

**RESOLUTION OF THE BOARD OF DIRECTORS
OF APPLE RIDGE HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the Board of Directors ("Board") of Apple Ridge Homeowners Association, Inc. ("Association") has the power to promulgate rules, regulations, and restrictions regulating the use of the lots and the common areas in the development known as "Apple Ridge" pursuant to Section 1.13 of the documents known as "Statement of Apple Ridge Homeowners Association, Inc. Conditions, Standards, Procedures, Covenants and Restrictions for Ownership in Lots 7-29, Outlots 1, 2, 3, & 4 of Doneff Addition to the Village of Egg Harbor, Phase I Apple Ridge at Eames Farm" which is recorded in Volume 783 of Records, Pages 610-632, Document No. 620133, Door County Records ("Statement"), and "First Amendment to Statement of Apple Ridge Homeowners Association, Inc. Conditions, Standards, Procedures, Covenants and Restrictions for Ownership in Lots 30-62, Outlots 5, 6, and 7 and a Parcel of Land Described in the Attached Exhibit B, Doneff Addition to the Village of Egg Harbor – Phase II, Apple Ridge at Eames Farm" ("First Amendment"); and

WHEREAS, the Board wishes to adopt a restriction to regulate short-term rentals of homes and dwellings located in Apple Ridge, which is comprised of the land legally described in Addendum A attached hereto and made a part hereof; and

WHEREAS, the Board deems it to be in the best interest of Apple Ridge and the owners of the lots and homes located therein to regulate short-term rentals.

NOW, THEREFORE, the Board, pursuant to the powers it possesses as set forth in the Association documents cited above, particularly the Statement, adopts the following restriction on behalf of the Association:

1. For purposes of this restriction, "residential dwelling" means any building, structure, or part of a building or structure that is used as a home, residence, or sleeping place by one or more persons, maintaining a common household, to the exclusion of all other persons.
2. For purposes of this restriction, "short-term rental" means a residential dwelling that is offered for rent for a fee or other consideration for fewer than thirty (30) consecutive days.
3. No person or entity may maintain, manage, or operate a short-term rental of a residential dwelling, or any portion of a residential dwelling, as defined herein, within the land described in Addendum A and referred to therein as Phase I, Phase II, and Anton & Michelle Doneff Property.
4. This Resolution shall have the same force and effect as a restrictive covenant and shall be enforceable by the Association as set forth in Section 1.9 of the Statement and the First Amendment.

**ADDENDUM A TO RESOLUTION OF THE BOARD OF DIRECTORS
OF APPLE RIDGE HOMEOWNERS ASSOCIATION, INC.**

Phase I:

Lots 7 - 29, Outlots 1 - 4, Doneff Addition to the Village of Egg Harbor – Phase I

Phase II:

Lots 30 – 62, Outlots 5, 6, and 7, Doneff Addition to the Village of Egg Harbor – Phase II


Anton & Michelle Doneff Property:

A parcel of land located in the NE ¼ of the NW ¼ and the NW ¼ of the NW ¼ of Section 30, Township 30 North, Range 27 East, Village of Egg Harbor, Door County, Wisconsin, bounded and described as follows:

Commencing at the North ¼ corner of said Section 30, thence N 89°14'28" W 987.77 feet along the north line of the NW ¼ of Section 30, said line also being the centerline of C.T.H. "E", to the point of beginning of lands to be described; thence S 00°45'30" W 58.00 feet, thence S 06°56'55" E 260.00 feet to the northerly right-of-way line of Apple Ridge Road, thence along said northerly right-of-way line 43.63 feet along the arc of a curve to the left whose chord bears S 53°50'48" W 43.61 feet (interior angle = 06°40'00", radius = 375.00 feet), thence continuing along said northerly right-of-way line S 50°30'48" W 141.10 feet, thence N 89°14'28" W 592.30 feet, thence N 00°45'30" W 433.00 feet to the north line of the NW ¼ of Section 30, said line also being the centerline of C.T.H. "E", thence S 89°14'28" E 700.00 feet along said north line (centerline) to the point of beginning.

The undersigned, being all of the Directors of Apple Ridge Homeowners Association, Inc., a Wisconsin nonstock corporation ("Corporation") hereby consent to adoption of the foregoing resolution (rule).

Dated this 28th day of July, 2022.




Larry Lutzow

Craig Skarpiak

Ed Conlon

Steve Andersen

Bob Doneff

Rick Libner