

RESTRICTIONS FOR SUBDIVISION

1. No lot shall be used for any purposes other than for residential purposes with not more than one single-family residence to be built on any one lot.
2. No residence built in the subdivision shall have less than 1800 square feet of main floor living space excluding garage and basement, preapproved by dedicator of subdivision.
3. Each residence built in the subdivision shall be constructed with 75% brick or rock; the remaining 25% may be siding or wood. Wood shall be painted or stained.
4. No trailer, basement house (meaning roofed over basement) and no pre-fabricated house shall be built, moved upon or permitted to be upon any lot.
5. Detached garages or outbuildings may be built with matching house design with same ratio of brick/rock and/or siding/wood. Construction must be completed within 12 months of start.
6. No residence or building shall be within 50 feet of any street line and 20 feet from any other property line
7. No lot in the subdivision is to be used for the conduct of any business whatever except that a building owner, residing within the subdivision, may use not more than one room of a dwelling in which he resides for a professional office from which business may be conducted provided that no sales, repairs, samples, or kindred activities are performed, displayed or sold from the dwelling.
8. Ordinary house pets are allowed as long as they do not roam or infringe on the rights of others in the subdivision by being a nuisance. No dog kennels are permitted.
9. Domesticated farm animals are not permitted. All wild animals including reptiles are not permitted.
10. No inoperable or unlicensed vehicles may be parked, stored, or repaired on any subdivision lot. Only one of the following may be parked/stored: trailer, boat or motor home.
11. All fencing shall meet the approval of the dedicator of the subdivision before construction begins.
12. All lots in this subdivision are subject to easements as existing for the installation, operation and maintaining of electric, telephone and other utilities of any other installations providing for the welfare of the lot owners.
13. Subdivision lot owners shall recognize and realize that the primary purpose of this subdivision is to provide suitable, desirable, and pleasant building sites for family homes and recognizing such said owners do agree to maintain the home, garage, driveway, yard shrubbery, garden and fences in a neat and orderly manner. Grounds shall be kept free of weeds, brush, rubbish, and trash and in all instances the rights and privileges of adjoining property owners shall be respected.
14. No lots or combination of lots may be subdivided into small lots.
15. Culverts of sufficient capacity for proper drainage of the road of the subdivision must be installed and maintained by the lot owners, at their expense, at all private entrances to their property.

16. Residence on lots of 1 acre or less shall be equipped with a county and DNR approved underground septic waste system. System shall be installed below grade and be fitted with adequate leeching field and/or drain pipe to avoid the drainage of effluent over adjoining property. Lagoons will be permitted on lots of 3 acres or larger. Lagoons must be fenced and properly maintained in such a way as not to be unsightly in appearance.
17. All restrictions, conditions and exceptions herein shall be covenants running with the land and shall be binding upon **all purchasers** of the lots in the subdivision and successors in title for a period of 25 years from the date of recording, after which time said covenants and restrictions shall be automatically extended for successive periods of ten years, hereof and said covenants may be enforced by action at law or in equity by any person or persons owning or having an interest in any land in the subdivision, provided that the restrictions contained herein may be terminated or altered by a vote of the owners of two-thirds of all of the property owners of the subdivision and bordering landowners.
18. The dedicators of this subdivision reserve the right to amend the above restrictions until all lots of said subdivision are sold.