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FIFTH AMENDED AND RESTATED
RESTRICTIONS APPLICABLE TO
LOTS COVERED BY THE PLAT OF
FOREST LAKE IN VILAS COUNTY, WISCONSIN

Document Number

Title of Document

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REGISTER OF DEEDS, VILAS CO., WI

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Name and Return Address:

Attorney Steve Garbowicz *307pd.*
P.O. Box 639
Eagle River, WI 54521

(Parcel Identification Number)

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FIFTH AMENDED AND RESTATED
RESTRICTIONS APPLICABLE TO LOTS
COVERED BY THE PLAT OF FOREST LAKE
IN VILAS COUNTY, WISCONSIN

WHEREAS, Forest Lake, Inc., a Wisconsin corporation, executed a declaration of restrictions, dated September 8, 1927, which was recorded on September 9, 1929, in Volume 8 of Miscellaneous Records, at Page 580, in the Office of the Register of Deeds of Vilas County, Wisconsin; and

WHEREAS, a certain grant of restrictions was executed and recorded on December 22, 1949, in Volume 15 of Miscellaneous Records, at Page 532, in the Office of the Register of Deeds in Vilas County, Wisconsin; and

WHEREAS, such restrictions were modified and extended by a certain grant of restrictions (the "Grant") executed and recorded on August 3, 1971, as Instrument No. 144492 in Volume 252, at Page 64 et seq., in the Office of the Register of Deeds in Vilas County, Wisconsin; and

WHEREAS, the Grant was further modified and extended by an agreement executed and recorded on October 16, 1980, as Instrument No. 199993 in Volume 390, at Page 673 et seq., in the Office of the Register of Deeds in Vilas County, Wisconsin (the "Agreement") (such restrictions as modified and amended being hereinafter referred to as the "Restrictions"); and

WHEREAS, the restrictions were further modified by a document dated March 13, 1997 and recorded on March 18, 1997 in Volume 767, Page 212, bearing Document No. 325260 in the Office of the Register of Deeds in Vilas County, Wisconsin; and

WHEREAS, the restrictions were further modified by a document dated August 9, 2001 and recorded on August 9, 2001 in Volume 988, Page 55, bearing Document No. 375573 in the Office of the Register of Deeds in Vilas County, Wisconsin; and

WHEREAS, it is desired to modify and restate the Restrictions pursuant to the provisions of the Grant and the Agreement:

NOW, THEREFORE, in consideration of these premises, the mutual benefits herein contained and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the signatories to these restrictions, being at least sixty-one per cent (61%) of the owners and representing at least sixty-one per cent (61%) of the lots, tracts, parcels and premises covered by the plat of Forest Lake in Township 42, North of Range 9 East, Town of State Line (Land O'Lakes) in Vilas County, Wisconsin, or having frontage on Forest Lake (the "Lots"), declare, agree and covenant that the following restrictions shall be applicable to the real estate included in the Plat of Forest Lake which was recorded on July 12, 1926, in Volume 5 of Plats at Page 28, No. 35742, in the Office of the Register of Deeds of Vilas County, Wisconsin, or having frontage on Forest Lake, as follows:

1. Building Sites and Use of the Lots. The Lots shall be used exclusively for private single-family residential purposes. No industry, business, trade, occupation or profession of any kind, whether commercial, religious, educational or otherwise, whether for profit or otherwise, shall be conducted, maintained or permitted on the Lots of or on Forest Lake; provided, however, that this prohibition shall not be deemed or construed to prevent an owner of the Lots from operating a sale or service business not involving customer traffic or the display of inventory from his or her residence. No building or accessory structure, including but not limited to garages, porches, decks, boat houses and storage facilities, or any part thereof, shall hereafter be erected on any of the Lots closer than seventy-five (75) feet to the center line of the street or fifteen (15) feet to either side lot line. In addition, no building shall hereafter be erected closer than seventy-five (75) feet to the high water mark of Forest Lake, and no accessory structure shall hereafter be erected closer than thirty-five (35) feet to the high water mark of Forest Lake. Where more than one of the Lots is acquired as a single building site, the side lot lines shall refer only to the lot lines bordering the adjoining property owners but only to the extent that title is maintained.

2. Subdivision of the Lots. The Lots shall not be subdivided so as to reduce frontage of an owner on Forest Lake to less than two hundred (200) feet, and only one (1) residential dwelling shall be constructed on one or more of the Lots within an area of no less than forty thousand (40,000) square feet with two hundred (200) feet of frontage on Forest Lake and a minimum Lot width of one hundred and eighty (180) feet as measured at the seventy five (75) foot setback line. A portion of the Lots may be conveyed to the owners of adjacent Lots subject to these Restrictions if such conveyance does not create a violation of these Restrictions.

3. Buildings. No building or structure shall be erected, placed or permitted to remain upon any of the Lots of Forest Lake except for a single-family dwelling house and accessory buildings or structures. No buildings shall be constructed or maintained that are to be used as a barn or primarily for the storage of animals, except for single doghouses. No building or structure shall be rented except where the property is listed for sale and has remained vacant for more than six (6) months and then only to an individual tenant for a period of not less than thirty (30) days. Subleasing is not allowed.

4. Use of Forest Lake. Forest Lake shall be used for private purposes by the owners of the Lots which abut, and the members of their families and guests, subject to use by the public in accordance with the rules and regulations of the Department of Natural Resources of the State of Wisconsin by ingress and egress through the public landing located on Forest Lake.

5. Riparian Rights and Lake Access. There will be no riparian rights to the public at large or to owners of other real estate in the area of but not adjacent to and with frontage on Forest Lake except as may be provided and maintained by the Department of Natural Resources of the State of Wisconsin, Vilas County or the Town of Land O'Lakes.

No easements shall be granted nor any land conveyed for the purpose of ingress to and egress to and from Forest Lake.

6. Animals. No animals or birds of any kind shall be raised, bred or kept on any of the Lots except for dogs, cats or other domesticated household pets which may be kept for other than commercial purposes. Owners shall not allow pets to run loose beyond the confines of the particular owner's premises.

7. Docks and Piers. Docks and piers shall not have a width in excess of six (6) feet. A dock or pier may have an area wider than six (6) feet at its end as a loading platform. The surface area of the platform cannot exceed two hundred (200) square feet (length x width) with the width being the shortest horizontal distance. The total length of the pier shall not extend on a perpendicular basis beyond forty-eight (48) feet into Forest Lake from its water's edge. No portable dock or pier shall be placed in Forest Lake beyond such distance. The placing of machinery in Forest Lake for the construction of docks or piers other than floating apparatus is prohibited.

8. Boat Lifts. All boat lifts, including those for personal watercraft, shall not extend beyond forty-eight (48) feet into Forest Lake from its water's edge and each dwelling shall be limited to three (3) such boat lifts; two (2) lifts for boats and one (1) lift for up to two (2) personal watercraft. The color of awnings, roofs or covers on the boat lifts shall be limited to one solid color of either brown, forest green, beige, tan or gray.

9. Signs. No signs, signboards, advertisements or other similar devices shall be displayed or placed on the Lots that surround Forest Lake. Provided, however, that realtors or property owners may place within fifteen (15) feet of Forest Lake Road signs not exceeding nine (9) square feet on properties listed for sale and property owners may place and maintain at the public road around Forest Lake small decorative signs in suitable taste not exceeding nine (9) square feet displaying the name of the respective owner or a description of such owner's property.

10. Temporary Dwellings, Recreational Vehicles and Mobile Homes. A mobile home or trailer which does not obstruct the view of adjacent owners and has suitable appearance may be placed upon and occupied for a period of one (1) year while a permanent residence is being constructed on the Lots. Otherwise, not more than one (1) mobile home, trailer, camper, motor home, or similar vehicle may be parked but shall not be used or occupied while parked.

11. Shorelines. Shorelines on Forest Lake shall where possible be maintained in their natural state, including trees, brush and bushes and other vegetation.

12. Trees. No sound trees measuring in excess of six (6) inches in diameter shall be removed from any portion of the Lots except for trees which endanger the safety of persons or property or as necessary for clearing the site for a building or driveway and with the approval of the Board of Directors of Forest Lake Association, Inc., or its designated representatives.

13. Fire Hazards. No outdoor fire shall be permitted unless carefully guarded by an owner of the Lots or his or her designated representative. No chimneys or outlets shall be allowed which are not protected by wire screen or other sufficient spark arresters. Chimneys and outlets must be maintained in good condition at all times.

14. Firearms. No firearms of any kind, including pellet guns, shall be used or discharged for any purpose at any time on any of the Lots except as a safety measure for the protection of persons or property.

15. Sanitary Facilities. No outside toilets shall be permitted on any of the Lots on Forest Lake, and no sanitary waste, pesticides or chemicals shall be discharged into or allowed to enter Forest Lake. All septic systems shall be vented at least seventy-five (75) feet from the high water mark of Forest Lake and must be installed and maintained in strict conformity with the provisions and requirements of the sanitary laws of the State of Wisconsin and other County and Municipal authorities having jurisdiction.

16. Wildlife. Harassment of any wildlife on Forest Lake is prohibited.

17. Personal Watercraft. Personal watercraft shall not be operated between sunset and sunrise and operators must at all times strictly comply with the laws of the State of Wisconsin and local ordinances. The no wake zone for personal watercraft on Forest Lake is one hundred (100) feet from other vessels and two hundred (200) feet from the shoreline.

18. Building Approval. After the expiration of one (1) year from the date of erection of any building or structure, the same shall be deemed in compliance with all the restrictions set forth herein unless actual written notice to the contrary is given to the owner or legal proceedings are instituted prior to such expiration. Provided, however, that any alteration of or extension or addition to any building or structure including the moving of any building or structure on the premises, shall be regarded and treated as a new building or structure, and be governed and bound by these Restrictions.

19. Duration. These restrictions shall run with the land, and shall inure to the benefit of and be enforceable by any of the owners of the Lots on Forest Lake and their respective legal representatives, heirs, successors and assigns, until December 31, 2035, and shall continue thereafter for an additional term of twenty (20) years or until December 31, 2055, unless repealed by a written declaration executed by at least sixty-one per cent (61%) of the owners and representing at least sixty-one per cent (61%) of the Lots.

20. Rules and Regulations. Reasonable rules and regulations not affecting title to Lots which implement and supplement the policy and provisions of these Restrictions may be promulgated by Forest Lake Association, Inc., a Wisconsin nonstock corporation, whose members are owners of the Lots.

21. Waiver, Amendment or Modification. These Restrictions may be waived as to an individual owner of the Lots or may be further amended or modified by a written instrument executed by at least sixty-one per cent (61%) of the owners and representing at least sixty-one per cent (61%) of the Lots and recorded in the Office of the Register of Deeds of Vilas County, Wisconsin.

22. Enforcement. These Restrictions are executed and shall be governed by the laws of the State of Wisconsin, and may be enforced by any of the owners of the Lots either acting individually or as a group through Forest Lake Association, Inc., a Wisconsin nonstock corporation, and/or their respective representatives, successors and assigns. Enforcement may be by any proceeding at law or in equity against any person or persons violating or attempting to violate any of these Restrictions, either to restrain or enjoin violation or to recover damages, and against the land; and the failure or forbearance by any owner or owners, and/or their respective representatives, successors and assigns, to enforce any of these Restrictions shall in no event be deemed a waiver of the right to do so thereafter except as otherwise provided herein. There shall be and there is hereby created and declared to be a conclusive presumption that any violation or breach of any of these Restrictions cannot be adequately remedied by action at law or by recovery of damages. If any portion of these Restrictions shall be unenforceable, such a holding shall not affect the remaining portions of these Restrictions.

23. Counterparts. These Restrictions may be executed in counterparts each of which shall be deemed an original.

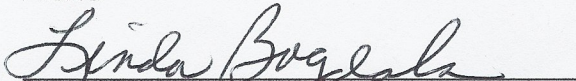
The undersigned, as President of Forest Lake Association, Inc., a Wisconsin nonstock corporation, hereby certifies that signatures representing at least sixty-one per cent (61%) of the owners and at least sixty-one per cent (61%) of the Lots were obtained and are on file with the records maintained by Forest Lake Association, Inc.

Executed and dated this 19 day of November, 2015.



Al Ghorbanpoor, President

Attest:


Linda Bogdala, Secretary

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)ss.
COUNTY OF Milwaukee)

Personally came before me this 19th day of November, 2015, the above named Al Ghorbanpoor, to me known to be the person who executed the foregoing instrument and acknowledged the same.



[Signature]
Notary Public, State of Wisconsin.
My Commission Expires: July 10, 2018

ACKNOWLEDGMENT

STATE OF WISCONSIN)
ILLINOIS)ss.
COUNTY OF LAKE)

Personally came before me this 23rd day of NOVEMBER, 2015, the above named Linda Bogdala, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Jane E Hall
Notary Public, State of Illinois Wisconsin.
My Commission Expires: 6-11-19

Drafted By:
Steven C. Garbowicz, Attorney at Law
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