

DECLARATION OF RESTRICTIVE COVENANTS

V B S, LLC (herein referred to collectively as the "Declarant"), being all persons having an interest in the hereinafter described real estate (herein referred to as the "Property"), for the purpose of enhancing and protecting the value, attractiveness and desirability of the Property, hereby declare that all of the Property and each part thereof shall be held, sold and conveyed only subject to the following covenants, conditions and restrictions, which shall constitute covenants running with the land, and which shall be binding upon all persons having any right, title or interest in the Property or any part thereof, their heirs, personal representatives, successors and assigns, and which shall inure to the benefit of each owner of the Property or any part thereof.

SECTION I

Real Estate.

The following described real estate is the Property which shall be subject to the terms of the Declaration:

The entire Plat of Autumn Heights in the Town of Lawrence, Brown County, Wisconsin, said Plat having been recorded with the Brown County Register of Deeds on May 16, 2017, as Document No. 2786167.

As to any portion of the Property which is subdivided into lots by way of one or more recorded plats, this Declaration applies to each such lot and to all lots in any such plats.

SECTION II

Use Restrictions

1. Each lot shall be used as a residence for single family and for no other purpose.
2. All final plans must be approved by the Declarant in writing prior to construction.
3. The minimum square footage of the primary residence shall be 1,900 sq. ft. for a ranch and 2,300 sq. ft. for two-story, multi-level homes (lots 2-25, 28-36 and 39-45). All other lots shall be 1,800 sq. ft. for a ranch and 2,250 sq. ft. for two-story, multi-level homes.
4. Garages. Minimum two stall attached garage.
5. Type of Construction. No pre-constructed buildings or residences shall be moved onto any lot and temporary structures are not permitted.
6. Basement/Footings. All homes are required to have full basements.
7. Grade. All lots, after construction, shall be graded in such a manner as to provide storm water runoff not to interfere with neighboring lots.
8. Sidewalks. The lot owner(s) consisting of Lots 1 thru 26, lots 38 thru 46 and lots 55 thru 60 shall be required at lot owners cost to install sidewalks per the Town of Lawrence upon construction of the residential home on the lot. The above stated lot owner (s) shall install sidewalks on any remaining undeveloped lots no later than five (5) years after substantial completion of the subdivision improvements as determined by Declarant.

9. The roof pitch of the primary residence shall be a minimum of 6/12.
10. The front of the primary residence must be constructed with a minimum of 50% masonry products.
11. There shall be only one (1) utility building per lot. The utility building shall be located in the back yard of the lot, shall be no larger than 200 sq. ft. and shall be constructed of exterior materials to match the primary residence.
12. Any pool shall be located in the backyard of the lot and shall be surrounded by a permanent maintenance free fence. No chain link fences are allowed.
13. All driveways shall be concrete.
14. All residences shall be site constructed and no temporary structures of any kind are allowed.
15. All residences shall be completed within one (1) year from the start of construction and shall be landscaped within one (1) year of occupancy.
16. No business shall be conducted on any lot or in any residence.
17. No noxious or offensive activity shall be carried on in or on any lot, nor shall any public or private nuisance be maintained on any lot.
18. No sign shall be displayed to the public view on any lot except a standard size sign advertising the sale of the lot.
19. Commercial vehicles shall not be parked on the lots or streets of the Property other than when necessary to provide a service to a lot owner for a temporary period.
20. No animals, livestock or poultry shall be raised, bred or kept on any lot.
21. Household pets consisting of not more than three (3) cats or dogs or a combination thereof are permitted per residence/lot.
22. Outside parking or external storage of boats, campers, snowmobiles or other recreational vehicles on the Property shall not exceed ninety (90) days.
23. Lot owners are responsible for maintaining their respective lots, including the removal of trash/debris, cutting of grass and removal of noxious weeds.
24. Variations in any of these covenants may be permitted by the Declarant where Declarant is reasonably satisfied that such variations will be pleasing and generally in keeping with the character of surrounding properties and will not be detrimental to the subdivision or current lots owners as a whole.

SECTION III
Amendments

This Declaration may be amended by duly recording an instrument executed and acknowledged by at least 75% of the owners of the lots in the Property at the time of amendment.

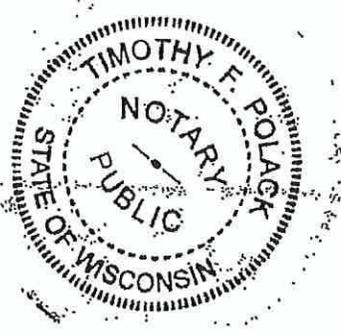
Dated this 22nd day of May, 2017.

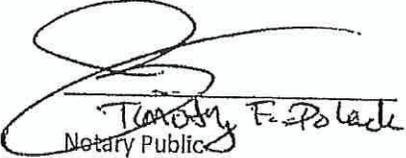

By: John Verboort, Managing member
V B S, LLC

Acknowledgement

STATE OF WISCONSIN)
)SS
COUNTY OF BROWN)

Personally came before me this 22nd day of May, 2017, the above-named V B S, LLC by John Verboort managing member to me known to be the person who executed the foregoing instrument and duly acknowledged the same.




Notary Public
Brown County, Wisconsin
My Commission: is permanent

