

1612679

VOL 1042 PAGE 540

STONEFIELD VILLAGE

COVENANTS & RESTRICTIONS

DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS FOR LOTS 3 THROUGH 7, LOTS 15 THROUGH 51 OF THE PLAT OF STONEFIELD VILLAGE, CITY OF MIDDLETON, DANE COUNTY, STATE OF WISCONSIN.

WHEREAS, Stonefield Village, A Joint Venture, consisting of L K L Development Group, Inc. and First Service Corporation both Wisconsin corporations (hereinafter sometimes referred to as the Developer), is the owner of Lots 3 through 7, and Lots 15 through 51 of Stonefield Village, recorded November 8, 1978 in Volume 50 of Plats, Pages 20 and 21, as Document No.1598896 in the City of Middleton and desires to control the purposes for which the land in said plat is used, as well as, obligating the owners of said land to be bound by certain conditions, restrictions, reservations and easements for the benefit of each owner or any part thereof.

NOW, THEREFORE, the Developer hereby declares and provides that all of the above-mentioned Lots, in the City of Middleton, hereby are subject to the following restrictions, covenants, conditions and easements.

1. That Lots 3 through 7, and Lots 15 through 51 in Stonefield Village shall be used for residential purposes only and no structures shall be erected, altered, placed or permitted to remain on any lot or part thereof other than:
  - a. All lots including modifications and variations thereof shall be utilized exclusively for single-family structures. Only two (2) domestic animals may be kept on any of the premises and must be housed within the principal structure. Commercial animal boarding, kenneling or treatment is expressly prohibited whether for fee or not. Accessory buildings are expressly prohibited. Where public walks exist on public streets, it is the responsibility of the abutting lot owner to maintain same in a safe and travelable condition. The owner shall be responsible for maintaining the lot in a neat appearance. For the purpose of this Declaration, "approval of the Developer" shall mean the prior written consent of L K L Development Group, Inc. or a subsequent agent designated in writing by Stonefield Village, A Joint Venture.

MAR 6 1979

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MAR 6 1979

- b. No trailer, basement, tent, shack, garage, barn or outbuilding or any part thereof, erected in said plat, shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be used as a dwelling.
  - c. Parking of service vehicles owned or operated by residents of the homes is prohibited unless they are kept in garages. Storage of boats, travel trailers, mobile homes, campers and other recreational vehicles are prohibited unless kept inside garages. This shall not prohibit the temporary storage of such vehicles for the purpose of loading and unloading.
  - d. No building previously erected elsewhere shall be moved upon any lot in said plat, excepting new prefabricated construction which has been approved by Developer.
  - e. No noxious or offensive trade or activity shall be carried on nor shall anything be done which may be or will become a nuisance to the neighborhood. Nuisances such as loud and unreasonable noise shall not be permitted to exist upon any property so as to be detrimental to any other property or its occupants. Exterior lighting shall not be directed in such a manner as to create annoyance to neighbors. Trash and garbage containers shall not be permitted to remain conspicuous except on days of trash collection. No clothes lines or other clothes drying apparatus shall be permitted in any yard area on a permanent basis.
  - f. No fence shall be erected on any part of any lot without the approval of the Developer. No exterior antennas shall be erected on any structure or lot without the approval of the Developer.
  - g. As a hallmark of Stonefield Village, the Developer will provide to each homebuilder a mailbox, newspaper tube, and post to be installed by the builder in accordance with United States Post Office Department regulations. Only mailboxes and newspaper tubes provided or approved by the Developer shall be allowed, except for mail depositories which are the property of the United States Post Office Department.  
  
As a further hallmark of Stonefield Village, the Developer shall provide to each homebuilder a light fixture and post to be installed in the front yard of each home within four (4) feet of the driveway. Each light shall be equipped with an electric eye.  
  
Both the mailbox and light post shall be installed by the builder and maintained by the homeowner.
  - h. No signs of any type shall be displayed to public view on any lot without the prior written consent of the Developer except lawn signs of not more than four (4) square feet in size advertising a property for sale.
2. Each residential structure shall have a minimum of the following floor area of finished living space as herein provided.
    - a. Single-story houses shall have not less than 1,450 square feet excluding the garage and 1,900 square feet including the garage so that if the garage is less than 450 square feet, such additional area must be added to the finished area of the house.
    - b. Split level or raised ranch houses shall have not less than a total of 1,550 square feet on the two main levels, excluding the garage and 2,000 square feet including the garage so that if the garage is less than 450 square feet, such additional area must be added to the finished area of the house. If the garage is in the basement, the minimum square footage of the finished area shall be not less than 1,750 square feet.

- c. Two-story houses shall have not less than 900 square feet on the first floor area and a total of 1,750 square feet on the total finished area of the house and if the garage is in the basement, the main floor area shall be not less than 1,100 square feet with a minimum of 1,750 square feet in the total house.
  - d. The above minimum requirements may be waived by Developer or its subsequent approving authority, in the event the proposed architecture and quality of the house is such as to present an appearance compatible with other houses in the development. For the purpose of determining floor area, stair openings shall be included but open porches, screened porches, attached garages and basements, even if the basements are finished off for recreational use, shall be excluded.
  - e. Each home shall have a garage having not less than two (2) nor more than three (3) automobile stalls which shall be located within the attached or basement garage.
3. So long as L K L Development Group, Inc. has title to or an interest in any of the land in the preliminary plat of Stonefield Village approved by the City of Middleton on May 2, 1978, no building shall be erected or placed thereon until the plans, specification, plat plan, landscaping plan and elevations showing the location of such building have been approved in writing by the Developer or its agent appointed in writing for such purpose. Developer intends to vary front yard setback lines and will determine setback based on topography of lot and architecture of the house in question as well as surrounding properties.

To insure and secure the erection of attractive single family homes which are properly located on the lot in accordance with the topography and desired finished grade elevation and which conform and harmonize in external design, size and quality with other structures to be in the subdivision, the Developer will in the approval process pay particular attention to:

- a. Exterior elevations, location of chimneys (all exterior flues shall be enclosed), materials and colors.
- b. Roof; material, tone and pitch.
- c. Quality of materials specified.

No plans shall be approved unless the owner furnishes a site plan which indicates the elevation of the house relative to the street elevation to Developer or its subsequent approving authority to be kept by it and such approval shall not be granted unless the finished grade is compatible to the finished grade of adjacent lots, if such lots have previously been approved or unless such grade is compatible to what Developer or its subsequent approving authority deems to be the reasonably desirable grade level for the lot in question. Developer or its subsequent approving authority shall maintain a copy of all previously approved site plans for the benefit of other purchasers in planning their individual elevations. Violation of the grading plan as submitted shall allow either Developer or its subsequent approving authority or any of the adjacent neighbors a cause of action against the person or persons violating such grading plan.

Architectural Approval by Developer shall be given within fifteen (15) days after submission of a complete set of plans as required by this Declaration. In the event the Developer fails to reject such plans in writing within fifteen (15) days after receipt of the complete set of plans, Stonefield

MAR 6 1979

Village, A Joint Venture, shall be deemed to have given its consent and approval to the plans as submitted.

4. Landscaping Requirements - No owner of any lot shall grade or obstruct any drainage swale which is in existence at the time of development so as to impede the flow of drainage water from other lots across such swale.

The following are Landscaping Requirements and should be considered as minimums.

- a. Street trees shall be planted in the street terrace within one year of completion of home construction by the Developer. The tree variety will vary from street to street and has been approved by the City of Middleton.
  - b. Each home must have three (3) conifers ranging in size from 3 feet to 6 feet visible from the street and chosen from any of the following varieties - Colorado Green or Blue Spruce, Black Hills Spruce, Austrian Pine or Douglas Fir.
  - c. A minimum of \$500.00 shall be spent on foundation plantings.
  - d. Front and side yards must be sodded - this includes street terraces.
  - e. Rear yard areas not sodded must be seeded with a 50% blue grass seed mixture.
  - f. All driveways must be paved.
  - g. Landscape plantings and maintenance of the premises and adjoining street terrace shall be the responsibility of the lot owner with complete visual screening of the front, rear and side boundaries of the premises prohibited.
  - h. Each residential structure erected shall have its external construction completed and shall be fully landscaped within twelve (12) months from date of issuance of building permit except for delays in completion due to war, strike or act of God.
  - i. All areas of lots not used as a building site or lawn or under cultivation as a family garden shall have grass cover tended to keep it free of noxious weeds.
5. This Declaration shall run with the land and shall be binding upon all owners of property covered by this document for a period of 30 years from the date this document is recorded, after which time it shall automatically stand renewed for successive 10 year periods unless an instrument terminating or changing such covenant in whole or in part is signed by at least 66% of the property owners.
  6. If any person, or his heirs, successors or assigns shall violate or attempt to violate any of these covenants and restrictions herein within 30 years or any extension thereof, any person or persons owning any lot or lots in said plat shall have standing to bring proceedings at law or equity against the person or persons violating or attempting to violate any such covenant or restrictions and the prevailing party shall be awarded reasonable attorneys fees and costs.
  7. No lot as platted shall be resubdivided. This covenant shall not be construed to prevent the use of one lot and part or all of another lot as one building site.

MAR 6 1979.

- 8. Invalidation of any one of these covenants or any severable part of any covenant by judgement or court order, shall in no ways affect any of the other provisions, which shall remain in full force and effect.
- 9. All lots are further subject to the applicable zoning laws, ordinances and building codes.

IN WITNESS WHEREOF, the undersigned parties have executed this document this 5th day of MARCH, 1979.

STONEFIELD VILLAGE, A JOINT VENTURE  
As Owner of Lots 3-7 & 15-51  
Stonefield Village

BY: L K L DEVELOPMENT GROUP, INC.

By: Lawrence W. Lappin  
Lawrence W. Lappin, President

Attest: John I. Kashou  
John I. Kashou, Secretary

BY: FIRST SERVICE CORPORATION OF WISCONSIN  
A Joint Venturor

By: Robert A. Schlidt  
Robert A. Schlidt, President

Attest: Claude Moulton  
Claude Moulton, Secretary



CORPORATE ACKNOWLEDGMENT

State of Wisconsin) ) ss.  
County of Dane )

Personally came before me this 5th day of MARCH, 1979, the above named Lawrence W. Lappin and John I. Kashou, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said L K L Development Group, Inc., and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation by its authority.



Wava J. Grinde  
Notary Public, State of Wisconsin  
My Commission: 7-12-1981

MAR 6 1979

CORPORATE ACKNOWLEDGMENT

State of Wisconsin)
) ss.
County of Dane )

Personally came before me this 27th day of February, 1979, the above named Robert A. Schlidt and Claude Moulton, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said First Service Corporation of Wisconsin, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation by its authority.

[Signature]
Peter R. Carlo
Notary Public, State of Wisconsin

My Commission: 06/29/81



MAR 6 1979

FIRST SAVINGS ASSOCIATION OF WISCONSIN
As Mortgagee of Lots 3-7 and 15-51
Stonefield Village does hereby consent
to the above covenants and restrictions
which shall run with the land.

By: [Signature]
Roger Krause, Vice President

Attest: [Signature]
Leo T. Crivello, Vice President

CORPORATE ACKNOWLEDGMENT

State of Wisconsin)
) ss.
County of Dane )

Personally came before me this 27th day of February, 1979, the above named Roger Krause and Leo T. Crivello to me known to be the persons who executed the foregoing instrument, and to me known to be such Vice President and Vice President of said First Savings Association of Wisconsin, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation by its authority.

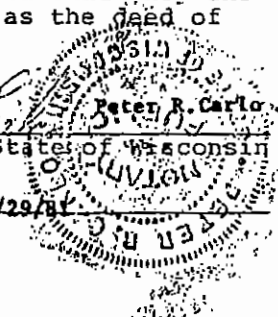
Office of Register of Deeds
Dane County, Wisconsin ) ss.

Recorded March 6 1979
At 2:33 o'clock P.M.

Carol R. Mahnke, Register

[Signature]
Peter R. Carlo
Notary Public, State of Wisconsin

My Commission: 6/29/81



This document was drafted by John I. Kashou.
2/12/79