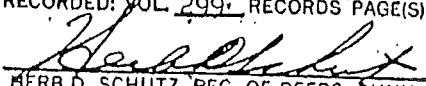


## First Addition to River Ridge

## Affidavit of Covenants

REC'D October 8, 1980 at 8:30 A.M.

RECORDED: VOL. 299 RECORDS PAGE(S) 87-88  
HERB D. SCHUTZ, REG. OF DEEDS, JUNN, CO., WIS.A. Area of Application

Unless otherwise specified herein, the covenants shall apply to all lots of First Addition to River Ridge.

B. Land Use

1. No lot shall be used except for residential purposes.
2. No building shall be erected, altered, placed or permitted to remain on any lot other than a detached single family dwelling not to exceed  $2\frac{1}{2}$  stories in height and private garages of not more than 1,300 sq. ft.
3. No more than one residence or dwelling house shall be erected on any of the said lots.
4. No mobile homes, nor double wide mobile homes shall be permitted on any lot.

C. Type of Building

1. Any building erected on any lot must have a full foundation, except for porches, sun decks, patios, garaged, and similar appurtenances.
2. No single story dwelling shall be erected or maintained having a ground floor living area of less than 1,000 square feet, and no dwelling of more than one story shall be erected or maintained having a ground floor living area of less than 800 square feet. A split entry home is considered a two-story.
3. Porches, sun decks, basements, attics, attached garages, breezeways, carports, and crawl spaces shall be excluded from the calculation of ground floor living area.

D. Foundations and Lot Lines

1. The front foundation of any residence or garage shall not be closer than thirty feet from the front lot line.
2. The foundations of any residence or garage shall not be nearer than ten feet from the side property line, nor nearer than twenty feet from any street adjoining the side property line.

E. Completion of Construction Work

1. No trailer, basement, tent, shack, garage, barn or outbuilding erected on the premises, shall be at any time used as a residence, either temporarily or permanently, nor shall any structure of a temporary character be erected, used or occupied for any residential purpose; and all structures commenced shall be completed and finished on the exterior within one (1) year after the commencement of the excavation or the construction thereof, whichever is commenced earlier.
2. No structure shall be erected on any lot before the residence thereon is constructed, except a garage.
3. All building structures commenced shall be completed and finished on the exterior within one year after the commencement of the excavation or the construction thereof, whichever is commenced earlier.

F. Specific Prohibitions

1. No nonxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be, or become, an annoyance or nuisance to the neighborhood.
2. No tank for the storage of fuel shall be maintained above the surface of the ground unless it is permanently shielded from view by shrubs or a fence.
3. No shedding poplars, box elders, cottonwoods, or other objectionable trees shall be planted.
4. No garbage, ashes, or refuse receptacles shall be placed or left on any lot so as to be exposed to view or to become a nuisance.
5. No sign larger than 480 square inches in area shall be displayed or placed on any lot, except for the purpose of sale by the affiants, their heirs, executors, administrators, successors, assigns or agents.
6. No horses, cows, goats, sheep or any domestic animals, poultry or farm animals of any kind except the usual household pets shall be kept or maintained on any of the lots, and in such cases the pets shall be so kept and maintained so as not to become an annoyance or nuisance to other residents in the development by reason of movement, noise, or odor.

G. Enforcement of Covenants and Restrictions

Enforcement of covenants and restrictions shall be by proceedings at law or in equity against any person or persons voiding or attempting to violate any of these covenants, either to restrain the violation or recover damages.

H. Invalidation of Covenants

Invalidation of any one of these covenants by judgement or court order shall in no way effect any of the other provisions or covenants which shall remain in full force and effect.

I. Easements

An easement is reserved over each lot for public utility installation and maintenance.

River Ridge, Inc.

by:

John Radtke  
John Radtke, President

Donald Scharlau  
Donald Scharlau, Secretary

State of Wisconsin,  
Dunn County

Personally came before me, this 6th day  
of OCTOBER, 19 80, the above  
named JOHN RADTKE AND  
DONALD SCHARLAU

to me know to be the persons who executed the  
foregoing instrument and acknowledge the same.

Ralph Lindholm  
RALPH LINDHOLM

Notary Public, Dunn County  
Wisconsin.

My commission expires:

Jan. 16, 1983

