

Lots 1, 2, 3 & 4 CSM 604

377996

Print
Richard Anderson
R#7 Box 342
MILWAUKEE

REC'D December 22, 1988 at 4:25 P.M.

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Beverly Kintner, Deputy
JAMES M. MROUTY REG. OF DEEDS, DUNN CO. WI.

PROTECTIVE COVENANTS

STATE OF WISCONSIN)
DUNN COUNTY) ss

This declaration made this 22 day of DECEMBER, 1988, by Richard E. Anderson and Kathryn A. Anderson, his wife, the owners of the following described real property situated in Dunn County, Wisconsin:

Lots 1, 2 and 4, Certified Survey No. 604, as recorded in the Register of Deeds Office for Dunn County, Wisconsin, in Volume 2 of Survey Maps, Page 334;

and by Harold R. Hansen and Harriet S. Hansen, his wife, the owners of the following described real property situated in Dunn County, Wisconsin:

Lot 3, Certified Survey No. 604, as recorded in the Register of Deeds Office for Dunn County, Wisconsin, in Volume 2 of Survey Maps, Page 334; and

WHEREAS, the above property owners are 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, Richard E. Anderson, Kathryn A. Anderson, Harriet S. Hansen and Harold R. Hansen hereby impose upon the real property 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.

1. No lot shall be used except for residential purposes.
2. No trailer, mobile home, basement or garage shall be temporarily or permanently used as a residence, nor shall any structure of a temporary character be erected, used or occupied for residential purposes.
3. All structures shall be completely finished on the exterior within one year after construction begins. Construction shall include excavation for the foundation.
4. No dwelling shall be erected or maintained having a living area of less than 1,250 square feet. Porches, sun decks, basements, attached garages and similar appurtenances shall be excluded from the calculation of living area.
5. All applicable zoning requirements shall be followed in the construction of all structures.

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6. The wooded nature of the lots shall be maintained to the highest extent possible.

7. No animals shall be maintained or kept on any lot except those commonly kept as household pets.

8. Fuel tanks shall be buried below the surface of the ground or screened from view.

9. Garbage or refuse receptacles shall be screened from view.

10. Enforcement of these covenants and restrictions shall be by proceedings 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.

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

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 22 day of December, 1988.

Richard E. Anderson
Richard E. Anderson

Kathryn A. Anderson
Kathryn A. Anderson

Harriet S. Hansen
Harriet S. Hansen

Harold R. Hansen
Harold R. Hansen

As to Richard E. Anderson and Kathryn A. Anderson, subscribed and sworn to before me this 22nd day of December, 1988.

As to Harriet S. Hansen and Harold R. Hansen, subscribed and sworn to before me this 16 day of December, 1988.

Phyllis J. Williams
Notary Public, Dunn County, WI
Commission expires Feb 23-1992

Notary Public
Notary Public Florida County,
Commission expires 2-14-92

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PHYLIS J. WILLIAMS
NOTARY PUBLIC

NOTARY PUBLIC
FLORIDA