

313783

Lots 1-53
The Meadows

REC'D July 7, 1976 10:00 A.M.

RECORDED: VOL 258 RECORDS PAGE(S) 757-
761

PROTECTIVE COVENANTS

HERB D. SCHUTZ, REG. OF DEEDS, DUNN, CO., WIS.

STATE OF WISCONSIN)
DUNN COUNTY) ss.
)Signed Dec. 28th, 1976
[Signature]

This declaration made this 28th day of June , 1976, by

Gary L. Bakke, Judith L. Bakke, James A. Drill, Jane Ann Drill,
Frank C. Schumacher, Rita M. Schumacher and the Bank of New
Richmond, hereinafter jointly referred to as the "Declarant";Whereas, the declarant is the owner of real property sit-
uated in Dunn County, Wisconsin, described as The Meadows,
a plat of a portion of the Town of Tainter, Dunn County,
Wisconsin, which plat is filed in the office of the Register of
Deeds, for Dunn County, Wisconsin, in Volume 5 of Plats, on
Page 35, as Document No. 307806, and;Whereas, the declarant is desirous of subjecting said real
property to certain conditions, restrictions, covenants and
charges for the benefit of said real property and its present
and subsequent owners as hereinafter set forth.Now, therefore, Gary L. Bakke, Judith L. Bakke, James A.
Drill, Jane Ann Drill, Frank C. Schumacher, Rita M. Schumacher
and the Bank of New Richmond hereby impose upon the real pro-
perty above described the following conditions, restrictions,
covenants and charges which shall run with the land and be
binding upon and inure to the benefit of the owners of said
land, their heirs, executors, administrators, successors, and
assigns:

A. AREA OF APPLICATION

Unless otherwise specified herein, the covenants shall apply to all lots of The Meadows except lots 10, 24-30, 34-40, and 53.

B. LAND USE

No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single-family dwelling and a private garage for not more than three cars.

C. TYPE OF BUILDING

Any building erected on any lot must have a full foundation, except for porches, sun decks, patios and similar appurtenances. No dwelling shall be erected or maintained having a living area of less than 900 feet. Porches, sun decks, basements, attics, attached garages, breezeways, carports and crawl spaces shall be excluded from the calculation of ground floor living area.

D. MOBILE HOMES

No mobile homes, except camper vehicles as herein-after permitted, shall be permitted on any lot. A mobile home is defined as that which is, or was as originally constructed, designed to be transported by any motor vehicle upon a public highway, and designed, equipped and used primarily for sleeping, eating and living quarters or is intended to be so used, and includes any additions, attachments, annexes, foundations and appurtenances.

E. CAMPING

Camping shall be permitted on any property for five years after the initial purchase from declarants. Camping equipment shall be removed from property when not in use. Camping in tents which are not mounted on mobile units shall be permitted at any time. No camping shelters, including mobile units or vehicles, shall be parked on any premises outside of an enclosed garage at any time for more than 24 hours when not occupied.

F. COMPLETION OF CONSTRUCTION WORK

All building exteriors, including exterior color, shall be completed within 180 days from the date construction begins. All buildings must be roofed with dark colored roofing material or cedar shingles or shakes, and all building exteriors, exclusive of brick or stone, shall be stained or painted in a natural brown or green tone or white.

G. PETS

No animals shall be kept or maintained on any lot except the usual household pets, and in such cases the pets shall be so kept and maintained as not to become an annoyance or nuisance to other residents in the development by reason of movement, noise or odor.

H. DURATION OF THE PROTECTIVE COVENANTS AND RESTRICTIONS

The covenants and restrictions of this declaration shall run with and bind the land and shall inure to the benefit of and be enforceable by any owner, their respective heirs, successors and assigns for a term of 25 years from the date

this declaration is recorded. After the expiration of said 25 year term, the covenants and restrictions shall be automatically extended for successive periods of 10 years, unless an instrument signed by the then owners of 2/3 of the lots has been recorded, agreeing to terminate or modify the covenants and restrictions.


I ENFORCEMENT

Enforcement of the covenants and restrictions of this declaration shall be by any proceeding at law or in equity against any person violating or attempting to violate any such covenant or restriction to restrain violation or to recover damages, or both.

J. SEVERABILITY

Invalidation of any one of these covenants or restrictions shall in no way affect any other provisions which shall remain in full force and effect.

In witness whereof, the parties have hereunto set their hands and seal this 28th day of June , 1976.

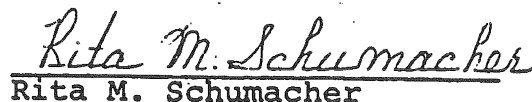

James A. Drill


Gary L. Bakke


Jane Ann Drill


Judith L. Bakke


Frank C. Schumacher


Rita M. Schumacher

BANK OF NEW RICHMOND

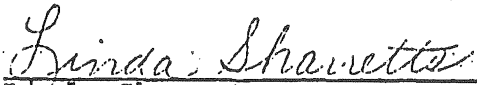
BY


A. J. Peterson, President

BY


James A. Gretz, Vice President

Signatures of Gary L. Bakke, Judith L. Bakke, James A.
Drill, Jane Ann Drill, Frank C. Schumacher, Rita M. Schumacher,
A. J. Peterson and James A. Gretz authenticated this 28th day
of June , 1976.


Linda Sharretts
Party authorized under Sec.
706.06 viz. notary public.

LINDA SHARRETTS
Notary Public, State of Wisconsin
My Commission Expires 6-5-77

This instrument drafted by:

DOAR, DRILL, NORMAN & BAKKE

338062

ADDENDUM TO
PROTECTIVE COVENANTS

VOL. 303 RECORDS PAGE 645

*Pl 8.00
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have envelope*

STATE OF WISCONSIN)

DUNN COUNTY)

REC'D March 31, 1981 at 10:20 A.M.

SS RECORDED: VOL. 303 RECORDS PAGE(S) 645-651

Herb D. Schutz
HERB D. SCHUTZ, REG. OF DEEDS, DUNN CO., WIS.

*6.45
11.90*

This addendum executed this 30th day of March, 1981

to that certain Protective Covenants dated June 28, 1976

by Gary L. Bakke, Judith L. Bakke, James A. Drill, Jane Ann Drill,

Frank C. Schumacher, Rita M. Schumacher and the Bank of New Richmond,

a copy of which is attached and made a part of this addendum, which

protective covenants cover real property situated in Dunn County,

Wisconsin, described as The Meadows, a plat of a portion of the

Town of Tainter, Dunn County, Wisconsin, which plat is filed in

the office of the Register of Deeds, for Dunn County, Wisconsin,

in Volume 5 of Plats, on Page 35, as Document No. 307806.

1. Paragraph A. AREA OF APPLICATION is amended to read
as follows:

A. AREA OF APPLICATION

Unless otherwise specified herein, the
covenants shall apply to all lots of The Meadows
except lots 10, 24-30 and 53.

In witness whereof, the parties have hereunto set their
hands and seal this 30th day of March, 1981.

James A. Drill
James A. Drill

Jane Ann Drill
Jane Ann Drill

Frank C. Schumacher
Frank C. Schumacher

George E. Norman
George E. Norman,
as Trustee

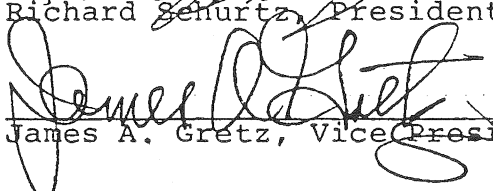
Gary L. Bakke
Gary L. Bakke

Judith L. Bakke
Judith L. Bakke

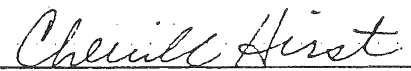
Rita M. Schumacher
Rita M. Schumacher

BANK OF NEW RICHMOND

BY: 
Richard Schurtz, President

BY: 
James A. Gretz, Vice President

Signatures of Gary L. Bakke, Judith L. Bakke, James A. Drill,
Jane Ann Drill, Frank C. Schumacher, Rita M. Schumacher, George E.
Norman, Richard Schurtz and James A. Gretz authenticated this 30th
day of March, 1981.


Cherrill Hirst
Party authorized under Sec.
706.06 viz. notary public

This instrument drafted by:

DOAR, DRILL, NORMAN, BAKKE,
BELL & SKOW

CHERRILL HIRST
Notary Public - State of Wisconsin
My Commission Expires 4-17-83

371278

*Pl. L. 100-100
Bakke, Schumacher & Schumacher
have developed*

VOL 365 records page 499SECOND ADDENDUM TO
PROTECTIVE COVENANTS

STATE OF WISCONSIN

DUNN COUNTY

)
) ss.
)

REC'D September 2, 1987 at 10:45 A.M.

RECORDED: VOL 365 RECORDS PAGE(S) 499-500

James M. McDuff
JAMES M. MCDUFF REG. OF DEEDS DUNN CO. WI

This Second Addendum to Protective Covenants executed this 31 d a y of August, 1987 to those Protective Covenants dated June 28, 1976 and the Addendum to Protective Covenants dated March 30, 1981 and executed by Gary L. Bakke, Judith L. Bakke, James A. Drill, Jane Ann Drill, Frank C. Schumacher, Rita M. Schumacher and the Bank of New Richmond, which Protective Covenants were dated June 28, 1976 and recorded July 7, 1976 as Document No. 313783 in Vol. 258 of Records, Pages 757 - 761 and the Addendum to Protective Covenants dated March 30, 1981 and recorded March 31, 1981 as Document No. 338062 in Vol. 303 of Records pages 645-651, which protective covenants cover real property situated in Dunn County, Wisconsin, described as The Meadows, a plat of a portion of the Town of Tainter, Dunn County, Wisconsin, which plat is filed in the office of the Register of Deeds, for Dunn County, Wisconsin, in Volume 5 of Plats, on Page 35, as Document No. 307806.

1. Paragraph A. AREA OF APPLICATION is amended to read as follows:

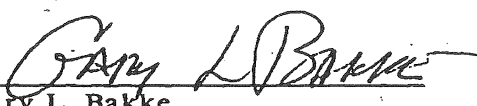
A. AREA OF APPLICATION


Unless otherwise specified herein, the covenants shall apply to all lots of the Meadows.

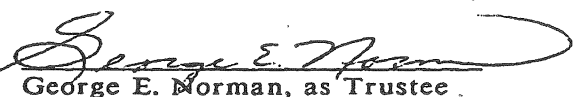
In witness whereof, the parties have hereunto set their hands and seal

this 31 day of August, 1987.


James A. Drill


Gary L. Bakke


Jane Ann Drill


George E. Norman, as Trustee

BANK OF NEW RICHMOND

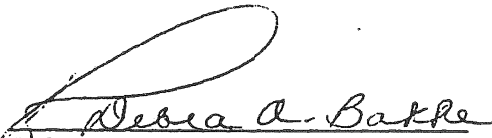
By: 

Richard Schurtz, President

By: 

James Gretz, Vice President

Signatures of Gary L. Bakke, James A. Drill, Jane Ann Drill, George E. Norman, Richard Schurtz and James A. Gretz authenticated this 31 day of August, 1987.


Debra A. Bakke
Notary Public

This instrument was drafted by:

Gary L. Bakke
Bakke, Norman & Schumacher, S.C.
New Richmond, WI 54017

STATE OF WISCONSIN
NOTARY PUBLIC
DEBRA A. BAKKE
MY COMMISSION EXPIRES 3-26-89