

## SLEEPY HOLLOW ADDITION TO STONEFIELD VILLAGE

## COVENANTS &amp; RESTRICTIONS

DECLARATION OF CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE PLAT OF THE SLEEPY HOLLOW ADDITION TO STONEFIELD VILLAGE, IN THE CITY OF MIDDLETON, DANE COUNTY, STATE OF WISCONSIN.

WHEREAS, Lawrence W. Lappin (hereinafter sometimes referred to as the Developer), is the owner of the real estate described as follows:

All of the lots in the Sleepy Hollow Addition to Stonefield Village, in the City of Middleton, Dane County, Wisconsin, according to the recorded plat thereof (the "Lots");

and

WHEREAS, the Developer desires to control the purposes for which the Lots are used, as well as, obligating the owners of the Lots 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 Lots hereby are subject to the following restrictions, covenants, conditions and easements.

1. That the Lots referred to above 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 Lawrence W. Lappin, or a subsequent agent designated in writing by him.
  - b. No trailer, basement, tent, shack, garage, barn or outbuilding or any part thereof, erected on any Lot, 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, 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 or 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, except that fences surrounding swimming pools are permitted up to a height of four feet. No exterior antennas shall be erected on any structure or Lot without the approval of the Developer.
- g. As a hallmark of said Plat, 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 said Plat, the Developer shall provide to each homebuilder a light fixture and post to be installed in the front yard of each home. Each light shall be equipped with an electric eye, and shall use only a direct wire, without a switch. The homeowner shall maintain the fixture and light bulbs.

Both the mailbox and light post shall be installed by the builder and maintained in working order 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 1,650 square feet excluding the garage and 2,100 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 1,750 square feet on the two main levels, excluding the garage and 2,200 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 1,950 square feet.
  - c. Two-story houses shall have not less than 1,050 square feet on the first floor area and a total of 2,000 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 Stonefield Development Group, Ltd., or the Developer 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.

No building or part of any building shall be located nearer than 30 feet to the front lot line.

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.
- d. Soffits may be either aluminum or wood.
- e. Fascia must be cedar, redwood or pine. No aluminum will be permitted. Fascia must be 10 inch minimum width or approved equal.
- f. Roofing is limited to Johns Manville rustic rampart fiberglass shingles (222# weight), Celotex Dimensional IV, Elk Prestique II, or better and will be individually reviewed. Roof pitch will be a minimum of 6/12.
- g. Aluminum siding will be limited.
- h. All wood siding types will be permitted, although only one type of siding is desirable per house. Because colors available in stains and paints vary greatly for wood, desired schemes must be submitted to the Developer for approval. It is the initial intent of the Developer to discourage use of reds and dark browns, while other colors will be individually reviewed.
- i. Except in certain cases, it is not the intent of the Developer to limit color choices for exterior treatment. The intent is to coordinate trim and siding colors to provide the most aesthetic combination for a particular house. The builder must submit his choices for approval to the Developer before siding application begins.

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 deems to be the reasonably desirable grade level for the lot in question. 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.

All water service in any house shall be by means of a minimum of 1½ inch pipe, except lots 133, 134, 135, 136, and 137 will require a 2 inch pipe. There is adequate water pressure provided by the city at the meter according to existing state standards.

Water fixtures above the elevation of 998.0' will not be allowed unless homeowner installs a private booster pump to increase in-house pressure. It will be the homeowner's responsibility to install a booster pump if additional water pressure is desired.

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, the Developer 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 5 feet to 6 feet on the front lawn and chosen from any of the following varieties - Colorado Green or Blue Spruce, Black Hills Spruce, Austrian Pine or Douglass Fir.
  - c. A minimum of \$2,000.00 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.

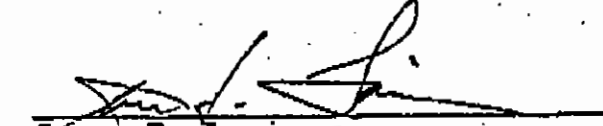
6. If any person, or his heirs, successors or assigns shall violate or attempt to violate any of these covenants or restrictions herein within 30 years or any extension thereof, any person or persons owning any lot or lots in said plat shall have standing to bring proceedings at law or equity against 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.
8. Invalidation of any one of these covenants or any severable part of any covenant by judgment or court order, shall in no way 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 7th day of February, 1986.

  
 \_\_\_\_\_  
 Lawrence W. Lappin

AUTHENTICATION

Signature of Lawrence W. Lappin authenticated this 7th day of February, 1986.

  
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 James F. Lorimer  
 Member, State Bar of Wisconsin

This document drafted by,  
and after recording should  
be returned to:

James F. Lorimer  
Boardman, Suhr, Curry & Field  
P. O. Box 927  
Madison, Wisconsin 53701-0927

REGISTER OF DEEDS  
 JAMES F. LORIMER  
 REGISTER OF DEEDS

06 FEB 17 1986  
 11:48 AM

REGISTER'S OFFICE  
 SANBORN COUNTY WISCONSIN  
 REC'D FEB 17 1986