



*Lake Sherwood
Property Owners Association
1146 West Queens Way
Nekoosa, WI 54457*

**Lake Sherwood Property
Protective Restrictions and Covenants**

The following protective restrictions and covenants apply to all property in Lake Sherwood subdivisions (additions), Town of Rome, Adams County, Wisconsin, as recorded with the Adams County Register of Deeds:

1. No property, building or structure shall be used for commercial or manufacturing purposes. Hereafter property is any parcel of land recorded with the Adams County Register of Deeds; building is any structure having a roof supported by columns or walls intended to be used for the shelter of persons, animals, equipment, machinery or materials; and structure is anything constructed or erected, the use of which requires a permanent or temporary location on the ground or attached to something having a permanent location on the ground.
2. Only single-family residence buildings shall be erected on property. Single family residence buildings are limited to one per property. The single-family residence building is for the sole use of the owner.
3. Single-family residence buildings shall be erected with a ground floor area of at least 760 square feet, exclusive of porches, decks, garages, etc. and not exceed thirty-five (35) feet in height.
4. Single-family residence buildings, decks, porches and garages and other structures shall be erected and maintained at least 75 feet from the established normal water line, 30 feet from any road right-of-way and 10 feet from any property line.
5. All single-family residence building, deck, porch, garage and other structure exteriors must be completed within six months from the date construction begins.
6. No permanent building or structure may be erected on property prior to the completion of the single-family residence building. Only one other building or structure may be erected or maintained on the property. The additional building/structure must be constructed and maintained with the same external construction material and color as the single-family residence building.
7. Buildings and structures on property may be erected only after approval by the Lake Sherwood Property Owners Association. Site and construction plans must be approved prior to the start of construction. Request for approval is through submittal of an Application for Permission to Build.
8. No outside toilet or privy shall be erected or maintained on any property. Septic systems must meet all Town of Rome, County, State and Federal requirements.
9. Camping units exceeding 45 feet from front to rear, tongue included, are prohibited on any property.

10. Vacant properties may be used for camping, only by approval of the Lake Sherwood Property Owners Association. Request for approval is through submittal of a Camping Permit Application. Property owners granted approval for camping must abide by all regulations as outlined on the Camping Permit.
11. A storage shed may be erected on camping property, only by approval of the Lake Sherwood Property Owners Association. Request for approval is through submittal of an Application for Permission to Erect a Storage Shed on a Camping Lot. Property owners granted approval to erect a storage shed on a camping lot must abide by all regulations as outlined on the Storage Shed on a Camping Lot Permit
12. Vacant property shall not be used for outside storage of campers, boats, vehicles, equipment, or any other item.
13. No property, other than existing beach clubs, may be used to provide access to Lake Sherwood for off-shore property owners.
14. Only the usual household pets shall be permitted on any property.
15. The following applies to signage on Lake Sherwood residential property:
 - Illuminated signs shall not be permitted.
 - All signs must be properly maintained and have an appearance that is neat and clean. LSPOA may request the removal of a sign which does not conform to the above and/or have the right to remove the sign.
 - Nameplates that identify the owner or occupant of a building or dwelling must not exceed two (2) square feet in surface area.
 - A temporary sign pertaining to the sale of property on which the sign is located shall not exceed five (5) square feet in surface area and shall be removed within 30 days of the sale of the property.
 - Temporary signs advertising yard sales, garage sales and candidates for election shall not exceed five (5) square feet in surface and shall be removed within 48 hours of the event or election.
 - A temporary sign identifying an engineer, architect, contractor or product used in the construction of a building shall not exceed five (5) square feet in surface and shall be removed within 48 hours of the project completion.
 - Signs not specifically listed above shall not be allowed.
16. All boat docks, floats or piers shall be constructed in accordance with State of Wisconsin guidelines and shall not extend more than 20 feet into Lake Sherwood without written approval of the Lake Sherwood Property Owners Association.
17. Outside shoreline lighting may not be beamed over the surface of Lake Sherwood.
18. Subdivisions (additions) may form associations to regulate the use of commonly owned property.
19. These protective restrictions and covenants shall be binding upon all owners of property in Lake Sherwood subdivisions (additions), Town of Rome, Adams County, Wisconsin, as recorded with the Adams County Register of Deeds, their heirs and designees.

20. Owners of property that contain Lake Sherwood Property Protective Restrictions and Covenants infringements are subject to legal action by LSPOA. This action may impose a maximum fine of \$100 for each day of the Protective Restrictions and Covenants infringement, beginning the day of receipt of infringement notification, and the recovery of attorney and court fees associated with the legal action. If an owner of property does not pay the above costs to LSPOA, a lien may be placed on the owner's property to cover the above costs.
21. The Lake Sherwood Property Owners Association, a registered Corporation in the State of Wisconsin, shall have the right to revise these protective restrictions and covenants as set forth in the By-laws of the Lake Sherwood Property Owners Association.

We, the undersigned, certify these Covenants and Protective Restrictions were established in accordance with the process set forth in the Lake Sherwood Association By-laws at the time of their establishment.

President

Date

Vice-President

Date

Secretary

Date

Treasurer

Date