

PROPERTY MAINTENANCE AGREEMENT**1. PURPOSE AND AGREEMENT**

The Alpine Hills Lake property maintenance agreement is for the sole purpose of maintaining and preserving the private road system located in Section 5, T15N, R2E Juneau County WI. along with assessing fees for the preservation and maintenance of those common areas described as lot #2, 12 and 24.

2. Written Notice of Annual Meeting

Beginning 1995 an annual meeting will be scheduled by an appointed chairperson to discuss:

- Road maintenance needs
- Maintenance fee charges and collections for well operation along with maintenance fees for roads and common areas

A written notice of such meeting must be announced in writing

to all property owners within Alpine Hills Lake at least 30 days prior to the meeting.

3. PROPERTY MAINTENANCE BUDGET

Pursuant to paragraph (2), the chairperson and owners present at the annual meeting shall determine the year's cost for preservation and maintenance of the roads, along with fees necessary for maintenance and operation of those common areas. This to include electric cost for operating the well and bath house area. The budget must be approved by a majority of the members attending the meeting.

4. CHAIRPERSON

The chairperson originally shall be designated by the Wisconsin Land Company for the year 1995 and then

approved

by a majority of members at the annual meeting for subsequent years. Responsibilities shall involve coordinating maintenance of the roadways as well as bath house and common areas. The appointed chairperson must keep on file; minutes of the annual meeting and keep a bookkeeping system accounting for the collection and dispersing of fees.

5. COLLECTION OF FEES

The total budget for the year as agreed upon at the annual meeting shall be divided equally among property owners within Alpine Hills Lake. Agreed upon fees are due in full within 30 days of a written levy and are subject to legal action and a lien on the property if not collected. Multiple lot owners shall be assessed only one property maintenance fee.

6. ASSIGNMENT AND SUCCESSION

Provisions of this agreement shall "run with the land" and be binding upon all future owners, assigns and heirs.