

DEED RESTRICTION

WHEREAS, Under the Oak Trees, LLC (“Owner”) is owner of the following described real estate (the “Subject Property”):

Lot 1 of Certified Survey Map No. ###, located in the Town of Pleasant Springs, Dane County, Wisconsin.

WHEREAS, Owner desires to place certain restrictions on the Subject Property, 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 Subject Property by the following parties, who are deemed to be grantees and beneficiaries with enforcement rights:

- The county government of Dane County, Wisconsin, provided the Subject Property is under the jurisdiction of said county at the time the enforcement action is commenced, and;
- The town government of the Town of Pleasant Springs, Dane County, provided the Subject Property is under the jurisdiction of said town at the time the enforcement is commenced, and;
- 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 land uses on the Subject Property shall be limited exclusively to the following:

- a) the “Institutional Residential” use approved by Dane County CUP No. _____, including the boarding of not more than three equine animals on the Subject Property, subject to any amendments as may be lawfully approved from time to time.
- b) Any permitted use listed in the RR-4 Rural Residential Zoning District.
- c) Any conditional use listed in the RR-4 Rural Residential Zoning District, if approval is obtained through the conditional use permit process.

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 Land Regulation Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.

Recording Area

Name and Return Address:

Under the Oak Trees, LLC
6033 Monona Dr., Unit 202
Monona WI 53716

Parcel Identification Number:

046/0611-042-8096-5

