

1752919

Restrictive Covenants

BROWN COUNTY
REGISTER OF DEEDS
CATHY WILLIQUETTE

2000 MAY 10 A 11:43

Document Number

Document Title

Recording Area

1604

Name and Return Address

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Parcel Identification Number (PIN)

Lots Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30) and Thirty-one (31), according to the recorded Plat of Hidden Ridges II, a County Plat, in the Town of Suamico, Brown County, Wisconsin.

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This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

Hidden Ridges Subdivision

Restrictive Covenants

1. No building shall be moved onto any lot.
2. No temporary structure of any kind will be permitted for dwelling purposes, including mobile homes or travel trailers.
3. All dwellings started must be completed within one year of the start of construction including final grading and landscaping.
4. Every dwelling shall have a garage (2-stall minimum) attached and a foundation to below frost-line (4 foot recommended). In the event that the contour of the lot prohibits being attached, then this can be separate.
5. No more than two dogs and cats per residence shall be permitted. Litters must be disposed of within 6 months. No horses, cattle, swine, or goats shall be kept on the premises. Kennels and dog runs shall be of quality materials approvable by a veterinarian and shall be required for any dogs left out for long periods of time.
6. Any permanent professional or business sign must meet with the approval of sub-divider.
7. All dwellings shall have an exterior of wood siding, brick, stone, split rock or similar veneers or textured aluminum, vinyl, or steel siding. There will be no exterior of composition asphalt, plastic slate or imitation stone (stucco type) unless approved by the developers or their assigns. All outbuildings will be to the rear of residence.
8. Only 1 utility building shall be permitted, not to exceed 1200 sq ft and the exterior must be the same as the exterior of the garage or house.
9. No residence shall be erected on the lot until a copy of the plot plan and a copy of the final plans and specifications showing size, kind, shape, height, materials, locations, and grade of structure be first submitted to and approved by the undersigned or their designates.
10. Other than conventional vehicles, no more than one vehicle used for business or recreation such as motor home or trucks, shall be stored on the property for periods of 30 days or more unless approved by the undersigned or their designates.
11. Minimum size of the dwellings shall be as follows -

ranch style 2000 sq ft, two story 2500 sq ft, raised ranch 2800 sq ft, split level 2400 sq ft, plus a basement. Raised ranch 1st floor minimum 1700 sq ft.

- 12. Fabrication of all dwellings shall be done on the site except rough framing components.
- 13. The dwelling shall be for single family residence only, with a 70' setback.
- 14. Breach of any of the foregoing covenants shall give rise to a right action in favor of the undersigned, and their successors and assigns of any of the lots in said plat of Hidden Ridges.
- 15. All trees and brush must remain within ten feet of side and rear lot lines.
- 16. Any variances to the above covenants must be approved by developer or his assigns in writing.

Gary Posey

Gary Posey

Legal Description:

Lots Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30) and Thirty-one (31), according to the recorded Plat of Hidden Ridges II, a County Plat, in the Town of Suamico, Brown County, Wisconsin.

State of Wisconsin, Brown County ss:

Personally came before me this 10 day of November, 1999, the above named Gary Posey, to me known to be the person who executed the foregoing instrument and acknowledges the same.

Gary Posey

Notary Public, State of Wisconsin
My Commission expires: 9-10-2000

Timothy J. Flanigan

Timothy J. Flanigan
Barbara J. Flanigan

Barbara J. Flanigan

State of Wisconsin, Brown County ss:

The foregoing instrument was acknowledged before me this 10 day of November, 1999 by Timothy J. Flanigan and Barbara J. Flanigan

Timothy J. Flanigan

Notary Public, State of Wisconsin
My Commission expires: 9-10-2000

Drafted by: Gary Posey

1752919

Steven J. Querio

Lisa M. Querio

State of Wisconsin, Brown County ss:

The foregoing instrument was acknowledged before me this 10th day of December, 1999 by Steven J. Querio and Lisa M. Querio

[Signature]
Notary Public, State of Wisconsin
My Commission expires: 9-10-2000

[Signature] 4/10/00
Robert W. Saunders

Karen A. Saunders 4/10/00
Karen A. Saunders

State of Wisconsin, Brown County ss:

The foregoing instrument was acknowledged before me this 4-10 day of December, 1999 by Robert W. Saunders and Karen A. Saunders

[Signature]
Notary Public, State of Wisconsin
My Commission expires: 9-10-2000

[Signature]
Charles Krueger

[Signature]
Helen P. Krueger

State of Wisconsin, Brown County ss:

The foregoing instrument was acknowledged before me this 10th day of December, 1999 by Charles Krueger and Helen P. Krueger

[Signature]
Notary Public, State of Wisconsin
My Commission expires: 9-10-2000