

January 4, 2025

Andrew Strom
N467 297th Street
Eau Galle, WI 54737

Dear Andrew,

The CCR's (our governing documents) clearly express the initial declarants intent to preserve the natural setting of the subdivision.

The initial Declarants language in the CCR's makes it clear:

'Declarant emphasizes their commitment to maintaining the natural beauty and privacy of the Lots / Units and the property as a whole. Maintenance and preservation of existing trees and vegetation is the primary way this is accomplished. Removal of only the minimum amount of vegetation and foliage is encouraged. No part of this section may be altered, revised, or otherwise eliminated at any time in the future, even by unanimous vote of the Association.'

In fact the commitment of the Declarant extended into Amendment One with additional measures to preserve the natural surroundings.

I. PURPOSE.

The purpose of this Amendment is to:

- Further protect the woods found on the associated Lots
- To preserve the natural beauty of said property
- To ensure an enhanced level of privacy for, and between, Lots And thereby to preserve and enhance the values of investments made by purchasers of the lots.

Further in amendment One:

IV. LIMITATIONS ON TREE REMOVAL ON ENTIRETY OF LOT

Under no circumstances shall a tree be removed for any purposes, even as a result of construction, within twenty (20) feet of any Lot line shared with another Lot of Majestic Woods South.

I'm writing to seek clarification in regard to the project currently under construction on platted lots 2 and 3.

Those two separate lots should have a 40 foot corridor of trees from the lake to the private road. That corridor is no longer intact. Eighty nine large trees were cut down, a clear cut of the two lots, with an exception of the county shoreline buffer zone.

Again our governing documents clearly outline procedures the board must follow:

‘Owner may request of Declarant specific exceptions to these restrictions. After the owner of a Lot / Unit has completed removal within the above guidelines, Owner can request a tour of property with Declarant and indicate their desire with respect to any additional tree or vegetation removal. The request may be made of the Association after all Lots / Units have been sold by Declarant. Declarant (or the Association, as the case may be) shall record in the office of the Dunn County Register of Deeds its approval of any removal requests that are granted, and only after this pre-approval is given and recorded may the removal occur.’

Currently these documents are not recorded at the Register of Deeds office.

Does this documentation exist? If so, where has it been legally recorded? If not, then the question is why?

Please respond no later than January 10, 2025.

Direct response to PO Box 42, Eau Galle, WI 54737.

Sincerely,

Scott Ellis