

DECLARATION OF CONDITIONS AND COVENANTS  
First Addition to 1000 Oaks  
CITY OF MADISON, DANE COUNTY, WISCONSIN

WHEREAS, VH 1000 Oaks, LLC, owner of Lots 14 and 31-52, in the Plat known as First Addition to 1000 Oaks recorded in Volume 60-051A of Plats on Page(s) 265-272 in the Office of the Register of Deeds for Dane County, Wisconsin, will be benefited through the installation of street, sidewalk and utility improvements by the City of Madison.

NOW, THEREFORE, VH 1000 Oaks, LLC, hereby declares and provides that Lots 14 and 31-52, are subject to the following conditions and covenants:

1. The owner concurs with the City of Madison's policy to promote the general welfare of the City through the installation of public infrastructure improvements including, but not limited to, street, sidewalk and utility improvements, by the City of Madison on Watts Road, adjacent to said lots.
2. The owner acknowledges that it is the City of Madison's policy to assess the above described lot(s) the full cost of said improvements, including inspection, engineering, and supervision costs.
3. The owner, its successors and assigns hereby waives all special assessment notices and hearings as required by Section 66.0703(7)(b) of the Wisconsin Statutes and Section 4.09 of Madison General Ordinances and further agrees that the benefits to the above described lot(s) for the construction of said improvements, will be divided proportionately among said lot(s) which it may elect to pay in eight equal successive annual installments.
4. The City of Madison shall have the right annually during the payment period, to place an amount equal to one-eighth of said charge above specified, together with interest on all unpaid balances thereof at the prevailing interest rate on the tax roll to be collected, together with the general taxes in the same manner as if said charge had been levied as a special assessment against the property, and as if said annual amounts were installments of special assessment.
5. In the event of a default in the payment of any of the said eight annual installments above specified, the collection of the same shall be enforced by the City of Madison by action for debt or by sale of the property for nonpayment of taxes.

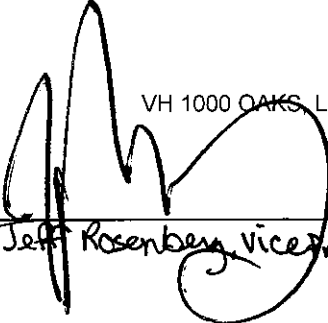
This space is reserved for recording data.

Drafted and Return to:

Tim Troester  
City Engineering Division  
Rm. 115, City-County Building  
Madison, Wisconsin

TAX PARCEL NO. (See attached)

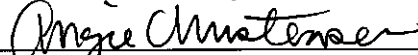
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28 day of February, 2017.

VH 1000 OAKS, LLC  
  
Jeff Rosenberg, vice president

STATE OF WISCONSIN)  
COUNTY OF DANE ) SS

Personally came before me this 28 day of February, 2017, the above named

Jeff Rosenberg, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

  
NOTARY PUBLIC

My Commission Expires: 5-1-20



<u>Lot No.</u>	<u>Parcel No.</u>
14	0708-283-0502-3
31	0708-283-0601-3
32	0708-283-0602-1
33	0708-283-0603-9
34	0708-283-0604-7
35	0708-283-0605-5
36	0708-283-0606-3
37	0708-283-0607-1
38	0708-283-0608-9
39	0708-283-0609-7
40	0708-283-0610-4
41	0708-283-0611-2
42	0708-283-0612-0
43	0708-283-0613-8
44	0708-283-0614-6
45	0708-283-0615-4
46	0708-283-0616-2
47	0708-283-0617-0
48	0708-283-0618-8
49	0708-283-0619-6
50	0708-283-0620-3
51	0708-283-0621-1
52	0708-283-0622-9