the lot against which the assessment was made.

f. The Association may record a document with the Register of Deeds in Waukesha County, Wisconsin, giving notice of a lien for any such unpaid assessment and upon payment or satisfaction of the amount due record a document canceling or releasing any such lien. The failure to file any such notice shall not impair the validity of the lien. All recording and attorney fees relating to any such document shall be borne by the affected Owner.

g. Upon application by any Owner, any officer of the Association may, without calling a meeting of the Association, provide to such Owner a statement in recordable form certifying (1) that the

signer is a duly elected or appointed officer of the Association and (2) as to the existence of any unpaid assessments or other amounts due to the Association. Such statement shall be binding upon the Association and shall be conclusive evidence to any party relying thereon of the payment of any and all outstanding assessments or other amounts due to the Association.

h. Any lien for assessment may be foreclosed by a suit brought by the Association, in a like manner as the foreclosure of a mortgage on real property.

8. Directors and officers of the Association shall not be liable for any action taken by them in good faith in discharging their duties hereunder, even if such action involved a mistaken judgment or negligence by the directors, officers, agents or employees of the Association. The Association shall indemnify and hold the directors and officers harmless from and against any and all costs or expenses, including reasonable attorney's fees, in connection with any suit or other action relating to the performance of their duties hereunder.

9. Failure of the Association to enforce any provisions contained in this Section C, upon the violation thereof, shall not be deemed to be a waiver of the rights to do so, or an acquiescence in any subsequent violation.

10. Until such time as Developer is no longer an Owner, the Association shall not have the power to make improvements to the Common Areas in addition to those then in existence (herein referred to as "Additional Improvements") without the written approval of Developer. Thereafter the Association shall not have the power to make Additional Improvements having a cost in excess of Five Thousand dollars (\$5,000.00) without the consent of eighty percent (80%) of the then current Owners.

11. If the Association shall fail to discharge its duties under this Section C within 60 days of written demand by the City, the City may discharge the duties of the Association. The costs of the City incurred in connection therewith shall be charged to the Owners of the properties affected by such actions of the City by adding to each Owner's real estate tax statement a charge equal to such Owner's pro rata share (the same as such Owner's share of annual assessments as provided in subparagraph C. 7(a), above) of such costs.

12. Anything to the contrary contained herein notwithstanding, the Association may not and shall not be dissolved. In the event that the Association is dissolved the duties of the Association shall become the direct joint responsibilities of the Owners.

**D. AMENDMENT PROVISIONS**

Any of the provisions of this Declaration may be annulled, waived, changed, modified or amended at any time by written document setting forth such annulment, waiver, change, modification or amendment, executed by the Owners of lands having at least seventy-five percent (75%) of the votes in the Association; provided, however, that any such action must also be approved in writing by (i) the City, (ii) Waukesha County and (iii) Developer so long as it shall be an Owner of any lands in LONGMEADOW. This Declaration and all amendments shall be executed as required by law so as to entitle it to be recorded, and shall be effective upon recording in the office of the Register of Deeds for Waukesha County, Wisconsin.

**E. STORMWATER MANAGEMENT**

1. The Owners of lots in LONGMEADOW and the Association shall be collectively responsible for maintenance of the stormwater management measures (the "Responsible Parties").

2. The Responsible Parties shall maintain the stormwater management measures installed on all outlots in accordance with the approved stormwater design prepared by Jahnke & Jahnke Associates Inc. dated April 8, 2004 and on file in the offices of the City.

3. The City is authorized to access the property to conduct inspections of stormwater practices as necessary to ascertain that the practices are being maintained and operated in accordance with the approved stormwater management plan.

4. The Responsible Parties, on an annual basis, shall provide maintenance of each stormwater management measure, including but not limited to, removal of debris, maintenance of vegetative areas, maintenance of structural stormwater management measures, aeration equipment and sediment removal.

5. Upon notification of the responsible parties by the City of maintenance problems which require correction, the specified corrective actions shall be taken within a reasonable timeframe as directed by the City.

6. The City is authorized to perform the corrective actions identified in the inspection report if the Responsible Parties do not make the required corrections in the specified time period. The costs and expenses shall be levied against the properties served as Special Charges for current services, pursuant to 66.0627, Wisconsin Statutes, or as Special Assessments pursuant to 66.0701, et. seq. Wisconsin Statutes. Special Charges and Special Assessments, including delinquent amounts, shall be collected by the City as provided for in the statutory sections indicated above.

7. The storm water retention basins that have been constructed in LONGMEADOW are required by the City to assist in the removal of sediment from and detention of storm water. The storm water retention basins are not intended to be used for swimming or as recreational facilities, and any use of the storm water retention basins for such use is strictly prohibited. Any one entering or using the storm water retention basins for uses which are prohibited does so at their own risk. By acceptance of a deed or other conveyance of a lot in LONGMEADOW, each Owner and its respective successors, assigns, heirs and personal representatives thereby waives, to the fullest extent permitted by law, any and all claims for liability against Developer, and the Association, and their respective agents, contractors, employees, officers and directors, for injury or damage to person or property sustained in or about or resulting from the use or existence of the storm water retention basins. In addition, each Owner (and its successors, assigns, heirs and personal representatives) agrees to indemnify, defend and hold harmless Developer, the Association, and their respective agents, contractors, employees, officers and directors from and against any and all liabilities, claims, demands, costs and expenses of every kind and nature (including attorneys fees), including those arising from any injury or damage to any person (including death) or property sustained in or about or resulting from the use or existence of the storm water retention basins.

**F. RESERVATION OF RIGHT TO GRANT EASEMENTS**

Developer hereby reserves the right to grant and convey easements to the City and/or to any public or private utility company, upon, over, through or across those portions of any lot within 10 feet of any lot line and upon, over through or across any portion of any outlot for purposes of allowing the City or utility company to furnish gas, electric, water, sewer, cable television or other utility service to any lot(s) or outlots(s); or through any portions of LONGMEADOW for purposes of facilitating drainage of storm or surface water within or through LONGMEADOW. Developer may grant such easements in its own name and without the consent or approval of any lot Owner, until such time as Developer has conveyed legal title to all lots platted or to be platted in LONGMEADOW to persons other than a Successor-Developer. After that time the Association created under Section C, above, shall have the power to grant easements to the City and/or to any public or private utility company upon, over, through or across any portion of any outlot for purposes of allowing the City or utility company to furnish gas, electric, sewer, cable television or other utility service to any lot(s) or outlot(s); or through any portions of any outlots for purposes of facilitating drainage of storm or surface water within or through LONGMEADOW.

**G. PARADE OF HOMES**

Developer may arrange for LONGMEADOW or any stage thereof to be included in a "Parade of Homes" or similarly titled event in which members of the public are invited to inspect, at one time, a number of lots improved by buildings constructed by one or more contractors. Such events may result in temporary periods of significant construction activity, traffic slow-downs and large crowds, and may continue for a period of several weeks. By acceptance of a deed or other conveyance to a lot, an Owner is deemed to acknowledge the possibility of such event and is deemed to have waived any objection to the issuance of any municipal permits required for such event. Developer is not, however, required to include LONGMEADOW in any such event, and may base its decision of whether or not to do so on Developer's individual needs.

**H. SEVERABILITY**

The invalidity or unenforceability of any term, provision or condition of this Declaration for any reason shall in no way affect the validity or enforceability of any other term, provision, or condition hereof, all of which shall remain in full force and effect for the term of this Declaration.

**I. DURATION OF RESTRICTIONS**

These restrictions and any amendments thereto shall be in force for a term of thirty (30) years from the date this Declaration is recorded, and upon the expiration of such initial 30 year term or any extended term as provided herein, this Declaration shall be automatically extended for successive terms of 10 years each, unless prior to the end of the then-current term a notice of termination is executed by the Owners of at least ninety percent (90%) of all lots subject to this Declaration (and their mortgagees) and is recorded in the office of the Register of Deeds of Waukesha County. These restrictions shall be deemed to run with the land and shall bind the Owners and their heirs, successors and assigns and be enforceable by any Owner, and to the extent permitted by paragraph C.11 and E.6, above, the City.

IN WITNESS WHEREOF, the undersigned have executed this Declaration of Restrictions and Covenants this \_\_\_\_ day of \_\_\_\_\_, 2004.

LONGMEADOW DEVELOPMENT, LLC

BY: SIEPMANN DEVELOPMENT COMPANY LIMITED  
PARTNERSHIP, Member

BY: SIEPMANN REALTY CORP. General Partner

BY: \_\_\_\_\_

James P. Siepmann, President

STATE OF WISCONSIN )

) SS

WAUKESHA COUNTY )

Personally came before me this \_\_\_ day of \_\_\_\_\_, 2004, the above-named James P. Siepmann, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_

Notary Public, Waukesha County,

State of Wisconsin

My Commission: \_\_\_\_\_

This Instrument Was Drafted By:

Siepmann Development Company

W240 N1221 Pewaukee Rd.

Waukesha, WI 53188

Revised 10/28/04

**CONSENT OF MORTGAGEE**

M&I Bank as mortgagee of any present or future mortgage on the lands subject to the foregoing Declaration of Restrictions, hereby consents to and agrees that its mortgages shall be subject to the foregoing Declaration of Restrictions.

M & I BANK

BY: \_\_\_\_\_

BY: \_\_\_\_\_

STATE OF WISCONSIN )

) SS

COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2004, the above-named \_\_\_\_\_ and \_\_\_\_\_ to me known to be the \_\_\_\_\_ and \_\_\_\_\_ respectively of M&I Bank and to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_

Notary Public, County of \_\_\_\_\_

State of Wisconsin

My Commission: \_\_\_\_\_