

- 1) A Brown County Highway Department access permit must be obtained prior to any construction of a new street / road connection or driveway to a County Trunk Highway.
- 2) The property owner, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Department of Natural Resources, "Wisconsin Construction Site Best Management Practice Handbook" to prevent soil erosion. However, if the Village/Town, at the time of construction, has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any construction or installation related activities associated with streets and utilities.
- 3) Lots 111-119, Outlot 4 and Outlot 5 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corps of Engineers, or the Village of Howard prior to any development activity.

### Restrictive Covenants

1. Lots 111 through 124 shall be used for the purpose of single family residence only.
2. All homes to be a minimum of 1,800 square feet for a ranch, 2,200 square feet for a two story, bi-level, or tri-level, all square footage excluding the garage.
3. All homes shall have a roof pitch of not less than 7/12 roof pitch.
4. All ranch style homes shall have full masonry front.
5. All structures shall have a foundation extending below frost line.
6. All homes shall have a two-stall garage minimum.
7. No buildings erected elsewhere shall be moved onto any lot or lots.
8. No temporary structures (including, without exclusion of others, trailers, basements without residence above, tent, shack, garage, or barns of any kind) will be permitted for dwelling purposes.
9. Minibarns or storage sheds shall be permitted on any lot in this plat. The exterior shall match the exterior of home and maximum size shall be not more than 624 square feet.
10. No residence shall be erected upon any lot in the plat until the final plans and site plans used for each building have been approved in writing by the proprietors of this plat, or by such person or persons as they may delegate, provided, however, that when a residence is completed it shall be conclusively presumed that this covenant has been complied with.
11. All dwellings and structures 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.
12. NO horses, cattle, swine, sheep, goats, reptiles, or live poultry of any kind shall be allowed on any lot in this plat, nor more than two pets shall be kept on any lot in this plat.
13. No fence shall be erected upon any lot within the plat without the prior written approval of the plat proprietors or their delegates.
14. All driveways shall be entirely of concrete, brick pavers or asphalt. All driveways must connect to paved roadway.
15. Satellite dishes less than 20" diameter, mounted on the principal structure, and not visible from the street shall be permitted. All other TV antennas must be contained within the home and NOT mounted on the roof.
16. No lot owner shall block, dam, or otherwise obstruct the flow of surface water drainage so as to cause such water to back-up onto the lot of another property owner or so as to restrict the use of or enjoyment of any other lot by the owner of any other lot. Each lot owner is responsible for maintaining established grade. Lawn and landscaping to be completed within one year of occupancy with approved subdivision drainage plan.
17. No permanent exterior storage of boats, motor homes, trailers, campers, RV's or vehicles of any kind permitted on lots within this subdivision.
18. All fill and topsoil from this plat must remain in the subdivision. Any fill or topsoil within the subdivision is the property of the subdivision developer and is not part of the sale of the lot on which it is stockpiled. No fill or topsoil may be hauled out of this subdivision without permission of the developer.
19. The lot owner all times shall contain all debris in a manner which will prevent such materials from being deposited on neighboring property, streets or another area of the subdivision.
20. These covenants are enforceable by the developer/proprietors and or owner of any lot in the subdivision by injunctive relief as well as any and every other legal right.
21. Lots 111-124, Outlot 4 and Outlot 5 contain an Environmentally Sensitive Area (ESA) as defined in the Brown County Sewage Plan. The ESA includes the wetlands and all lands within 50' of the wetland and all land within 100 feet of a navigable waterway. Development and land disturbing activities are restricted within the ESA, unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.
22. The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
23. Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
24. No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

**Mau & As**  
LAND SURVEYING  
CIVIL & WATER RESOUR  
400 Security Boulevard, CA  
Phone: 920-434-9870

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TAL PARCEL NO.  
H-371 & V8-774  
DRAWN BY:  
JIM  
CHECKED BY:  
LDB

Windjammers 1st Addition

Dave LaCount

DATE  
12/08/2003  
Autocad Drawing No.  
L-603.dwg

PROJECT NO.  
L-603

SHEET NO.  
2 of 2

DRAWING NO.  
P-1890

REGISTERED OFFICER  
BROWN CO., WI.  
I have read for record the plat of  
of March 14, 2003, as  
of 3:21 o'clock PM and recorded in  
Vol. 281 of Deeds, as per  
Book 1463, page 24  
Register of Deeds

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