

**COVENANT FOR FUTURE RIGHT OF WAY
DEDICATION AND EASEMENT**

IN RE:

**UNITS 1 THROUGH 12, EDELWEISS RIDGE
CONDOMINIUM,**

aka

**LOTS 1, 2, and 3, CSM# 1904 and LOTS 1, 2, and 3
and OUTLOT A, CSM# _____,
in the TOWN of NEW GLARUS, GREEN
COUNTY, WISCONSIN**

Ronald M. Trachtenberg, Esq.
Murphy Desmond S.C.
P.O. Box 2038
Madison, WI 53701-2038

PINS: _____

WHEREAS, Robert Darrow, Jr., is the owner of Units 1 through 12, Edelweiss Ridge Condominium, aka Lots 1, 2, and 3, CSM# 1904 and Lots 1, 2, and 3 and Outlot A, CSM # _____, all in the Town of New Glarus, Green County, Wisconsin;

WHEREAS, said Outlot A is a common element of said Condominium for the purpose of a private road right of way to and from said Units and Edelweiss Road, a public town road right of way located in the Town of New Glarus, Green County, Wisconsin;

WHEREAS, the private roadway within said Outlot A is to be built/has been built to Town of New Glarus standards pursuant to the town-developer agreement by and between the Town of New Glarus and Robert Darrow, Jr.;

WHEREAS, as a condition of approval of said CSM # _____, the Town of has required the dedication of the sixty-six foot wide portion of Outlot A centered on the center line of Outlot A together with a sixty-six wide easement from the west end of Outlot A to the west property line of Lots 1 and 2, CSM #1904, centered on the common lot line between said Lots 1 and 2, for the purpose of making the existing private road public and extending it west to serve the lands further to the west;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Robert Darrow, Jr., as owner of the above described

Units, Lots and Outlot, for himself and his heirs, successors and assigns, hereby declares and covenants as follows:

1. At such time as the Town of New Glarus, a Wisconsin political subdivision, determines it desires to extend the now private road right of way to the west to serve the lands to the west of the above described lands, the owners of Units 1 through 12 and any Unit owners of expansion Units added to Edelweiss Ridge Condominium shall:
 - a. Dedicate the sixty-six foot portion of Outlot A (centered on the center line of Outlot A) to the Town of New Glarus as and for public road right of way; and
 - b. Grant a sixty-six foot wide easement for public road right of way over Lots 1 and 2, CSM# 1904, centered on the common lot line between said Lots 1 and 2, from said Outlot A to the west property lines of said Lots 1 and 2;
 - c. All as shown on Exhibit A hereto.
2. The holder of any mortgage or other liens on said Units (including expansion Units), Lots or Outlot, shall at the time of said dedication and grant of easement consent to said dedication and grant of easement so as to grant a partial release of mortgage or other liens as to the lands so being dedicated and subject to said grant of easement.
3. The owners of Units 1 through 12 and all other Units owners of expansion Units added to Edelweiss Ridge Condominium and the holders of any mortgage or other liens on said Units (including expansion Units) shall and hereby grant an irrevocable power of attorney to the Edelweiss Ridge Condominium Unit Owners Association, Inc. to effectuate said dedication and grant of easement.
4. This Covenant shall run with the land (and Units, including any expansion Units added to Edelweiss Ridge Condominium).
5. This Covenant is made for the benefit of the Town of New Glarus and may not be amended or terminated without the written consent of the Town of New Glarus in recordable form.

IN WITNESS WHEREOF, this Covenant has been executed this _____ day of _____, 2009.

Robert Darrow, Jr.

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this ____ day of _____, 2009, the above-named Robert Darrow, Jr., to me known personally, who executed the foregoing and acknowledged the same.

Notary Public, State of Wisconsin
My Commission: _____

CONSENT

_____, Mortgagee, hereby consents to the foregoing Declaration of Condominium.

Dated: _____, 2009

_____, Mortgagee

By:

Name: _____
Title: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this ____ day of _____, 2009, the above-named _____ to me known to be the _____ of _____, respectively who executed the foregoing and acknowledged the same.

Notary Public, State of Wisconsin
My Commission: _____

Drafted By:
Attorney Ronald M. Trachtenberg
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Madison, WI 53701-2038