DEED RESTRICTIONS

Recording area

Name and return address:

Holly Licht,
207 S. Forrest Street,
Stoughton, WI. 53589

WHEREAS, Norse View Holdings LLC

is owner of the following described real estate in the City of Stoughton**,** Dane County, Wisconsin further described as follows:

Parent Parcel Number(s):

281/0611-323-8510-2
281/0611-323-2232-1
281/0611-323-2243-8
281/0611-323-2254-5
281/0611-323-2265-2

LEGAL DESCRIPTION: Lots 152, 153, 154 and 155 of the Plat of Seventh Addition to Norse View Heights, and Parcel No. 281/0611-323-8510-2, being part of the NW ¼ of the SW ¼ o Section 32, T 6N, R. 11E, in the City of Stoughton.

WHEREAS, said owners desire to place certain restrictions and notice on the above-described real estate, to bind the owner(s) 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 this restriction by the following who are named as Grantees and beneficiaries with enforcement rights:

- The City of Stoughton, Wisconsin provided that the land is located within the corporate limits of said City at the time the enforcement action 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:

1. There shall be no access to the Property from CTH B.

2. No Group Development shall be approved for all or any part of the Property unless Stoughton Utilities has approved plans and specifications for the installation of public water, sewer and electric infrastructure to serve the Group Development, and the developer of the Group Development has entered into an agreement with the City of Stoughton requiring such developer to construct and install such improvements at such developer's expense.

3. No Group Development shall be approved for all or any part of the Property unless the City of Stoughton has approved plans and specifications for access to and internal vehicular and pedestrian road, sidewalk and parking infrastructure, and the developer of the Group Development has entered into an agreement with the City of Stoughton requiring such developer to construct and install such improvements at such developer's expense, and to the extent any such improvements will be privately owned, providing for the future care and maintenance of such improvements.

4. No Group Development shall be approved for all or any part of the Property unless the City of Stoughton has approved erosion control and stormwater management plans for such Group Development.

5. No Group Development shall be approved for all or any part of the Property unless the developer of the Group Development has entered into an agreement to install street trees on the Property in accordance with Section 10-2(d) of the Stoughton Municipal Code of Ordinances.

These restrictions may be terminated, extended or amended only by a written instrument executed by the City of Stoughton.

The failure of the City of Stoughton to enforce any portion of these restrictions shall not be a waiver of the right to do so thereafter.

_____	_____
Date	Date
_____	_____
Signature of Grantor (Owner)	Signature of Grantor (owner)
_____	_____
*Name printed	*Name printed

STATE OF WISCONSIN, County of _____

Subscribed and sworn to before me on_____by the above named person(s).

Signature of notary or other person
authorized to administer an oath_____
(as per s. 706.06, 706.07)

Print or type name: _____

Title_____Date commission expires: _____.

This document was drafted by:

Andrew Arnett