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CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI

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Restrictions For; Thomas J. Juza's Shorewood Heights First Addition

Recorded in Volume ____ Plats, Page ____ Document Number _____ Time_____

Project Scope: This development consists of;
130 Single family home lots
Unit A - (52) fifty two single family lots
Unit B - (53) fifty three single family lots
Unit C - (11) eleven single family lots
Unit D - (14) fourteen single family lots
Unit E - (6) six outlots

Thomas J. Juza Custom
4688 Golden Pond Park Ct.
Oneida WI 54155

(4)

Thomas J. Juza Custom Home and Design Architectural Division will have plan approval on all homes being proposed. Each home submittal is to include two complete original Construction Document sets of drawings. Submit the drawings to 4688 Golden Pond Park Rd. Oneida, WI 54155 for approval. Within three business days of Thomas J. Juza Custom Home and Design Architectural Division's receipt of the plans you will get the two sets of Construction Documents signed, approved, if the submittal is appropriate and restrictions are met. The restrictions are minimums with flexibility for any well designed home. The goal is to create a wonderful and varied streetscape. Front porches, natural materials and recessed garages are highly recommended for the fronts of houses. The same floor plan can only be used on 20 percent of the homes.

Unit A - Single Family Lots

Lots 137-154, 164-169, 174-179, 181-192, 199-205 and 211-213 shall be used for the purpose of single-family residences only. Each home is to have the enclosed area of the main structure, exclusive of porches, patios, basements, finished basements or exposed basements, shall be not less than 2,000 square feet for one story structures and not less than 3,000 square feet per home for two story and multi level structures. Each home is to have a two car attached garage with no less than 500 square feet and no more than two stalls of garage doors facing the street. Three or more car garages are to be recessed at least four feet, side loaded or angled to the street. Each home is to have a roof pitch of not less than 8/12 and to have a minimum of 50% masonry front.

Unit B - Single Family Lots

Lots 112-136, 170-173, 180, 193-198, 206-210, 214-219 and 229-234 shall be used for the purpose of single-family residences only. Each home is to have the enclosed area of the main structure, exclusive of porches, patios, basements, finished basements or exposed basements, shall be not less than 1,800 square feet for one story structures and not less than 2,300 square feet per home for two story and multi level structures. Each home is to have a two car attached garage with no less than 500 square feet and no more than two stalls of garage doors facing the street. Three or more car garages are to be recessed at least four

feet, side loaded or angled to the street. Each home is to have a roof pitch of not less than 7/12. All ranches and multi level buildings to have a minimum of 50% masonry front. Two story homes may be sided.

Unit C - Single Family Lots

Lots 110-111 and 220-228 shall be used for the purpose of single-family residences only. Each home is to have the enclosed area of the main structure, exclusive of porches, patios, basements, finished basements or exposed basements, shall be not less than 1,700 square feet for one story structures and not less than 2,000 square feet per home for two story and multi level structures. Each home is to have a two car attached garage with no less than 500 square feet and no more than two stalls of garage doors facing the street. Three or more car garages are to be recessed at least four feet, side loaded or angled to the street. Each dwelling unit is to have a roof pitch of not less than 6/12. All ranches and multi level buildings to have a minimum of 33% masonry front. Two story homes may be sided.

Unit D - Single Family Lots

Lots 155-163 and 235-239 shall be used for the purpose of single-family residences only. Each home is to have the enclosed area of the main structure, exclusive of porches, patios, basements, finished basements or exposed basements, shall be not less than 1,600 square feet for one story structures and not less than 1,800 square feet per home for two story and multi level structures. Each home is to have a two car attached garage with no more than two stalls of garage doors facing the street. Three or more car garages are to be recessed at least four feet, side loaded or angled to the street. Each dwelling unit is to have a roof pitch of not less than 6/12. All ranches and multi level buildings to have a minimum of 33% masonry front. Two story homes may be sided.

All dwellings shall be completed within one year after the beginning of construction and every structure must have a permanent finish on the exterior within six (6) months after the start of construction. All landscaping, including lawn, trees and shrubs are to be completed within six months of completing construction. Driveways are to be of concrete, brick pavers, or bituminous, not gravel. All driveways must be completed within six months from completion of main dwelling.

Pedestrian walks will be installed within the designated 30' easement at lots 119 and 120 by the developer prior to 50% of the said homes being occupied. The walks are to be five feet wide, built out of concrete in a meandering path. The mentioned lots must maintain the lawn and landscape within the easement on their property.

Sidewalks will be installed by the individual land owner along the west side of Sussex Road at lots 110, 111, 150 - 155, 213 - 219. Sidewalk will be installed by the individual land owner at lot 229 along the north side of Arcadia Bluff Drive from Sussex through outlot 6. Sidewalk will be installed by the individual land owner at lot 222 along the north side of Whistling Straits Drive from Sussex through outlot 5. Sidewalks shall be installed prior to receiving an occupancy permit or as directed by the Common Council of the City of Green Bay.

Unit E - Outlots

Outlots 5, 6, 7, 8 and 9 are dedicated to the public for pedestrian access. Outlot 9 is also for a storm water retention pond.

Outlot 4 is owned by the developer and is to be replatted into single family lots.
These general restrictions are to be applied to the single family homes;

1. See plat and the restrictive covenants on the plat 1 through 8. Note Flood Information, Environmentally Sensitive Areas and protected Wetland areas for affected lots.

2. See drainage plan for required backyard elevations.

3. Setbacks are per City of Green Bay.

4. No temporary structures (including, without exclusion of others, trailer, basement without residence above, tent, shack, garage or barn of any kind) will be permitted on any lot any time for dwelling purposes. No building erected elsewhere shall be moved onto any lot or lots.

5. Each home shall have a foundation below the frost line.

6. All land at the front, rear and sides of all lots shall be graded by and maintained by the property owners to provide for the adequate drainage of surface water away from any and all structures. The land occupied by public utility easements of the lots shall not be graded in such a manner as to interfere with drainage of storm water. No fill, structure, or fence shall be permitted to extend on or into any drainage easement. Any alteration, damming or containment of water, its flow or its banks shall be prohibited.

7. No chain link type fencing permitted, decorative fencing can be erected upon any lot in the Plat with permit from the City.

8. No outbuildings, minibarns or storage sheds shall be erected upon any lot in the Plat without the express written approval of Thomas J. Juza Custom Home & Design, Inc. and permit of the City. No more than one outbuilding will be permitted per lot and it must be of the same character as the main building. The intent of the "same character" is if the dwelling has brick and siding with an 8-pitch roof the out building must have the same. No satellite dishes over 20" or exterior antennas, such as television (other than the normal housetop antenna), ham radio, or other communication modes shall be erected or installed on any lot.

9. No livestock, poultry or exotic animals of any kind (including, without exclusion of others) shall be raised, bred, kept or maintained on any lot in the Plat.

10. 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. No recreational vehicles, boats or trailers can be stored outside for more than fifteen days per year.

11. 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.

12. 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.

13. Storage, temporary or permanent, of any and all motorized vehicles, machinery, trailers and snowmobiles, motorcycles, bicycles, etc., or parts thereof must be kept in an enclosed garage.

14. Trash, rubbish, garbage and all refuse matter or waste shall be kept in closed sanitary containers to be regularly removed from the premises and shall not be allowed to accumulate or cause an undesirable condition or health hazard.

15. Burning of trash, rubbish, garbage, yard wastes, etc., is prohibited.

16. Vegetable gardens shall be restricted to lots on which a dwelling exists.

17. Vacant lots may not be used for parking or storage of any kind and shall be maintained by owner to comply with these covenants and local zoning ordinances.

WITNESS THE HAND OF SAID OWNER THIS 2 DAY OF February, 2005

IN THE PRESENCE OF:

THOMAS J. JUZA CUSTOM HOMES AND DESIGN, INC.
THOMAS J. JUZA, PRESIDENT

STATE OF WISCONSIN
BROWN COUNTY SS
PERSONALLY CAME BEFORE ME THIS 2 DAY OF February, 2005
THE ABOVE NAMED PERSONS TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT.

Debra L. Binkowski
BROWN COUNTY, WISCONSIN
Debra L Binkowski

NOTARY PUBLIC
MY COMMISSION EXPIRES 11-27-05

DRAFTED BY - James R. LaPlant

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