

**RESTATED PROTECTIVE COVENANTS  
APPLICABLE TO ADDITIONS TO LAKE CAMELOT,  
ADAMS COUNTY, WISCONSIN**

THESE RESTATED PROTECTIVE COVENANTS are dated the \_\_\_\_ day of August, 2003 and apply to the property described on the attached Exhibit A.

A. WHEREAS, Protective Covenants Applicable to Additions to Lake Camelot, Adams County, Wisconsin were recorded in the Office of the Register of Deeds of Adams County, Wisconsin, on February 6, 1969 in Volume 169 of Records on page 147 as Document No. 208804; and

B. WHEREAS, Protective Covenants Applicable to Walden Additions to Lake Camelot, Adams County, Wisconsin were recorded in the Office of the Register of Deeds of Adams County, Wisconsin, on June 11, 1969 in Volume 172 of Records on page 188 as Document No. 210334; and

C. WHEREAS, the Protective Covenants described above were amended with a First Amendment recorded in the Office of the Register of Deeds of Adams County, Wisconsin, on March 23, 1999 in Volume 1974 of Micro-Records, pages 44-49 as Document No. 384415; and

D. WHEREAS, the Bylaws of Lake Camelot Property Owners' Association, Inc., a Wisconsin nonstock corporation, provide that said Protective Covenants may be revised with 60 days notice by a two-third (2/3) vote of the Board of Directors of Lake Camelot Property Owners Association, Inc. and a simple majority vote of members in attendance and by proxy at a general or special membership meeting at which the revisions are proposed; and

E. WHEREAS, the above referred to Protective Covenants were revised, restated and merged together into a single set of Protective Covenants by the Board of Directors and members of Lake Camelot Property Owners' Association, Inc.

NOW, THEREFORE, the Protective Covenants described above are hereby amended, restated and replaced with the covenants described below:

1. No part of said premises shall be used for commercial purposes except those so designated in final plats and only one single-family residence shall be erected or maintained, for the sole use of the owner, on any one property.
2. 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.
3. No residential building shall be erected or maintained having a ground floor area of less than 760 square feet, exclusive of porches, projections and garages.
4. All buildings, including porches and extensions must have full foundations. Residential buildings and garages shall be erected or maintained in compliance with the Town of Rome Ordinances.

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**Name and Return Address**

Attorney William K. Hlavac  
Anderson, O'Brien, Bertz, Skrenes & Golla  
P.O. Box 228  
Stevens Point, WI 54481-0228

5. No building, porch, camping unit, or projection shall be erected or maintained on any property closer than 75 feet from the established normal water line, nor 30 feet to any road right-of-ways, nor nearer than 10 feet from any property line, except with pre-planned building sites. Note: Pre-planned building sites have 50, 87, 87.5 and 100 foot setbacks. In the Walden Addition no building, porch, camping unit or projection shall be erected or maintained on any property closer than 50 feet from any outlot, nor 30 feet to any road, nor nearer than 10 feet from any side line, except with pre-planned-building sites.
6. All building exteriors must be completed within six months from date construction begins, and must be stained or painted, except with written approval of the Lake Camelot Property Owners Association.
7. All building plans must be submitted 10 days prior to commencement of construction for approval by the Lake Camelot Property Owners Association.
8. No outside toilet or privy shall be erected or maintained. There will be no disposal of any gray water into or onto the ground. Septic systems must meet all State, County and Town regulations and must be installed by a Wisconsin licensed plumber.
9. The placement of mobile homes and/or manufactured homes on any property shall be prohibited. The definition of mobile home is set forth in Wisconsin Statute Section 340.01(29). The definition for manufactured home is set forth in Wisconsin Statute Section 101.91(2).
10. Camping may be prohibited on any property five years after purchase by N. E. Isaacson & Associates, Inc. or a property owners' association. Said camping equipment to be in erected form when in use only.
11. Property owners may not cut more than 30% of the trees in that area lying between the building site and the waters edge. Nor from that portion 30 feet in width lying adjacent and parallel to any road right-of-way. Walden Addition property owners may not cut more than 30% of trees on their property.
12. Only the usual household pets shall be permitted. All pets must be leashed when outdoors except when on the pet owner's property.
13. All docks, piers, or floats shall be built not to exceed 6 feet in width nor extend more than 20 feet into the lake. Construction shall conform to Town of Rome Ordinances, Adams County Ordinances, and DNR requirements. No piers, docks, or floats shall be built or maintained, nor any motorized watercraft (gas, diesel, electric) or trolling motors operated in the Walden Area north of County Highway "D".
14. Commercial advertising signs are prohibited. A real estate property "for sale" sign not to exceed 24" x 24" appropriately placed on the sale property is acceptable.
15. Outlots shall be maintained in their natural state except as determined by the Lake Camelot Property Owners Association. Outlots shall be used only for the purpose of hiking and foot access to the lake. All motorized vehicles, and any type of campfires are prohibited on outlots.
16. The Lake Camelot Property Owners Association is formed for the purpose of policing and enforcing the aforesaid covenants and maintaining the use of wilderness areas, outlots, beach clubs, and the lodge. Membership in the Lake Camelot Property Owners Association is mandatory to all property owners, and the owner or owners of each property shall have no more than one vote on Association matters. Annual membership dues shall be \$10.00 for Lake Shore and \$15.00 for Offshore properties at the time such Association is formed. The Association may adopt such bylaws to govern its operation, provided that such bylaws shall provide that a majority of voting rights shall constitute a quorum for any meeting and a majority vote of voting rights present shall be required to carry any matter submitted to vote. The Board of Directors for Lake Camelot Property Owners Association shall determine annual membership dues.
17. These conditions and restrictions shall be binding upon all owners of properties in the subdivision, their heirs and assigns, with the exception of properties otherwise designated and recorded on plat. These restrictions shall be perpetual.

**CERTIFICATION**

The undersigned Corporate Secretary does hereby certify that the foregoing Restated Protective Covenants Applicable to Additions to Lake Camelot, Adams County, Wisconsin, were duly adopted by the Board of Directors and the members of Lake Camelot Property Owners' Association, Inc. in accordance with the Bylaws of the corporation.

IN WITNESS WHEREOF, I, the undersigned Secretary of said corporation have hereunto subscribed my hand this \_\_\_\_ day of August, 2003.

(CORPORATE SEAL)

\_\_\_\_\_  
Cynthia Ida – Secretary

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF ADAMS     )

Personally came before me this \_\_\_\_\_ day of August, 2003, the above-named Cynthia Ida as Secretary of Lake Camelot Property Owners' Association, Inc., a Wisconsin nonstock corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Secretary of said corporation, who being by me duly sworn, acknowledged that she executed said instrument as a representative of the corporation by its authority.

(SEAL)

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires: \_\_\_\_\_

This instrument drafted by:  
Attorney William K. Hlavac  
Anderson, O'Brien, Bertz, Skrenes & Golla  
1257 Main Street  
P.O. Box 228  
Stevens Point, WI 54481

**EXHIBIT A  
TO  
RESTATED PROTECTIVE COVENANTS APPLICABLE TO ADDITIONS  
TO LAKE CAMELOT, ADAMS COUNTY, WISCONSIN**

Appleby Addition Lots 1-74 inclusive  
Appleby Outlot 1  
Avebury Addition Lots 1-51 inclusive  
Avebury Outlots 1, 2 and 3  
Bromley Addition Lots 1-80 inclusive  
Bromley Outlots 1 and 2  
Cadbury Addition Lots 1-64 inclusive  
Cadbury Outlot 1  
Chatham Addition Lots 1-117 inclusive  
Chatham Outlots 1, 2 and 3  
Chester Addition Lots 1-74 inclusive  
Chester Outlot 1, 2 and Lot A  
Cranbrook Addition Lots 1-60 inclusive  
Cranbrook Outlots 1 and 2  
Dover Addition Lots 1-47 inclusive  
Dover Outlot 1  
Dundee Addition Lots 1-33 inclusive  
Dundee Addition Lot 34 CSM 3057 (Lot 34)  
Dundee Addition Lots 35-42 inclusive  
Dundee Addition Lot 1 CSM 600 (Lot 43 and part Lot 44)  
Dundee Addition Lot 2 CSM 600 (part Lot 44 and part Lot 45)  
Dundee Addition Lot 3 CSM 600 (part Lot 45 and Lot 46)  
Dundee Addition Lots 47-79 inclusive (Lots 59 & 60 now known as Lot 1 CSM 1933)  
Dundee Addition Lot 1 CSM 468 being part Outlot 2  
Dundee Addition Lot 2 CSM 468 being part Outlot 2  
Dundee Addition Lot 3 CSM 468 being part Outlot 2  
Dundee Addition Lot 1 CSM 2270 being part Outlot 2  
Dundee Addition Lot 2 CSM 2270 being part Outlot 2  
Dundee Outlots 1 and 2  
Essex Addition Lots 1-68 inclusive  
Essex Outlots 1 and 2  
Excalibur Addition Lots 1-62 inclusive  
Excalibur Outlots 1 and 2  
Falk Addition Lots 1-56 inclusive  
Falk Outlot 1  
Inverness Addition Lots 1-56 inclusive  
Inverness Outlots 1-10 inclusive  
Kent Addition Lots 1 and 2 inclusive  
Kent Addition Lot 1 CSM 1611 (Lot 3 and part 4)  
Kent Addition Lot 2 CSM 1611 (part Lot 4 and Lot 5)  
Kent Addition Lots 6-8 inclusive  
Kent Addition Lot 1 CSM 2645 (Lot 9 and part Lot 10)  
Kent Addition Lot 2 CSM 2645 (Part Lot 10 and 11)  
Kent Addition Lots 12-29 inclusive  
Kings Court Addition Lot 1 CSM 2736 (Lots 1, 2, 3)  
Kings Court Addition Lots 4-51 inclusive  
Kings Court Outlot 1  
Knights Shield Addition Lots 1-47 inclusive  
Knights Shield Outlots 1 and 2  
Lancer Addition Lots 1-10 inclusive  
Lancer Outlots 1 and 2  
Leeds Addition Lots 1-69 inclusive  
Leeds Outlot 1

Manchester Addition Lots 1-31 inclusive (Lot 19 now known as Lot 19 CSM 2106)  
Manchester Addition Lot 1 CSM 2445 (Lot 32 and part Lot 33)  
Manchester Addition Lot 2 CSM 2445 (part Lot 33 and Lot 34)  
Manchester Addition Lots 35-46 inclusive  
Norwich Addition Lots 1-78 inclusive  
Norwich Outlots 1 and 2  
Palisades Addition Lots 1-33 inclusive  
Plymouth Addition Lots 1-52 inclusive  
Plymouth Outlot 1  
Rams Gate Addition Lots 1-69 inclusive  
Rams Gate Outlots 1, 2 and 3  
Round Oak Addition Lots 1-32 inclusive  
Round Oak Outlots 1 and 2  
Salisbury Addition Lots 1-65 inclusive (Lots 54 and 55 now known as Lot 1 CSM 2871)  
Salisbury Outlots 1 and 2  
Sheffield Addition Lots 1-52 inclusive  
Sheffield Outlots 1 and 2  
Somerset Addition Lots 1-35 inclusive  
Somerset Outlot 1  
Sterling Addition Lots 1-49 inclusive  
Sterling Outlot 1  
Sussex Addition Lots 1-18 inclusive  
Sussex Addition Lot 2 CSM 2110 (Lot 19 and part Lot 20)  
Sussex Addition Lot 1 CSM 2110 (part Lot 20 and Lot 21)  
Sussex Addition Lot 22-42 inclusive  
Walden Cove Addition Lots 1-67 inclusive  
Walden Cove Outlot 1 and 2  
Walden East Addition Lots 1-35 inclusive  
Walden East Outlot 1  
Walden Oaks Addition Lots 1-44 inclusive  
Walden Oaks Outlots 1 and 2  
Walden Pines Addition Lots 1-50 inclusive  
Walden Pines Outlot 1 and 2  
Walden West Addition Lots 1-55  
Wellington Addition Lots 1-47 inclusive and half Lot 48  
Wellington Addition Lot 1 CSM 2522 (half Lot 48 and Lot 49)  
Wellington Addition Lots 50-74 inclusive  
Wellington Outlots 1, 2 and 3  
White Stallion Addition Lots 1-84 inclusive (Lot 41 now known as Lot 41 CSM 1371)  
White Stallion Outlots 1 and 2  
Winchester Addition Lots 1-48 inclusive  
Winchester Outlots 1 and 2  
Woodbridge Addition Lots 1-16 inclusive  
Woodbridge Addition Lot 1 CSM 3216 (Lots 17 and 18)  
Woodbridge Addition Lot 19  
Woodbridge Addition Lots 20-92 inclusive  
Woodbridge Outlots 1, 2 and 3  
York Addition Lots 1-14 inclusive  
York Addition Lot 2 CSM 2279 (Lot 15 and part Lot 16)  
York Addition Lot 1 CSM 2279 (part Lot 16 and Lot 17)  
York Addition Lots 18 and 19  
York Addition Lot 1 CSM 2652 (Lot 20 and part Lot 21)  
York Addition Lot 2 CSM 2652 (part Lot 21 and Lot 22)  
York Addition Lot 23-60 inclusive  
York Outlots 1 and 2