

12/2/2008

Wanna Bee Campground

Covenants and Restrictions

The following will be included in the purchase price for cabins manufactured by Stone Canyon Lodges and placed at Wanna Bee Campground:

1. Placement of lodge/cabin on site
2. Electric, water and sewer hookup
3. Entry Steps
4. Landscaped lot
5. Yard maintained as needed (watering, mowing, weed control)
6. Township taxes
7. Water and Sewer fees
8. Garbage pickup
9. Access to all campground amenities

Lodge Owner Agreements

Decks: Lodge owner may have a deck built. Wanna Bee must inspect plans and approve of such deck before construction begins. All decks will be wood and stained to match lodge cabins.

Decks will be maintained and re-stained by Wanna Bee staff as needed. Decks shall look fresh and maintained each year. The cost will be determined based on size and construction of deck.

Lodge construction of the home shall be maintained by the owner. This includes but is not limited to re-staining of the lodge and cleanliness. All lodges shall maintain the same stain as the facilities in the resort. Before re-staining begins, management must approve of the color.

Electric- Lodge owners shall be responsible for their own electric bill. All lodges will have individual meters and will be read by Alliant Energy from June 1- Jan 1. All electric is the responsibility of the owner of the lodge and payments shall be made within 10 days of receipt of such bills.

Propane Tanks shall be placed by management. Management will determine the best placement for such tank and will recommend a provider. Owner of the lodge is responsible for any bills acquired for propane gas and shall pay within 10 days of receipt.

Seasonal Lots. All lodges are considered seasonal. There is no permanent residence at Wanna Bee Campground and is not allowed.

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Lodge Resale- Wanna Bee Campground has first right of refusal at selling price.

Lot Agreement: Partnership lot and service agreement of \$200 a month is paid annually and is due by January 1 each year. If lot rent is not paid within 15 days there will be an additional charge will be assessed.

Rules and Regulations: All rules enforced by Wanna Bee Campground shall be followed by the owners of lodges. A complete list of all rules and regulations attached as an addendum.

Owner agrees to the above rules, regulations and agreements.

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____