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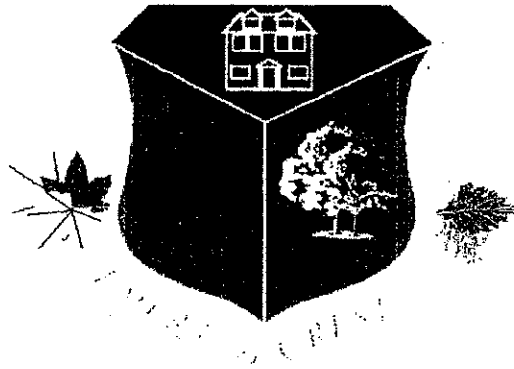
DUNN COUNTY, WI
REGISTER OF DEEDS
JAMES N. HRDUTT

RECORDED ON
11/30/2004 11:55AM

REC FEE: 17.00
TRANS FEE:
FEE EXEMPT #:

PAGES: 4

RETURN TO: pd 17.00
Emerald Crest
104936 157341 55
Thompsonville La 54751



Protective Covenants For Emerald Crest

General Purpose: These protective covenants are to serve as guidelines to help assure that Emerald Crest will become and remain an attractive development; to preserve and maintain the natural beauty of the home sites and surrounding land; to ensure the most appropriate development and improvement of each lot; to guard against the erection of poorly designed or proportioned structures; to obtain harmonious improvements and use of material and color schemes. In general, to preserve and enhance the value of investments made by purchasers of lots and to encourage the construction of attractive residential structures.

Land Use: No lot shall be used except for single family residential purposes; each lot shall be used exclusively for residential purposes.

No Lot shall be subdivided: No Lots shall be subdivided so as to create additional building parcels. If more than one Lot is used as a building site, then the owner must file

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the necessary documents to revise the plat to reflect only one lot prior to the issuance of a building permit.

Temporary Structures: No temporary structure, mobile home, trailer, basement or shack shall be permitted to remain or be used on any lot except job trailers and construction trailers are allowed during construction of new residences.

Detached Structures: No detached structures shall be placed, erected, allowed, or maintained upon any lot without the prior written consent of the Land Use and Building Design Committee. All detached structures must be consistent in design materials and color with the dwelling on the Lot.

Architectural Control: No building or other permanent structure shall be erected, placed, or altered on any lot until a plan showing the location of the structure has been approved by the Land Use and Building Design Committee. Further, the design and material used for decorative and/or privacy fences shall be approved prior to construction, installation or repair. The committee shall consist of two persons whom shall be members of Emerald Crest Development, LLC. The initial Committee shall consist of Kim Egan and Sheri Warren. In the event of the death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor.

Approval Procedure: Land Use and Building Design Committee shall render its decision within fifteen (15) business days.

Erosion Control: Appropriate erosion control measures shall be taken throughout the construction process. They include but are not necessarily limited to the use of erosion control fences, staked hay bales, wood fiber blankets, seeding and/or mulch. Other techniques or combinations of the above may be used. The erosion control measures shall be maintained throughout construction and until such time as the property has been either sodded or a seeded cover has taken hold.

Minimum Square footage: Single-story homes shall have a minimum of 1500 square feet on the main level exclusive of attached garage. Two-story homes shall have no less than a total of 2200 square feet on the main and second-story levels, exclusive of any attached garage(s). No home to exceed 2-1/2 stories in height, basements and garages are excluded from square foot calculations.

Completion of Work: All building exteriors, including exterior color and landscaping, shall be completed within twelve (12) months from the date construction begins.

Landscaping: Within twelve (12) months of the start of construction the lot shall be graded and landscaped and the house and garage must be completely finished.

- Driveways and other parking areas must be paved with black top, concrete or other dust free and mud free surfaces within twelve (12) months of commencement of building.

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- All owners are responsible for the proper care and maintenance of their respective lots including, but not limited to, cutting grass, trimming bushes and shrubbery, and the removal of snow or ice from sidewalks.

Garbage/Trash: No part of any lot shall be used for dumping garbage, trash, or refuse of any kind. All rubbish, debris and garbage shall be stored and maintained in enclosed containers not visible from any street, or stored and maintained in enclosed containers located entirely within the garage or basement. Debris may be temporarily present in connection with construction work, but must be secured to prevent such debris being blown throughout the development.

Mobile Homes: No trailers, mobile homes, double wide trailers, or other modular home shall be placed on any lot neither as real estate nor as personal property. Travel trailers and recreational vehicles shall not be stored on any lot. No house shall be moved onto any lot. No part of the lot shall be used for commercial vehicles except in an enclosed garage or similar approved structure

Nuisances: No noxious or offensive activity shall be carried on upon any lot or portion of a lot or anything done on any lot which may be or become a nuisance to neighbors or the neighborhood.

Animals: No more than two (2) dogs, (2) cats or other family household pets may be kept on a lot. Pets shall be kept and maintained so as not to become a nuisance to other residents in the development by reason of noise or odor. No animals shall be kept for commercial purposes. No livestock or animals, except horses, may be raised or kept for any purpose, and no hogs shall be permitted on the property.

Parking of Vehicles: No boat, trailer, snowmobile, all-terrain vehicle, motor home, heavy equipment or similar vehicle may be stored on any lot outside the garage other than for delivery purposes or construction purposes. Any exceptions must be approved by the Land Use & Building Design committee.

Duration of Covenants and Restrictions: The covenants and restrictions of this declaration shall run with and be a part of the title to the property for a term of twenty-five years from the date this declaration is recorded. These Protective Covenants will be enforced by Emerald Crest Development, LLC.

Severability: Invalidation of any one of these covenants or restrictions shall in no way affect any other provisions which shall remain in full force.

Amendments: Emerald Crest Development, LLC may amend these covenants from time to time as deemed necessary. Such amendments shall take effect when executed by Emerald Crest Development, LLC and filed in the proper office of records.

IN WITNESS WHEREOF the undersigned Owner has caused this Declaration of Covenants and Restrictions to be executed the date and year signed.

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Emerald Crest Development, LLC:

Prepared by: Debra Warren

Date: 11-30-04

Owner(s) Agreement:

Date: 11-30-04

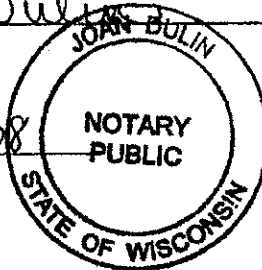
Owners Signature: Debra Warren

Print Name: Debra Warren

Notarized by: Joan Dulin

County of Dunn
State of Wisconsin

Term Expires: 9-14-08



Return to:
Emerald Crest
104926 52nd
Menomonee Valley, WI 54751
pd 11.00

522319

DUNN COUNTY, WI
REGISTER OF DEEDS
JAMES H. HRDUTT

RECORDED ON
04/15/2005 01:40PM

REC FEE: 11.00
FEE EXEMPT #:

PAGES: 1

Amendment to Protective Covenants For Emerald Crest Development

Reason for Amendment to Covenants: These additional protective covenants shall be put into place to help assure that Emerald Crest will become and remain an attractive development and to preserve and maintain the natural beauty of the home sites and surrounding land.

Horses: Only lots 14 and 15 shall be permitted to have horses. No more than two (2) horses may be kept per lot.

Emerald Crest

Prepared by: Mitzi Warren

Date: April 15, 05

Owner(s) Agreement:

Date: April 15, 05

Owners Signature: [Signature]

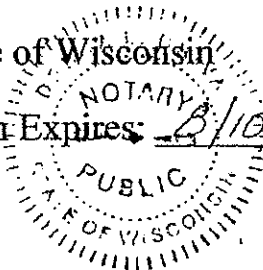
Print Name: Mitzi Warren

Notarized by: Debra L. Draves

County of Dunn

State of Wisconsin

Term Expires: 2/10/08



original covenants
Document # 518368
Recorded on
11/30/2004 11:55 AM

