

Covenants
and
Restrictions
affecting Southern Edge Estates

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Recording Area

Name and Return Address

Southern Edge Estates) LLC
73 E 1st St
FOL WI 54935

Parcel Identification Number (PIN)

Drafted by Miki Reinhold

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COVENANTS and RESTRICTIONS

Affecting: Southern Edge Estates

Legal Description of Property:

ALL THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 15 NORTH, OF RANGE 17 EAST, TOWN OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN LYING NORTH AND EAST OF THE RAILROAD RIGHT OF WAY, AND BEING BOUNDED ON THE NORTH BY THE SECTION LINE, ON THE EAST BY THE HIGHWAY (MARTIN ROAD) AND ON THE SOUTHWEST BY THE RAILROAD RIGHT OF WAY.

1. Use of Premises

The use of premises known as Southern Edge Estates shall be restricted to one private residential dwelling per lot. The premises shall not be used for business or commercial purposes of any nature.

2. Temporary Dwellings

No person shall at any time live in any basement constructed, and no persons shall live in any trailer or garage on property in the above mentioned subdivision. No house trailer shall be placed on property at any time.

3. Garage

In addition to the residence with attached garage, the only other building to be allowed on said premises will be a detached garage/shed to be roofed and sided to match the house in accordance with city zoning ordinance.

4. Livestock

No animals, poultry, pigeons, or livestock shall be raised, bred, or kept on the above described properties, except that any property owner may maintain a maximum of two household pets of a kind, provided they are not kept, bred, or maintained for any commercial purposes. No outdoor kennels shall be allowed.

5. Trucks

No truck larger than a three-quarter ton truck shall be parked or garaged anywhere in said subdivision, except for parking in the

course of making trade deliveries. No trailer or any farm vehicle or farm equipment shall be parked outside.

6. Signs

No sign shall be placed on said premises having a size greater than 6 inches by 20 inches, except that "For Sale" signs may be erected when any of the real estate is for sale, or Contractors signs may be put up during the course of construction of homes.

7. Recreational vehicles

Only one recreational vehicle or trailer may be parked outside of the above mentioned premises. The length may not exceed 20 feet and may not be parked outside for longer than a period of 30 consecutive days at a time. Vehicles must be stored during the off-seasons.

8. Buildings

No buildings shall be moved on to any lot in said subdivision. All dwellings shall be of new construction. Panelized homes are allowed. Modular homes or trailer homes are not allowed.

9. Fencing

No fencing shall be placed on property except that which is used for decorative landscaping purposes only.

10. Building completion

Within one year after the commencement of construction of any dwelling the following shall be completed:

- a. The exterior of the dwelling according to plans and specifications.
- b. Grading and leveling of the entire lot area.

11. Severability

Invalidation of any one of these restrictions by judgment or court order shall not affect any of the other provisions, such provisions shall remain in full force and effect.

12. Easements

Easements for installation and maintenance of public utilities will be given.

12. Home size

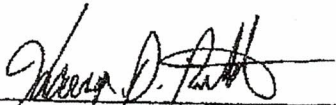
All single story homes in Southern Edge Estates must have 1400 sq. ft. of floor space excluding basement and garage. All other homes must have a minimum of 1700 sq. ft. of floor space excluding basement and garage. House and garage must have a minimum roof pitch of 5/12.

13. Term

These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of fifteen years from the date that said covenants are recorded, after which time such restrictions shall be automatically extended for successive periods of five years, unless an instrument signed by a majority of the then owners of lots has been recorded, which instruments shall change said covenants in whole or in part.

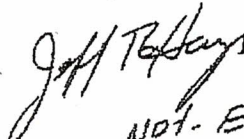
14. Approval

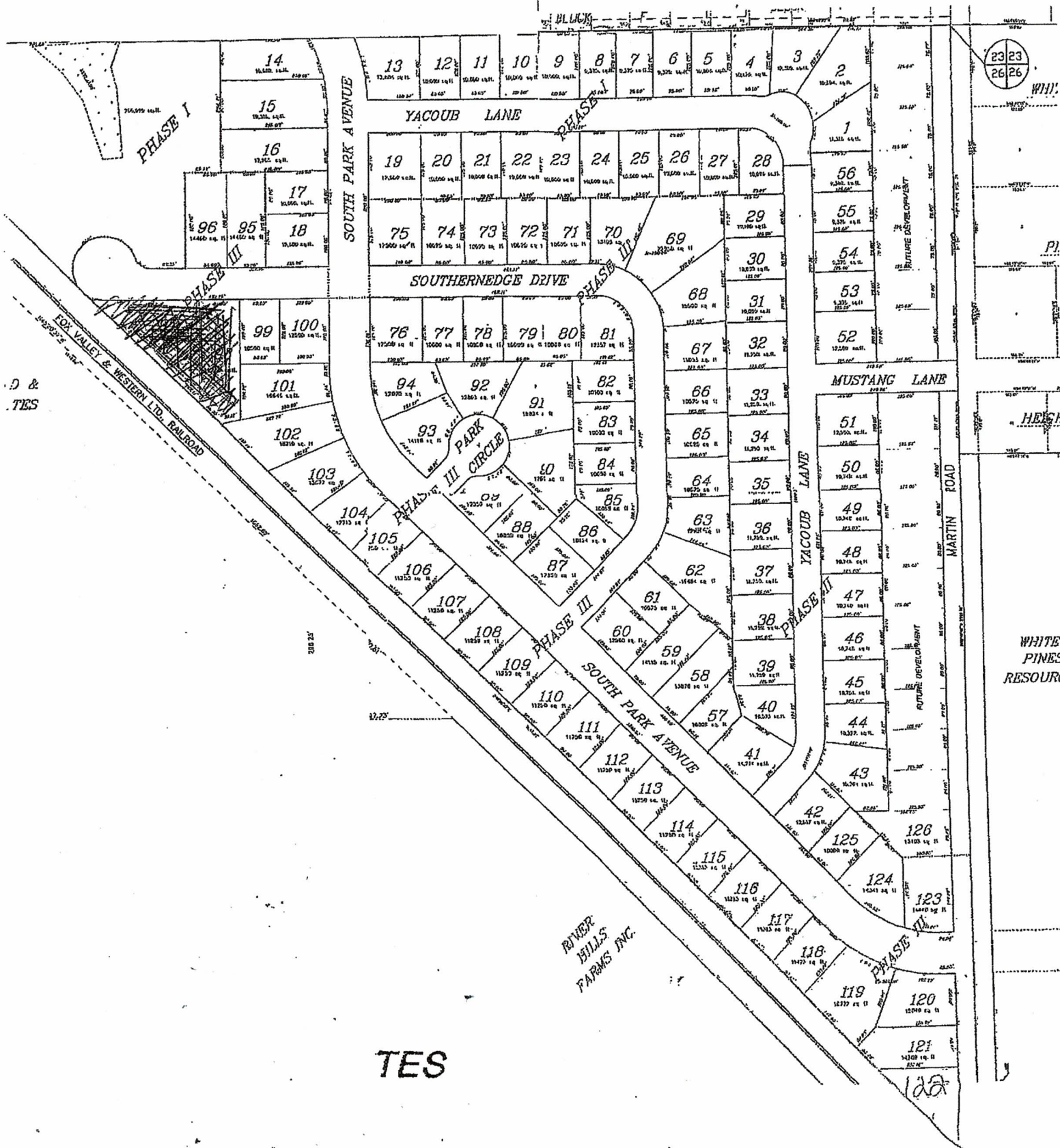
All plans to be approved by subdivision committee:
George Yacoub 920-948-4277
Harry Reinhold 920-517-1267



August 9, 2001
Harry D. Reinhold
Representative of Southern Edge Estates LLC

JEFF R. HAYES


NOT EXPIRES 10-27-2002.
FDL County



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