

RESTRICTIONS FOR:
MYSTERY VALLEY SUBDIVISION

2087382

CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI

Document Number

Document Title

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THIS DOCUMENT IS GOING TO REPLACE THE PRIOR
RESTRICTIONS RECORDED ON 12/01/2003 AT
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Recording Area

Name and Return Address

THOMAS J LOZA
4688 GOLDEN POND PARK CT
ONIEDA, WI 54155

Parcel Identification Number (PIN)

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Thomas J. Juza Custom Home & Design, Inc.
4688 Golden Pond Park Court
Oneida, WI 54155

Restrictions For;
MYSTERY VALLEY
SUBDIVISION

Lots 1-266 and four outlots

Recorded in Volume 22 of Plats, Page 90
Document Number 2081095 Time 4:20
Date 12/1/03

This development consists of;

- Unit A - single family homes
- Unit B - single family homes
- Unit C - two family homes
- Unit D - commercial lots

Unit A - Single Family Homes

Lots shall be used for the purpose of single-family residences only. Each unit is to have the enclosed area of the main structure, exclusive of porches, patios, basements, finished basements or exposed basements, shall be not less than 1,600 square feet for one story structures and not less than 1,850 square feet per home for two story and multi level structures. Each dwelling unit is to have a roof pitch of not less than 6/12 and at least one projecting roofline toward the street. All ranches and multi level buildings to have a minimum of 50% masonry front. Two story homes may be sided.

Unit B - Single Family Homes

Lots shall be used for the purpose of single-family residences only. Each unit is to have the enclosed area of the main structure, exclusive of porches, patios, basements, finished basements or exposed basements, shall be not less than 1,400 square feet for one story structures and not less than 1,650 square feet per home for two story and multi level structures. Each dwelling unit is to have a roof pitch of not less than 6/12 and at least one projecting roofline toward the street. All ranches and multi level buildings to have a minimum of 50% masonry front. Two story homes may be sided.

Unit C - Two Family Homes

Lots shall be used for the purpose of duplex or single-family residences only. Each unit is to have the enclosed area of the main structure, exclusive of porches, patios, basements, finished basements or exposed basements, shall be not less than 1,300 square feet for one story structures and not less than 1,500 square feet per home for two story and multi level structures. Each dwelling unit is to have a roof pitch of not less than 6/12 and at least one projecting roofline toward the street. All ranches and multi level buildings to have a minimum of 33% masonry front. Two story homes may be sided.

Unit D - Commercial Lots

As approved by Town Board Site Plan Approval

Thomas J. Juza Custom Home and Design Architectural Division will have plan approval on these parcels;

Outlots 1,2,3 and 4

Unit C - two family homes, lots 168-176 = 9 lots

Unit D -commercial, lots 1,156 and 162 = 3 lots

Three copies of each home plan are to be submitted to 4688 Golden Pond Park Court Oneida, WI 54155 for approval. You will within three business days of Thomas J. Juza Custom Home and Design Architectural Division's receipt get two signed copies of the submitted plan if appropriate restrictions are met. The covenants are minimums with flexibility for any well designed home. The goal is to create a wonderful and varied streetscape. Front porches, natural materials and recessed garages are highly recommended for the fronts of houses. The same floor plan can only be used on 20 percent of the homes.

Lexington Homes will have plan approval on these parcels;

Unit A - single family homes, lots 94-99 = 6 lots

Unit B - single family homes, lots 119-150, 161, 163-167, 177-206 = 68 lots

Unit C - two family homes, lots 151-155 and 157-160 = 9 lots

Total 83 lots

Three copies of each home plan are to be submitted to 1300 North Kimps Court Green Bay, WI 54313 for approval. You will within three business days of receipt get two signed copies of the submitted plan back if appropriate restrictions are met. With the two copies one is for the home owner and the other is for the Town of Ledgeview. The covenants are minimums with flexibility for any well designed home. The goal is to create a wonderful and varied streetscape. Front porches, natural materials and recessed garages are highly recommended for the fronts of houses. The same floor plan can only be used on 20 percent of the homes.

W M Development LLC will have plan approval on these parcels;

Unit A - single family homes, lots 9-93, 100-104, 245-266 = 112 lots

Unit B - single family homes, lots 2-8, 105-118, 207-244 = 59 lots

Total 171 lots

Three copies of each home plan are to be submitted to 1249 Russet Court Green Bay, WI 54313 for approval. You will within three business days of receipt get two signed copies of the submitted plan back if appropriate restrictions are met. With the two copies one is for the home owner and the other is for the Town of Ledgeview. The covenants are minimums with flexibility for any well designed home. The goal is to create a wonderful and varied streetscape. Front porches, natural materials and recessed garages are highly recommended for the fronts of houses. The same floor plan can only be used on 20 percent of the homes.

A 15 foot pedestrian easement is found at lots 94, 95, 96, 97, 98, 100, 101, 129, 139, 140, 141, 142, 143, 144, 145, 154, 155 and 156. The mentioned lots must maintain the lawn and landscape within the easement on their property.

These general restrictions are to be applied to Units A through C;

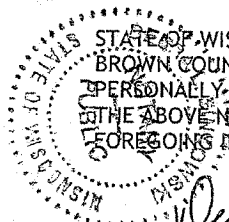
1. Each home is to have a minimum two car attached garage with no more than three garage doors facing the street. Garages are recommended to be recessed, side loaded or angled to the street.
2. All dwellings shall be completed within one year after the beginning of construction and every structure must have a permanent finish on the exterior within six (6) months after the start of construction. All landscaping, including lawn, trees and shrubs are to be completed within six months of completing construction. Driveways are to be of concrete, brick pavers, or bituminous, not gravel. All driveways must be completed within six months from completion of main dwelling.
3. No building erected elsewhere shall be moved onto any lot or lots.
4. No temporary structures (including, without exclusion of others, trailer, basement without residence above, tent, shack, garage or barn of any kind) will be permitted on any lot any time for dwelling purposes.
5. Each home shall have a foundation below the frost line.
6. All land at the front, rear and sides of all lots shall be graded by and maintained by the property owners to provide for the adequate drainage of surface water away from any and all structures. The land occupied by public utility easements of the lots shall not be graded in such a manner as to interfere with drainage of storm water. No fill, structure, or fence shall be permitted to extend on or into any drainage easement. Any alteration, damming or containment of water, its flow or its banks shall be prohibited. Back-Lot elevations established by the Town Engineer of the Town of Ledgeview must be followed.
7. Both municipal sewer and water shall serve development.
8. No fencing shall be erected upon any lot in the Plat without written approval and permit from the town. Further, no outbuildings, minibarns or storage sheds shall be erected upon any lot in the Plat without the express written approval and permit of the Town. No more than one outbuilding will be permitted per lot and it must be of the same character as the main building. The intent of the "same character" is if the dwelling has brick and siding with an 8-pitch roof the out building must have the same. No satellite dishes over 20" or exterior antennas, such as television (other than the normal housetop antenna), ham radio, or other communication modes shall be erected or installed on any lot.
9. No livestock, poultry or exotic animals of any kind (including, without exclusion of others) shall be raised, bred, kept or maintained on any lot in the Plat. No more than two (2) common household pets are permitted and must be contained and maintained.
10. Driveways are to be of concrete, brick pavers or asphalt, not gravel. All driveways must be completed within one (1) year from completion of main dwelling.
11. No nuisance shall be maintained or suffered to exist in the plat. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

- 12. Landscaping and maintenance shall be done in a manner to blend with the environment and nature of the community to prevent the development of unsightly and undesirable areas. The entire lot must be kept well groomed and maintained in an acceptable manner with the exception on the denoted natural areas and the restrictions imposed on them.
- 13. The cutting and storage of firewood shall be confined in a location and size of area and be maintained in an orderly fashion. It is required that storage of firewood be housed, sheltered or screened by adequate planting or fencing so as to be concealed from view of neighboring lots and streets. Firewood cutting and storage is to be limited to private use only and not for resale purposes.
- 14. Storage, temporary or permanent, of any and all motorized vehicles, machinery, trailers and snowmobiles, motorcycles, bicycles, etc., or parts thereof must be kept in an enclosed garage.
- 15. Trash, rubbish, garbage and all refuse matter or waste shall be kept in closed sanitary containers to be regularly removed from the premises and shall not be allowed to accumulate or cause an undesirable condition or health hazard.
- 16. Burning of trash, rubbish, garbage, yard wastes, etc., is prohibited.
- 17. Vegetable gardens shall be restricted to lots on which a dwelling exists.
- 18. Vacant lots may not be used for parking or storage of any kind and shall be maintained by owner to comply with these covenants and local zoning ordinances.

WITNESS THE HAND OF SAID OWNER THIS 15 DAY OF December, 2003

IN THE PRESENCE OF:

Thomas J. Juza
 THOMAS J. JUZA CUSTOM HOME AND DESIGN, INC.
 THOMAS J. JUZA, PRESIDENT



STATE OF WISCONSIN
 BROWN COUNTY SS
 I PERSONALLY CAME BEFORE ME THIS 15 DAY OF December, 2003
 AND THE ABOVE NAMED PERSONS TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE
 FOREGOING INSTRUMENT.

Debora L. Binkowski
 BROWN COUNTY, WISCONSIN NOTARY PUBLIC
 MY COMMISSION EXPIRES 11-27-05
 Debora L. Binkowski

DRAFTED BY - _____ JAMES R. LAPLANT