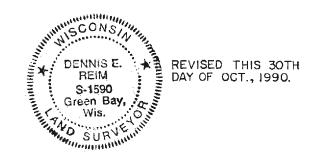
DENNIS E, REIM, RLS#1590 ROBERT E. LEE & ASSOCIATES, INC.



RESTRICTIVE COVENANTS

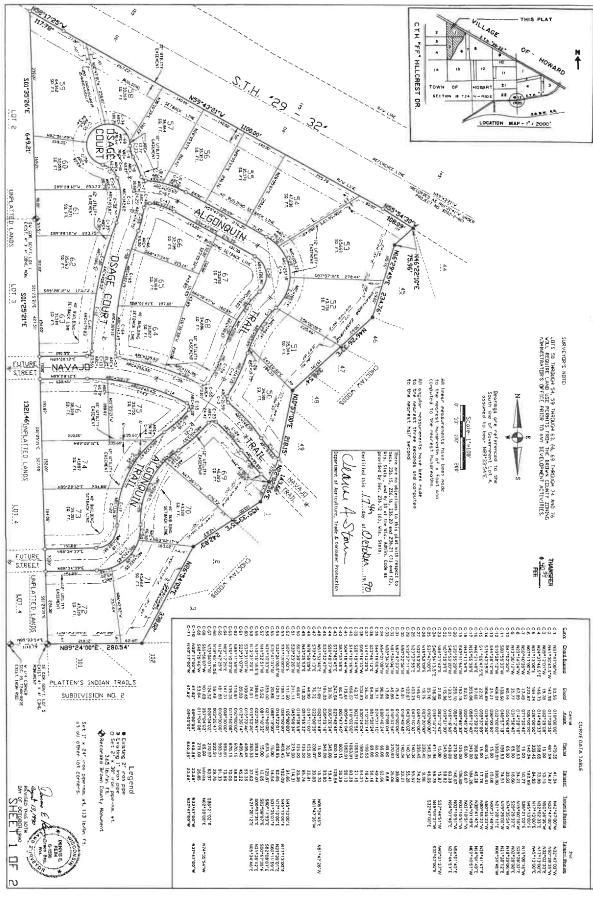
- NO BUILDING ERECTED ELSEWHERE; SHALL BE MOVED ONTO ANY LOT OR LOTS.
- 2. NO TEMPORARY STRUCTURES OF ANY KIND WILL BE PERMITTED FOR DWELLING PURPOSES.
- NO RESIDENCE SHALL BE ERECTED IN SAID PLAT UNTIL A COPY OF THE FINAL PLANS AND SPECIFICATIONS SHOWING THE NATURE, SIZE, KIND, SHAPE, HEIGHT, MATERIALS, LOCATION, GRADE AND PLOT PLAN INDICATING POSITION OF ANY WALKS, DRIVES. PATIOS, RETAINING WALLS AND GRADE OF ANY STRUCTURES BE FIRST SUBMITTED TO AND APPROVED IN WRITING BY THE SUBDIVIDER, OR SUCH PERSON OR PERSONS AS THE SUBDIVIDER MAY DELEGATE, PROVIDED HOWEVER, THAT WHEN A RESIDENCE IS COMPLETED, IT SHALL BE CONCLUSIVELY PRESUMED THAT THIS COVENANT HAS BEEN COMPLIED WITH.
- ALL DWELLINGS SHALL BE COMPLETED WITHIN ONE YEAR AFTER THE BEGINNING OF CONSTRUCTION AND EVERY STRUCTURE SHALL HAVE A PERMANENT FINISH ON THE EXTERIOR WITHIN SIX MONTHS AFTER THE START OF CONSTRUCTION.
- SETBACKS SHALL NOT BE LESS THAN ESTABLISHED ON THIS PLAT.
- THE LAND ON THE REAR AND ON THE SIDES OF ALL LOTS WITHIN THE AREA OCCUPIED BY THE UTILITY EASEMENTS MUST BE GRADED AND MAINTAINED BY THE PROPERTY DWNER TO PROVIDE FOR THE PROPER DRAINAGE OF STORM WATER.
- EASEMENTS ARE RESERVED AS DESIGNATED ON THE PLAT FOR UTILITY INSTALLATION AND MAINTENANCE .
- EVERY HOUSE SHALL HAVE A FOUNDATION BELOW THE FROST LINE.
- WHERE REAR LOT LINES DO NOT ABUT, EASEMENTS ARE HEREBY PROVIDED TO CROSS SUCH PROPERTY LINES WITH ELECTRIC AND TELEPHONE SERVICE WIRES.
- 10. NO MORE THAN TWO HOUSEHOLD PETS SHALL BE ALLOWED.

 11. THE OWNER OF EACH LOT SHALL GRADE THE PROPERTY ABUTTING THE STREET TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND SHALL MAINTAIN THAT GRADE ELEVATION FOR EXISTING SIDEWALKS OR FUTURE SIDEWALKS.
- 12. NO CONSTRUCTION OR FILLING SHALL BE ALLOWED IN THE DRAINAGE EASEMENT-FLOODPLAIN.
- 13. AS OWNER, I HEREBY RESTRICT ALL LOTS IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH STH 29 AND STH 32 , AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION.

$\mathtt{CHOCTAW}$ WOODS FIRST ADDITION

IN SECTION 18, T24N-R20E, TOWN OF SUBDIVISION LOCATED IN PART OF GOVERNMENT LOTS 1, HOBART, BROWN COUNTY, Ö ጵ · 6

WISCONSIN



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CHOCTAW WOODS FIRST ADDITION

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ALL IN SECTION 18, T24N-R20E, TOWN OF HOBART, BROWN COUNTY, A SUBDIVISION LOCATED IN PART OF GOVERNMENT LOTS 1, 5 WISCONSIN

I. DENNIS E. REIM GEGISTERED LAND SURVEYING TO HERERY CERTIFY, HAN IN FULL COMPLIANCE CYTH HE PROVISIONS CHAPTER 260. STEEDING STATUES AND HE SUBDIVISION RECOLATIONS OF "HE DOWN OF HOLDERS," CITY OF REER MAY, VILLAGE CONTROL OF HERE AND HERE CHAPTER AND HERE CH

DATED THIS 13th DAY OF ALOUST

1990.





IN DIRECTION EXECUTED ELECTRONES CHANT. HE MOVED DOTO ANY LOTT OF LOTTS.

2 NO THEMBORY STRUCTURES OF ANY KIND VILL HE PERMYTED THE PRECLING PROPERTY.

3. NO RESIDENCE SAME HE ERECTED IN SAID PLAT UNITE A COPY OF THE TYAM, PLA AND SPECIFICATIONS SHOUND THE MATURE, SIZE, KIND SHAPE, HEIGHT, MITCHAND STORED OF ANY WASK, MAYER STRUCTURES AND THE THAN INDICATION OF MAY WASK, MAYER STRUCTURES AND THE ANY DESCRIPTION OF THE STRUCTURE SHAPE HE RECORD HE CORPULATION.

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HALED VITA MALL BE COMPRETED WITHIN DRE YEAR ATTER HE BEGINNING CH KERIOR VITHIN SIN MENNEN ATTER THE YEART OF GENANICITO THIS DR HE BACKS SMALL NOT BE LESS THAN EXPLAINED ON THIS PAT, CARD DRITTLEY RESERVED BY THE SIZES OF ALL LOTS WITHIN THE AREA ROCKEPTED THE CHARLES OF THE SIZES OF ALL LOTS WITHIN THE AREA ROCKEPTED FERNIT ARE RECEIVED TO SEE RESIDENCE ON THE THE WITER THE PROTECTIVED THE WITHIN THE READ AND THE SIZES OF ALL LOTS WITHIN THE AREA ROCKEPTED TO THE WITHIN THE READ AND THE SIZES OF ALL LOTS WITHIN THE PROTECTIVED.

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TREASURER'S CERTIFICATE

AS DALY ELECTED, DUBLIFED ARE ACTING TOWN TECNINER OF THE TIDM OF HABAT AND COUNTY PERSURER OF THE CHUNY OF REPORT AND THE RECORDS. IN DUBLIFICES SHOW HIS UNMERCIFIED FAY SALES AND HIS UNHALD TAXES ON PETEM, ASSESSMENTS AFFECTION ANY OF THE LANDS INCLUDED IN THE PLAT OF CHECKAY VIOLDS FIRST ADDITION AS OF THE DATES LISTED BELOW.

DATED THIS 1/2 DAY OF THELE AND ALLE.

There m Blance

DATED THIS 19 DAY OF MOREMULY 1990

CORPORATE OWNER CERTIFICATE OF DEDICATION

VENTURE AND THE CONTROL OF THE CONTR

1) BROWN COUNTY PLANNING COMMISSION
2) DEPARMENT DE RECYCLUMES, FOAKE & CONSUMER PROTECTION
3) DEPARMENT DE TRANSPORTATION, DIVISION OF HIGHWAYS AND TRANSPORTATION SERVICES
4) VILLAGE OF HOWARD
5) TOWN DE FORRET

TOWN BOARD RESOLUTION

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STATE OF WISCONSING

PERSONALLY CAME BETDER METHYS. J^{S} BAY OF $A^{S,S} \times A \in \mathcal{A}$. 1990 THE ARDIVE NAMED OF MEEDS, TO ME KOUCH TO BE THE PERSONS VHO EXECUTED THE POREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC . The VISCONSIN. MY COMMISSION EXPIRES 8/1/93

There are no objections to this plet with respect to sees. 256.15, 256.16, 256.20 and 256.21 (1) and (2), Vfs. Statis., and Hy 33 of the Wis. Admin. Code as provided by Sec. 236.12 (6), Via. Statis.

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VILLAGE BOARD RESOLUTION

TOWN CHARMAN ALVIN J. GERRITS

"RESILVED. THAT A PLAT KNOWN AS CHOCTAV VIDIDS FIRST ADDITION WHICH HAS BEEN DUMY FILED FOR APPROVAL OF THE VILLAGE BOARD OF THE VILLAGE BY CHARD, BEEVEN COUNTY, VISCONSIN DE AND THE SAME IS HEREIN APPROVED AS REQUIRED BY CHAPTER 226, VISCONSIN STATUTES."

RDGER SACHS VILLAGE CLERK: KEVIN ANDERSON

VILLAGE PRESIDENT



RESOLVED THAT A PLAT KNOWN AS CHOCKAV VODDS FIRST ADDITION WHICH HAS BEEN DIKY TILED TOR APROBLYAL OF THE BROWN COUNTY ELAWING COMMISSION AE AND THE SAME IS HEREBY APPROVED AS REQUESTED BY CHAPTER 235, VISCONSIN STATUTES. 1 HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ASSOCIATED BY THE BROWN COUNTY PLANNING COMMISSION ON THIS 1990 DAY OF LANNING COMMISSION ON THIS 1990.

BROWN COUNTY PLANNING COMMISSION:

TEAL

COMMON COUNCIL RESOLUTION

RESIDENCE THAT A PAT MODIN AS CHOCKIN MODIO FREE ABILITION WHICH HAS RESIDENCE MELTER AND ACCOUNT OF THE CONTROL OF THE CONTROL CONTROL OF THE CONTROL CONTROL OF THE CONTROL OF THE CONTROL CONTROL OF THE CONTROL OF









"RECOLUED, HART A PLAT KODEN AS CHOTTAN VOODES FREST ADDITION VOICE MASS REEN DULY FILED FIDE APPROVAL OF THE TOWN BORND OF THE TOWN DE HOBBAST, BROWN COUNTY, VISCONSIN, BE AND THE SAME IS HEREBY APPROVED AS REQUIRED BY CHAPTER 236, VISCONSIN STATUTES."

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DECLARATION OF RESTRICTIONS

This Declaration of Restrictions ("Declaration") is made and entered into as of the 20th day of July, 1995, by and among the owners of lots located in the First Addition of Choctaw Woods, who have executed this Declaration ("Consenting Owners").

WITNESSETH:

WHEREAS, the Consenting Owners currently own lots within the First Addition of Choctaw Woods, recorded on November 23, 1990 in Volume 18 of Plats on Pages 196-197 as Document No. 1230841 ("Choctaw Woods First Addition"); and

WHEREAS, the Plat of Choctaw Woods First Addition contemplates that only single family residences will be built on lots in Choctaw Woods First Addition; and

WHEREAS, the Consenting Owners acquired or purchased their respective lots with the understanding that Choctaw Woods First Addition was zoned to exclusively permit single family residences and that the residential nature of their respective lots would be maintained; and

WHEREAS, the Consenting Owners desire to reinforce the restrictions set forth on the Plat by setting forth certain restrictions upon the use and development of lots in Choctaw Woods First Addition owned by the Consenting Owners ("Restricted Lots") to ensure that Choctaw Woods First Addition will continue to be a single family residential development.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Consenting Owners hereby agree as follows:

- 1. Purpose. The purpose of this Declaration is to ensure the best use and most appropriate development and improvement of the Restricted Lots, to protect Consenting Owners against any use of lots within Choctaw Woods First Addition that will detract from the residential character of Choctaw Woods First Addition, and to preserve and enhance the value of investments made by Consenting Owners in Choctaw Woods First Addition.
- 2. Use Restriction. All of the Restricted Lots shall be known and described to residential lots, only one single family residence building may be erected on a Restricted Lot, and no structure shall be used for any purpose other than as a single family residence.
- 3. Covenants Run With the Land. The restrictions set forth in this Declaration shall be deemed as covenants which run with the land and shall be binding upon all the Consenting Owners of the Restricted Lots and their heirs, personal representatives. successors and assigns.

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- assigns by proceedings at law or in equity in any Court or through any administrative agency having appropriate jurisdiction against any person or persons violating or attempting to violate such restrictions and covenants. The proceedings may seek to recover damages and/or seek specific performance of the obligations contained herein. Any party who violates the restrictions contained herein shall also pay all costs, expenses and fees, including reasonable attenteys' fees, which may be incurred in enforcing this Declaration.
- 5. Term and Binding Effect. This Declaration shall be in force for a term of thirty (30) years from the date this Declaration is placed of record. Upon expiration of such term, this Declaration shall be automatically extended for successive terms of ten (10) years each, unless prior to the end of the then current term, a Notice of Termination is executed by the owners of at least seventy-five percent (75%) of the Restricted Lots and is placed of record with the Register of Deeds of Brown County.
- 6. Amendments. Any of the provisions of this Declaration may be annulled, waived, changed, modified or amended at any time by a written document which will be effective upon recording with the Register of Deeds of Brown. County. Such written document shall set forth such annulment, waiver, change, modification or amendment and must be executed by all of the owners of the Restricted Lots.
- 7. Counterparts. This Declaration may be executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.
- 8. Later Additions. The owner of a lot in Choctaw Woods First Addition which is not then subject to this Declaration may, after the recording hereof, join in this Declaration and become a Consenting Owner by recording an instrument with the Register of Deeds of Brown County which refers to this Declaration, identifies the lot in Choctaw Woods First Addition owned, and expresses the intent that such lot be a Restricted Lot subject to this Declaration. From and after recording of such instrument, the lot referred to therein shall be a Restricted Lot subject to this Declaration.

IN WITNESS WHEREOF, the Consenting Owners have caused this Declaration to be executed on the dates set forth on their respective signature pages.

THIS INSTRUMENT WAS DRAFTED BY AND AFTER RECORDING SHOULD BE RETURNED TO:

Attorney Adrian T. Ulatowski Schober & Ulatowski, S.C. 414 Fast Walnut Street P.O. Box 1780 Green Bay, WI 54305-1780

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CONSENTING OWNERS SIGNATURE PAGE

DATED this 20 day of TULY	, 1995.
By:	M. Meyer, President d L. Meyer, Secretary
STATE OF WISCONSIN: : SS. COUNTY OF BROWN:	
Personally came before me this do day of the foregoing instrument, and Edward L. Meyer, Secretary, of Seven M Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.	
* Notar	y Public, State of Wisconsing 145 011 ommission: 8/1/91

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CONSENTING OWNER SIGNATURE PAGE

LOT NO. 58-58, 60-68, and 75

DATED this 25 Mday of august, 1995.

OWNER:

Sohn M Meyer

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STATE OF WISCONSIN:

: SS.

COUNTY OF BROWN:

Notary Public, State of Wisconsin

My Commission:_

REGISTER OF DEEDS BROWN COUNTY

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REGISTER OF DEEDS

(b)