

## **Cedar Springs Lake Property Owners Association Protective Covenants**

**Mission Statement:** Our mission is to act, on behalf of all Cedar Springs Lake Property Owners to preserve the aesthetics of the land, to maintain and protect the quality of the lake, and to support an environment of community respect and cooperation.

Dated at the Village of Neshkoro, Marquette County, Wisconsin this 27th day of February, 2020. Registered/recorded the revised Protective Covenants in the Register of Deeds Office, Marquette County, this 27th day of February, 2020. Registered/recorded the revised. Protective Covenants in the Register of Deeds Office, Waushara County, this 27th day of February, 2020.

The purpose of the following Protective Covenants is to enable a uniform programming for the establishment of a plan of development and protection of the lands set forth herein. Particularly, to maintain the value of the lands through the regulations, type, size, and place of buildings, lot size, reservations of easements, prohibition of nuisances and other land uses that might affect the desirability of a residential area. Further, the Covenants shall be effective in their entirety as to the parties hereto, their heirs, assigns and successors.

In the event that the Board determines that any lot owner is in violation of these Protective Covenants, the Board shall provide by certified and/or registered mail, a notice to the owner, at their last known address listed with the Association, describing the violation and indicating to the lot owner the action the owner needs to take to conform with the terms of the Protective Covenants. In the event the owner fails to comply with the notification letter within 30 days, the Board will notify Marquette or Waushara County or take further action to bring the property in compliance.

### **Area of Application**

The covenants in their entirety shall apply to Lots OW through 91W inclusive which are located in a platted area known as Cedar Springs, a subdivision located in the NW ¼ of the SE ¼, the SW ¼ of the SE1/4 and the SE1/4 of the SE1/4 of Section 34, Township 18 North, Range 11 East, Town of Marion, Waushara County, Wisconsin, and Lots 1M through 13M inclusive which are located in a platted area known as Cedar Springs, a subdivision located in the NW1/4 of the NE ¼ of Section 3, Township 17 North, Range 11 East, Town of Neshkoro, Marquette County, Wisconsin.

### **Building Requirements**

1. An Architectural Committee shall be comprised of five (5) property owners with at least one (1) current board member who is appointed by the board. The Architectural Committee shall review and approve drawings and general features of all buildings to assure quality in materials and appearance in order to uphold the value of all property and assure compliance with the Covenants. Appropriate building permits are the responsibility of the property owner.

2. All plans for buildings to be constructed must first be submitted to the Architectural Committee at least forty-five (45) days prior to the commencement of construction. Plans shall include the following:

- Drawing with dimensions and square footage
- Zoning permits, if applicable
- Building locations with distances to the property lines and the lake th Septic and drainage field location
- Well locations

If within fifteen (15) days of receiving the plans, the Architectural Committee has not accepted or refused the plans, the Owner should follow up with the Architectural Committee. Should the plans be refused, the Architectural Committee will provide documentation stating the reason for refusal and their recommendation. The owner must then resubmit the plans to meet the requirements of the Architectural Committee.

3. All buildings must be completed on the exterior within one (1) year of commencement of construction.

4. All buildings must be roofed with dark colored roofing material including cedar shingles, shakes, metal or roof type solar panels. All building exteriors shall be stained, sided or painted in earth tone colors. White is an approved trim color. Various other exterior materials may be approved by the Architectural Committee if they are consistent with the natural surroundings.

5. No building, porch or projection shall be erected or maintained on any property closer than the appropriate County zoning setback laws or the Department of Natural Resources (DNR) regulations.

6. No residential building shall be erected or maintained by having a ground floor area of less than 768 square feet exclusive of porches, projections or garages.

7. All residences shall be single-family homes.

8. No building shall be moved onto any lot from an already established site unless such building is less than 10 years old, and all features and improvements shall be approved as if they were to be an original structure.

9. The placing of mobile homes on any lot shall be prohibited.

10. No other building may be erected prior to the completion of the residence, and then only one other building may be erected or maintained and must conform in external appearance to said residence. Minimum size for additional building to be 8 feet by 12 feet and built on a concrete slab.

No metal storage sheds may be erected on any lot. Structures such as a utility carport type structure or utility canopy type structure with only a solid roof or tarp top, or a heavy duty utility type shelter with tarp top and sides are not permitted.

11. No fences may be constructed, erected or maintained on any lot within 75 feet of the shoreline. Fences more than 75 feet from the shoreline must not exceed 6 feet in height and shall comply with the appropriate County zoning laws.

12. Utility lines are to be underground and all local, state and federal codes must be followed.

### **Boats and Docks/Piers**

13. All boat docks and piers must not extend further than 16 feet from the shoreline into Cedar Springs Lake. Floating rafts must be moored at the shoreline when not in use at night. Night shall mean ½ hour prior to sunset to ½ hour after sunrise.

14. Speed limit on the lake is not to exceed a slow, no wake speed as defined in the Wisconsin DNR Boating regulations: "Moving as slow as possible while still maintaining steerage (control of boats direction)."

15. All watercraft should be labeled with a visible contrasting lot number.

- 3" high number shall be placed toward the rear of the boat on both sides. Marquette County Lots 1 through 13 should have their numbers plus the letter M following that number.

16. No visitor's boats (pontoon, fishing, rowboat) or trailers are allowed. This is to guard against invasive aquatic species being introduced into the lake.

17. All paddleboards, paddleboats, kayaks, canoes, and flotation/rafts that have been used elsewhere must be washed, drained and rinsed completely before entering the lake.

18. All Waushara County, Marquette County and Wisconsin DNR boating regulations are applicable to Cedar Springs Lake.

### **Environmental Issues**

19. Foreign material shall not be disposed of in the lake, i.e. beer and soda cans, garbage, minnows, dead fish, etc.

20. Bathing or washing in the lake is not permitted.

21. The use of lawn fertilizers with phosphorus is prohibited. All other fertilizer or weed killers should be restricted so as not to cause harmful effects to the lake.

22. No outside toilet or privy shall be erected or maintained on any lot. However, a rental toilet may be used for a specific event but such use must not exceed 7 days.

23. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, brush piles or other waste.

### **Miscellaneous**

24. If driven on the frozen lake, snowmobiles, ATVs/UTVs, golf carts and/or other similar motor driven vehicles shall be affixed with lot numbers. Automobiles and trucks are prohibited on the frozen lake.

25. All lots shall be used for residential purposes and shall not be used for rental, commercial, or agricultural purposes.

26. Camping is permitted on any property subject to the appropriate Waushara and Marquette County zoning laws and providing the property owner is present. Camping on a vacant lot is permitted if there is a County- approved sanitary system present. Travel trailers, recreational vehicles and tents may not be stored on vacant lots.

27. Commercial signs are not permitted.

28. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot. Dogs, cats or other household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose. The maximum number of pets shall follow the appropriate County zoning laws. If pets are not on your property, they must be on a leash. When walking your pet away from your property, feces must be picked up.

29. An exterior home heater that is housed in a shed that contains a smokestack is not permitted.

30. No wind turbines are permitted.

### **Terms**

These Covenants are to run with the land and shall be binding on all parties and all persons claiming them until May 31, 2030. However, at any time, the owners of the majority of the lots in the Cedar Springs subdivision agree to a change of said Covenants in whole or in part, the same shall be allowed. Voting rights shall be one vote for each lot.

### **Enforcement**

Cedar Springs Lake Association Board will enforce Covenants and By-Laws by due process.

### **Severability**

Invalidation of any of these Covenants by judgment or Court shall in no way affect any of the other provisions which shall remain in full force and effect.