

RESTRICTIVE COVENANTS

The undersigned developer and owner having an interest in the hereinafter described real estate for the purpose of enhancing and protecting the attractiveness and value of said real estate, hereby declare that all the real property herein described and each part thereof shall be held, sold and conveyed only subject to the following covenants, conditions and restrictions, which shall constitute covenants running with the land and shall be binding upon all parties having any right, title or interest in the hereinafter described property or any part thereof, their heirs, personal representatives, successors or assigns and the covenants contained herein shall inure to the benefit of each owner thereof.

PLAT OF STONEBRIDGE FARM, CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN. parcel # 6H-1051

1. NO STRUCTURE, INCLUDING MANUFACTURED HOUSING OR MOBILE HOME, MAY BE MOVED ONTO ANY LOT.
2. NO BI-LEVEL OR SPLIT LEVEL CONSTRUCTION.
3. SINGLE FAMILY RESIDENCES ONLY, NO DUPLEXES.
4. NO ABOVE-GROUND SWIMMING POOLS MAY BE CONSTRUCTED ON ANY LOT.
5. NO MOBILE HOME, BOAT, TRAILER NOR RECREATIONAL VEHICLE MAY BE PARKED IN FRONT OF, ALONG SIDE OF OR IN BACK OF ANY RESIDENCE OR ON ANY LOT FOR MORE THAN 72 HOURS WITHIN ANY ONE CALENDAR YEAR.
6. ONE CONTIGUOUS STRUCTURE PER LOT. NO UNATTACHED GARAGES OR OUT-BUILDINGS.
7. NO LOT MAY BE DIVIDED BY PLAT, SURVEY OR OTHERWISE TO CREATE AN ADDITIONAL BUILDABLE LOT.
8. SINGLE LEVEL HOMES MUST CONTAIN A MINIMUM OF 2,000 SQUARE FEET ON THE GROUND FLOOR.
9. TWO STORY HOMES MUST CONTAIN A MINIMUM OF 2,400 SQUARE FEET.
10. NO SATELLITE RECEIVING DISH, TELEVISION ANTENNA, AMATEUR RADIO ANTENNA OR OTHER DEVICE FOR THE RECEIVING OR TRANSMITTING OF ELECTRO-MAGNETIC OR MICRO-WAVE SIGNALS MAY BE CONSTRUCTED ON ANY LOT NOR UPON ANY STRUCTURE.

11. ALL CHIMNEYS SHALL BE OF MASONRY CONSTRUCTION. NO CHIMNEY SHALL BE ENCLOSED BY A WOODEN FRAME STRUCTURE. ALL METAL CHIMNEYS ARE PROHIBITED.
12. NO MOTOR VEHICLE MAY BE PARKED UPON ANY PORTION OF ANY LOT WHICH IS NOT PAVED WITH CONCRETE OR BITUMINOUS SURFACING.
13. UPON THE CONSTRUCTION OF EACH RESIDENCE, THE OWNER SHALL BE REQUIRED, AT OWNERS EXPENSE, TO INSTALL A GAS LIGHT, OF SUBDIVIDER'S SPECIFICATION, IN THE FRONT YARD AND TO KEEP SUCH GAS LIGHT IN CONTINUOUS OPERATION.
14. ALL CONSTRUCTION MUST BE COMPLETED WITHIN 200 DAYS OF THE GRANTING OF A BUILDING PERMIT ON EACH SPECIFIC LOT.
15. ALL LANDSCAPING MUST BE COMPLETED WITHIN 200 DAYS OF THE OCCUPATION OF A STRUCTURE FOR RESIDENTIAL PURPOSES.
16. ALL PLANS, SPECIFICATIONS AND LANDSCAPING MUST BE APPROVED, IN WRITING, BY THE ARCHITECTURAL REVIEW COMMITTEE OF THE SUBDIVIDER.
17. EACH LOT MUST BE GRADED TO PROVIDE FOR DRAINAGE OF SURFACE WATER.
18. ALL UTILITIES FOR LOTS 4, THROUGH 24, INCLUSIVE, MUST BE PLACED UNDERGROUND.
19. THESE COVENANTS MAY BE ENFORCED IN LAW OR EQUITY.

Dated this 22nd day of May, 1987.

Arnold J. Des Jardins
Arnold J. Des Jardins,
owner and subdivider.

Charlotte A. Des Jardins
Charlotte A. Des Jardins,
owner and subdivider.

Signatures of Arnold J. Des Jardins and Charlotte A. Des Jardins authenticated this 22nd day of May, 1987.

Jeffrey C. Des Jardins
Jeffrey C. Des Jardins
Member, State Bar of Wisconsin.

This instrument drafted by:

Ret: Attorney Jeffrey C. Des Jardins
133 South Monroe Avenue
Green Bay, WI 54301

REGISTER OF DEEDS
BROWN COUNTY

1987 MAY 29 AM 8:22

CATHY WILLIQUETTE BREUNIG
REGISTER OF DEEDS