

REC'D November 2, 1995 at 8:00 A.M.

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

Print
Richard Anderson
E 5310 - 750th Ave
men

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**TAINTER SHORES & RIDGES-FIRST ADDITION
PROTECTIVE COVENANTS**

420251

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 on Lots 1, 2, 12, 13, 14, 15, and 16. No dwelling shall be erected or maintained having a living area of less than 1,450 square feet on Lots 3, 4, 5, 6, 7, 8, 9, 10, and 11. Porches, sundecks, 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.
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 screened from view.
9. Garbage or refuse receptacles shall be screened from view.
10. Driveways shall be constructed a reasonable distance from side lot lines.
11. Minimum setbacks from side lot lines are: 20' for inhabited buildings including attached garage and 10' for uninhabited buildings on a slab.
12. An easement is dedicated to the respective townships of Sherman and Tainter for the purpose of repair and maintenance of detention ponds, located in each of the townships as platted, in satisfactory condition to control storm

- 12. water drainage. The townships shall repair and maintain the ponds, and benefitting landowners within their respective platted townships will be assessed for said repair and maintenance.
- 13. 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.
- 14. 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 30th day of September, 1995.

Richard E. Anderson
Richard E. Anderson

Kathryn A. Anderson
Kathryn A. Anderson

As to Richard E. Anderson and Kathryn A. Anderson, subscribed and sworn to before me this 30th day of September, 1995.

Mary L. Anderson
Mary L. Anderson
Notary Public-Dunn County, WI
Commission expires 4/4/99



DRAFTED BY: Richard E. Anderson