

# Lakeside Village

Volume or Page	PARTIES	Instrument Doc. Number Consideration	Date of Instrument Date of Record	DESCRIPTION
			26.	
				<u>AFFIDAVIT OF COVENANTS</u>
				323874
Vol. 277	Patrick J. Rooney, Lee Villeneuve and Donald Lorenz, d/b/a Cloverleaf Associates, and the First National Bank in Menomonee, The National Bank of Boyceville, and Boyd W. and Vivian V. Overmyer being first duly sworn on oath depose and say that they are the sole owners of Lakeside Village in the Township of Tainter, Dunn County, Wisconsin, described as:			
Records	Lots 1 through and including Lot 28 of Lakeside Village, described as part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty (20), Township Twenty nine (29) North, Range Twelve (12) West in the Town of Tainter, Dunn County, Wisconsin.			
Page 208	That the affiants as such owners make this affidavit for the purpose of setting forth certain protective covenants running with the land, which said covenants are intended to promote the sound development of the proposed residential area above described and give assurance to the owners of said lots that no other lot owner within the protected area can use property in a way that will destroy values, lower the character of the neighborhood, or create a nuisance. Affiants therefore intend that the covenants hereinafter set forth shall be incorporated by reference to this affidavit in each of the deeds of conveyance and shall bind the heirs, executors, administrators, successors and assigns of the grantee in the same manner as if specifically named in such covenants. That affiants therefore will convey said premises subject to the following covenants;			
	A. <u>AREA OF APPLICATION</u>			
	Unless otherwise specified herein, the covenants shall apply to all lots of Lakeside Village.			
	B. <u>LAND USE</u>			
	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, a private garage for not more than three cars, and a storage shed not to exceed twelve feet in length or width. An exception are Lots 7, 8, 9, and 10, where boat houses are allowed if the necessary permits are granted by the State of Wisconsin, or County, or Township licensing authority.			
	No offensive activity shall be carried out upon any lot, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood and no part of said premises shall be used for trade, manufacture, or business of any kind.			
	No lot shall be used for the storage of any noxious, offensive, or unsightly materials and no garbage or refuse shall be placed or left on any lot so as to be exposed to view or to become a nuisance, except that trash may be placed by the road for trash collection.			
	No unlicensed, disabled, or inoperative vehicles may be stored on any lot.			
	No pole type buildings may be erected on any lot at any time or place.			
	C. <u>TYPE OF BUILDING</u>			
	Any building erected on any lot must have a full foundation, except for porches, sun decks, patios and similar appurtenances.			
	No single story dwelling shall be erected or maintained having a ground floor living area of less than 800 square feet, and no dwelling of more than one story shall be erected or maintained having a ground floor living area of less than 600 square 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. <u>MOBILE HOMES</u>			
	No mobile homes, except camper vehicles as hereinafter 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.			

(continued)

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	<p>E. <u>CAMPING</u> 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 an any time. No camping shelters, including mobile units or vehicle shall be stored on any vacant lot.</p> <p>F. <u>COMPLETION OF CONSTRUCTION WORK</u> All building exteriors, including exterior color, shall be completed within 180 days from the date construction begins.</p> <p>G. <u>PETS</u> 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.</p> <p>H. <u>DURATION OF THE PROTECTIVE COVENANTS AND RESTRICTIONS</u> 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 15 years from the date this declaration is recorded. After the expiration of said 15 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.</p> <p>Dated June 13, 1978.</p> <p>CLOVERLEAF ASSOCIATES BY PATRICK J. NOONEY LEE VILLENEUVE DONALD LORENZ</p> <p>THE FIRST NATIONAL BANK IN MENOMONIE BY THOMAS A. WOLFE</p> <p>THE NATIONAL BANK OF BOYCEVILLE BY JAMES J. WHITELEY EXECUTIVE VICE PRESIDENT</p> <p>Subscribed and sworn to before a Notary Public in and for Dunn County, Wisconsin, June 13th, 1978, Seal, Commission expires 11-11-79. REC'D June 13, 1978 at 11:30 A. M.</p>			

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Vol. 279  Records  Page 92	<p>Patrick J. Nooney, Lee Villeneuve and Donald Lorenz, d/b/a Cloverleaf Associate and the First National Bank in Menomonie, The National Bank of Boyceville, and Boyd W. and Vivian Y. Overmyer being first duly sworn on oath depose and say that they are the sole owners of Lakeside Village in the Township of Tainter, Dunn County, Wisconsin, described as:</p> <p>Lots 1 through and including Lot 28 of Lakeside Village, described as part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Twenty-nine (29) North, Range Twelve (12) West in the Town of Tainter, Dunn County, Wisconsin.</p> <p>That the affiants as such owners make this affidavit for the purpose of setting forth certain protective covenants running with the land, which said covenants are intended to promote the sound development of the proposed residential area above described and give assurance to the owners of said lots that no other lot owner within the protected area can use property in a way that will destroy values, lower the character of the neighborhood, or create a nuisance. Affiants therefore intend that the covenants hereinafter set forth shall be incorporated by reference to this affidavit in each of the deeds of conveyance and shall bind the heirs, executors, administrators, successors and assigns of the grantee in the same manner as if specifically named in such covenants. That affiants therefore will convey said premises subject to the following covenants: "RECITATIONS LETTERED A THROUGH H (BOTH INCLUSIVE) AS SHOWN AT LINK 28 OF THE BEFOREGOING ABSTRACT."</p> <p>DATED: June 23rd, 1978.</p> <p>Subscribed and sworn to before a Notary Public in and for Dunn County, Wisconsin, June 23rd, 1978, Seal, Commission expires 11-11-79. REC'D August 8, 1978 at 11:00 A.M.</p>	<p>324829</p>	<p>29.</p>	<p>(In Part)</p>
Vol. 284  Records  Page 503	<p>National Bank of Boyceville James J. Whiteley, Executive Vice President Countersigned: Robert N. Fischer, Cashier</p> <p>--- TO ---</p> <p>Patrick J. Nooney Lee F. Villeneuve, Donald Lorenz (d/b/a Cloverleaf Associates)</p>	<p>Par. Rel. of Mtge. 327737</p>	<p>Mar.-19-1979 Mar.-22-1979 11:45 A.M.</p>	<p>Releases Mortgage in Volume 270 of Records on page 381 insofar as it affects the following described real estate, to-wit: Lot four (4), Lakeside Village, Dunn County, Wisconsin Ack. N.P. State of Wisconsin March 19, 1979, Seal, Commission expires 7-12-1981</p>