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CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI

RECORDED ON
04/07/2006 11:39:46AM

REC FEE: 15.00
TRANS FEE:
EXEMPT #
PAGES: 3

RESTRICTIVE COVENANTS

Document Number

Document Name

**CLASSIC VIEW ESTATES
owned by
CLASSIC VIEW PROPERTIES, LLC**

The undersigned Classic View Properties, LLC ("Developer"), having an interest in the hereinafter described Real Estate for enhancing and protecting the attractiveness and value of said Real Estate, hereby declare that all real property herein described and each part thereof shall only be held, sold, and conveyed subject to the following covenants, conditions, and restrictions, which shall constitute covenants running with the land and shall be binding upon all parties having any right, title representation, successors or assigns, and the covenants contained herein shall inure to the benefit of each owner thereof.

Name and Return Address

Classic View Properties LLC
2780 Classic Drive
Green Bay WI 54311

WHEREAS, the undersigned Developer is the Owner of Lots 1-29 of the Plat of Classic View Estates, Brown County, Wisconsin, (the "Real Estate"); and

WHEREAS, the Developer wishes to ensure the development of said lots as attractive residential sites.

NOW, THEREFORE, to accomplish the objective hereinbefore stated, the following are hereby established as restrictive covenants in, and are impressed upon, the improvement of the Real Estate, being covenants running with the land and binding upon the undersigned, their heirs and assigns and all purchasers of said lots who, by accepting conveyances thereof, agree to such covenants, on behalf of themselves, their heirs and assigns:

1. No residence shall be erected in said Plat until a copy of the house plan and site plan are approved by the Developer in writing. Proposed plans are to be submitted to Classic View Properties, LLC at 2780 Classic Drive, Green Bay, Wisconsin 54311 for approval. If appropriate restrictions are met, Developer will grant plan approval within three business days of Developer's receipt of plans.
2. All homes built on Lots 1 through 29 shall meet the following square footage restrictions: Ranch - minimum 2000 square feet; 1½ story or 2 story - minimum 2400 square feet. Walkout or exposed basement square footage is not included in this amount restriction (required square footage is above ground).
3. All homes must be site constructed.
4. All homes shall have a basement and a foundation below frost line.

5. All driveways shall be surfaced with concrete, brick material, or other material approved by the Developer (no asphaltic concrete pavement allowed).
6. All homes must have a minimum 7:12 roof pitch. Any other style must have written approval from the Developer.
7. The front of the house and a minimum of two feet on each side of the house adjacent to the front shall be constructed with a minimum of 75% of the surface in brick, stone, slate, stucco, or other natural material approved by the Developer in writing.
8. The maximum height from the high side of the curb to the garage foundation shall be 30 inches unless otherwise approved by the Developer in writing.
9. The third stall on a garage shall have a minimum of a two-foot offset from the face of the main two-stall garage. No more than 30 feet of garage door shall face roadway unless approved by the Developer in writing.
10. All houses shall be completed within one year after the beginning of construction and shall have a permanent finish on the exterior within six months after the start of construction.
11. Chain link, slat and vinyl link fences are prohibited. Decorative fencing can be erected upon any lot in the Plat with permits from the City and prior approval by the Developer in writing.
12. No temporary structures of any kind will be permitted for dwelling purposes.
13. Above ground pools are prohibited.
14. Satellite dishes shall not be visible from the street.
15. No residence shall be constructed with solar on the outside of the home or on the lot.
16. Each property owner and owner's contractors are responsible for maintaining all surveyed markers.
17. Setbacks shall not be less than established on the Plat.
18. A grading plan for the lot shall be approved by the Developer in writing prior to landscaping. The plan shall maintain proper grading to avoid drainage problems. The land on the rear of all lots and side lots within the area occupied by the utility easements must be graded and maintained by the property owner and cooperate with abutting property owner to provide for the proper drainage of surface water.
19. 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. Weeds shall be controlled on every public right-of-way and between the residence and lot line which abuts the roadway. Each lot owner shall also be required to mow and maintain their lot in a clean, orderly and well-manicured condition up to their respective street curbing.
20. Easements are reserved as designated on the plat for utility installation and maintenance.
21. All lots shall be used for the purpose of single-family residences only.
22. No lot may be subdivided without written approval from Developer.
23. No single family home may be used as rental property.

- 24. All waste and trash shall be kept in sanitary containers out of public view.
- 25. Extended outdoor parking of recreational vehicles (trailers, campers, boats, etc.) and machinery shall be restricted to a maximum of four weeks per year.
- 26. No outbuildings, minibarns or storage sheds shall be erected upon any lot in the Plat.
- 27. No nuisance or storage can 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.
- 28. 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.

DATED this 15th day of March, 2006.

CLASSIC VIEW PROPERTIES, LLC, a Wisconsin corporation

By: Kevin M. Fager
 Kevin M. Fager, Managing Member

STATE OF WISCONSIN)
)ss.
 COUNTY OF BROWN)

Personally came before me this 15th day of March 2006, the above named Kevin M. Fager, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Mary J. Vandenhouten
 Notary Public, State of Wisconsin
 My commission expires: 11-2-08 Mary J. Vandenhouten



Drafted by: Jean H. Rakkers