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Tx:9473624

**DECLARATION OF CONDITIONS AND COVENANTS
FOR THE PLAT OF WESTWIND MADISON, IN
THE CITY OF MADISON, DANE COUNTY, WISCONSIN**

WHEREAS, Westwind Madison, Inc., a Wisconsin corporation, is the owner of real property legally described as follows:

Lots One (1) through Seventy (70), hereinafter severally a "Lot" and jointly the "lots", Plat of Westwind, as recorded in Volume 61-086A of Plats, on Pages 497 - 501, as Document Number 5900067, Dane County Registry, being a resubdivision of Outlot 2 of Certified Survey Map No. 15568 located in part of the NW ¼, NE ¼, SW ¼, and the SE ¼, of the SE ¼ of Section 20, Town 07 North, Range 08 East, in the City of Madison, Dane County, Wisconsin.

WHEREAS, the lands within said Plat (the "Property") will be benefited through the installation, planting and maintenance of street trees or shrubs, as well as the installation and maintenance of street lights by the City of Madison (the "City") within the public right-of-way in and adjacent to the Property.

NOW THEREFORE, the undersigned Westwind Madison, Inc., ("Owner") hereby declares and agrees that the Property is subject to conditions and covenants as follows:

1. The Owner concurs with the City's policy to promote and enhance the beauty and general welfare of the City through the planting and maintenance of street trees or shrubs, as well as the installation and maintenance of street lights within the public right-of-way adjacent to the Property.
2. The Owner acknowledges that it is the City's policy to assess the full cost, including inspection and supervision, of the initial installation of street trees and street lights.
3. The Owner, including any heirs, successors and assigns, waives notice and hearing to the assessment for street trees and street lights in accordance with Section 66.073(7)(b), Wisconsin Statutes; Section 66.0701, Wisconsin Statutes; Paragraph (11), Section 10.10; and Paragraph (10), Section 10.39, Madison General Ordinances.

(Signature page to follow)

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

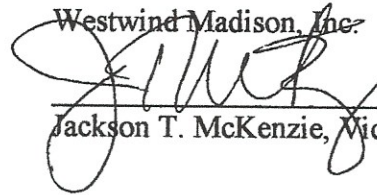
DOCUMENT #
5903527
05/26/2023 10:30 AM
Trans Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 5

Return to: City Traffic Engineering Division
Suite 109, Madison Municipal Building
215 Martin Luther King Jr. Blvd.
PO Box 2986
Madison, WI 53701-2986

Tax Parcel Nos.:
Underlying Parcel No.251/0708-204-0097-0
See attached Exhibit A

5

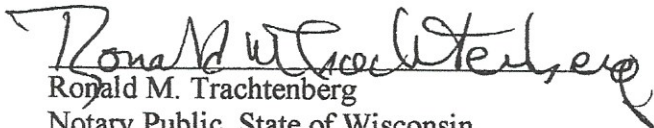
IN WITNESS WHEREOF, the Owner has entered into this Declaration of Conditions and Covenants as of this 11th day of May, 2023.

Westwind Madison, Inc.


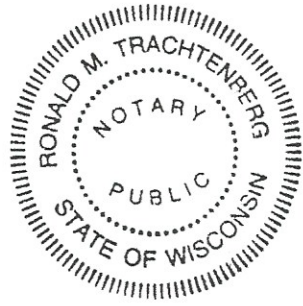
Jackson T. McKenzie, Vice President

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this 11th day of May, 2023, the above-named Jackson T. McKenzie, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.



Ronald M. Trachtenberg
Notary Public, State of Wisconsin
My Commission Is Permanent



Drafted by: City Traffic Engineering Division
Suite 109, Madison Municipal Building
215 Martin Luther King Jr. Blvd,
PO Box 2986,
Madison, WI 53701-2986

EXHIBIT A

LOT # PARCEL NUMBER

All lots were part of parcel number 251/0708-204-0097-0

All lots have prefix 251.

1	0708-204-0101-9
2	0708-204-0401-3
3	0708- 204-0402-1
4	0708- 204-0403-9
5	0708- 204-0501-1
6	0708- 204-0502-9
7	0708- 204-0503-7
8	0708- 204-0801-5
9	0708- 204-0802-3
10	0708- 204-0803-1
11	0708- 204-0804-9
12	0708- 204-0805-7
13	0708- 204-0807-3
14	0708- 204-0808-1
15	0708- 204-0809-9
16	0708- 204-0810-6
17	0708- 204-0701-7
18	0708- 204-1101-8
19	0708- 204-1201-6
20	0708- 204-1202-4
21	0708- 204-1203-2
22	0708- 204-1204-0

23 0708- 204-1301-4
24 0708- 204-1302-2
25 0708- 204-1303-0
26 0708- 204-1304-8
27 0708- 204-1305-6
28 0708- 204-1306-4
29 0708- 204-1001-0
30 0708- 204-1002-8
31 0708- 204-1003-6
32 0708- 204-1004-4
33 0708- 204-1005-2
34 0708- 204-1006-0
35 0708- 204-1008-6
36 0708- 204-1009-4
37 0708- 204-1010-1
38 0708- 204-1011-9
39 0708- 204-1012-7
40 0708- 204-0901-3
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42 0708- 204-0903-9
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- 70 0708- 204-0207-5