

426695

VOL 650 records page 290

REC'D August 26, 1996 at 4:30 P.M.

RECORDED: VOL. 650 RECORDS PAGE(S) 290-291

James M. Mrdutt
JAMES M. MRDUTT REG. OF DEEDS, DUNN, CO. WI 12-11

DECLARATION PROTECTING COVENANTS

This declaration is made by Leon Herrick, Gary L. Nyseth, and Kathleen Scharlau, owners of the following described real estate located in the Town of Red Cedar, Dunn County, Wisconsin.

PROTECTIVE COVENANTS AND RESTRICTIONS

For lot 4, Croftwood Addition, Croftwood South, and Lots 6 and 7, CMS No. 1376, not including Outlot 1.

1. The above-described land shall be used for residential purposes only except that park, garden, and recreational use is permitted in connection with residential use. No buildings shall be erected, altered, placed, or permitted to remain on any lot other than one single family dwelling, not to exceed two stories in height, together with a private, connecting garage for the use of the occupants of said single family dwelling, and one out building. No metal yard sheds of any kind shall be permitted. The connecting garage shall be included in the initial construction phase of the single-family dwelling. This provision shall not prevent use of a room on the premises for an office or studio by the occupant of the dwelling.
2. No trailer, basement, mobile home, double-wide trailer, shack, tent, garage or any other type of outbuilding shall be at any time used or occupied for residential purposes and all structures shall be completely finished on the exterior within one year after commencement of the excavation or construction thereof. Consistent with this instrument, no garage or other structure shall be erected on any parcel or lot before the residence thereon is constructed.
3. Consistent with this instrument, all homes on said parcels or lots must be single-family dwellings. The main floor of a single level home, excluding garage or porches, shall have at least 1000 square feet. The main floor of a split-entry home, excluding garage or porches, shall have at least 900 square feet on the main floor. The main floor of a multilevel home, excluding garage or porches, shall have at least 750 square feet on the main floor. Consistent with this instrument, if any outbuilding is constructed, it shall have a maximum side wall height of ten (10) feet.
4. All driveways shall be hard surfaced with a minimum of crushed aggregate base within one year following the completion of the adjoining street.
5. No structure of any kind shall be moved onto the property from any other location without written permission by said owners and/or their assigns.

6. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any parcel or lot, except dogs, cats, or other household pets may be kept, provided they are not kept, bred, or maintained for commercial purposes. Kennels for dogs or other household pets shall not be allowed unless screened from view.

REMEDY FOR VIOLATION(S) OF COVENANTS AND RESTRICTIONS AS STATED HEREIN

If any party violates, or attempts to violate any of the covenants, conditions, or restrictions herein provided, it shall be lawful for any party or parties in interest in the above described lands to institute and prosecute proceedings at law or in equity against the parties violating, or attempting to violate, either to prevent said violation or to recover damages. The defendant found to be in violation shall pay reasonable and necessary legal fees and expenses incurred by the plaintiff in such an action.

Dated this 26TH day of August, 1996.

Gary L. Nyseth
Gary L. Nyseth
Leon Herrick
Leon Herrick

Kathleen Scharlau
Kathleen Scharlau

State of Wisconsin)
County of Dunn)

Personally came before me this 26th day of August, 1996, the above named Gary L. Nyseth, Leon Herrick, & Kathleen Scharlau to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

Oliver M. Stinger
Notary Public

12-6-98
My commission expires:

This instrument drafted by Gary Nyseth

RADIANCEV.

Lot 4 Blk. 1 Croftwood
Croftwood South except Outlot 1
Lots 6 & 7 Blk. 1 CSM 1376

*Print
Leon Herrick*

426859

VOL 651 records page 327

REC'D September 3, 1996 at 4:10 P.M.

RECORDED: VOL 651 RECORDS PAGE(S) 327-328

James M. McDutt
JAMES M. MCDUTT REG. OF DEEDS, DUNN, CO. WI

DECLARATION PROTECTING COVENANTS

This is to replace that document recorded in Volume 650 of Records, page 290.

This declaration is made by Leon Herrick, Gary L. Nyseth, and Kathleen Scharlau, owners of the following described real estate located in the Town of Red Cedar, Dunn County, Wisconsin.

PROTECTIVE COVENANTS AND RESTRICTIONS

For Lot 4, Block 1, Croftwood Addition and Croftwood South except Outlot 1 and Lots 6 and 7, Block 1, CSM No. 1376.

1. The above-described land shall be used for residential purposes only except that park, garden, and recreational use is permitted in connection with residential use. No buildings shall be erected, altered, placed, or permitted to remain on any lot other than one single family dwelling, not to exceed two stories in height, together with a private, connecting garage for the use of the occupants of said single family dwelling, and one out building. No metal yard sheds of any kind shall be permitted. The connecting garage shall be included in the initial construction phase of the single-family dwelling. This provision shall not prevent use of a room on the premises for an office or studio by the occupant of the dwelling.
2. No trailer, basement, mobile home, double-wide trailer, shack, tent, garage or any other type of outbuilding shall be at any time used or occupied for residential purposes and all structures shall be completely finished on the exterior within one year after commencement of the excavation or construction thereof. Consistent with this instrument, no garage or other structure shall be erected on any parcel or lot before the residence thereon is constructed.
3. Consistent with this instrument, all homes on said parcels or lots must be single-family dwellings. The main floor of a single level home, excluding garage or porches, shall have at least 1008 square feet. The main floor of a split-entry home, excluding garage or porches, shall have at least 900 square feet on the main floor. The main floor of a multilevel home, excluding garage or porches, shall have at least 750 square feet on the main floor. Consistent with this instrument, if any outbuilding is constructed, it shall have a maximum side wall height of ten (10) feet.
4. All driveways shall be hard surfaced with a minimum of crushed aggregate base within one year following the completion of the adjoining street.
5. No structure of any kind shall be moved onto the property from any other location without written permission by said owners and/or their assigns.

6. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any parcel or lot, except dogs, cats, or other household pets may be kept, provided they are not kept, bred, or maintained for commercial purposes. Kennels for dogs or other household pets shall not be allowed unless screened from view.

REMEDY FOR VIOLATION(S) OF COVENANTS AND RESTRICTIONS AS STATED HEREIN

If any party violates, or attempts to violate any of the covenants, conditions, or restrictions herein provided, it shall be lawful for any party or parties in interest in the above described lands to institute and prosecute proceedings at law or in equity against the parties violating, or attempting to violate, either to prevent said violation or to recover damages. The defendant found to be in violation shall pay reasonable and necessary legal fees and expenses incurred by the plaintiff in such an action.

Dated this 3RD day of SEPTEMBER, 1996.

Gary L. Nyseth
Gary L. Nyseth

Leon Herrick
Leon Herrick

Kathleen Scharlau
Kathleen Scharlau

State of Wisconsin)
County of Dunn)

Personally came before me this 3rd day of September, 1996, the above named Leon Herrick, Gary Nyseth, and Kathleen Scharlau, to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

Clean M. Strigun
Notary Public

My commission expires: 12-6-98