





SCHEDULE "1"

RESTRICTIVE COVENANTS

Gary Hartwig, the grantor, is the owner of the following described premises. For the purpose of enhancing and protecting the value, attractiveness and desirability of the parcels of land to be deeded in the future from the following described premises, grantor declares that all parcels deeded from the following described premises and any part of such parcel, shall be held, sold, and conveyed only subject to the following covenants and restrictions, which constitute covenants running with the land and shall be binding on all parties having any right, title or interest in the following described property or any part thereof, their heirs, successors, personal representatives and assigns and shall inure to the benefit of each owner of any parcel in the following described premises:

That part of Government Lots 3 and 4 of Section 29; Also part of Government Lot 1 of Section 30, all in Township 31 North Range 7 East, Town of Pine River, Lincoln County, Wisconsin, described as follows: Commencing at the southwest corner of Lot 7 of G. H. Majestic Pines being a subdivision recorded in the Office of the Register of Deeds for Lincoln County; thence N89°46'24"E on the north line of said Government Lot 3, 559.95 feet to the point of beginning, being a point on the southerly line of Center Road; thence N89°46'24"E, 446.45 feet to the westerly right of way line of U.S. Hwy. 51; thence on the arc of a curve whose chord bears S8°29'21"E, 1647.46 feet; thence S1°39'12"E, 396.94 feet, to a point which is 65 feet, more or less, from the waters edge of the Wisconsin River; thence on a meander line along the Wisconsin River, N49°31'41"W, 289.83 feet; thence N53°02'43"W, 449.58 feet; thence N 87°04'W, 607.0 feet; thence S73°28'W, 599.0 feet; thence N56°43'W, 637.0 feet; thence N25°06'01"W, 1027.44 feet to a point which is 25 feet, more or less, from the waters edge of the Wisconsin River and the end of the meander line; thence N89°46'24"E, 443.38 feet; thence N1°36'34"E, on the centerline of the Wisconsin Public Service Co. easement, 376.00 feet; thence S89°52'08"E, on an existing fence line, 1013.41 feet; thence N0°19'05"E, 14.57 feet to the south line of Center Road; thence along the south line of Center Road, N89°46'24"E, 487.81 feet; thence on the arc of a curve whose chord bears N65°16'57.5"E, 79.59 feet to the point of beginning.

1. LAND USE AND TYPE OF BUILDING

a. No lot, nor portion thereof, shall be used for other than detached single family residential purposes. No commercial or manufacturing uses shall be allowed on the premises. No building shall be erected, altered, placed or permitted on any lot other than one of the following:

- (1) One story.
- (2) One and one-half story.

L172B