

Belle Isle Meadows

Restrictive Covenants

Covenant: A formal, binding agreement.

REAL ESTATE: Lots One (1) thru Forty-eight (48)
According to the recorded Plat of Belle Isle Meadows,
In the Town of Ledgeview, East Side of Fox River,
Brown County, Wisconsin

Use Restrictions: All lots shall be used for single-family residential purposes only. A lot may be used in conjunction with a single-family improvement for private recreation type improvements such as a swimming pool, tennis court(s) or other recreational uses subject to the other covenants contained herein and any other restrictions, easements, setbacks or reservations of record.

Plan Approval: Complete copies of Plans (Construction Blueprints); including plan for each level of the home (above and below ground), all elevations, and plot plan must be submitted to the Developer for approval prior to the start of construction and shall remain on file with the Developer:

- All homes to have a minimum of 6/12 roof pitch
- All homes to have a minimum of 2 stall garage
- All homes to have some masonry on front (approximately 1/4 of front of house) Except
Salt box style homes will be exempt from this requirement.
- All homes to have a hard surface driveway
- All homes to be built on site
- All homes to be single-family residences

Subdivision of Lots: No lot or lots may be subdivided into any parcels, tracts or lots smaller in size than that which was originally conveyed by Developer to the initial purchaser(s). No lot shall contain more than one (1) single-family dwelling.. Developer reserves unto itself the right to subdivide, redivide, and/or divide into parcels, tracts or lots, any or all of the real property owned by Developer.

Developer's Approval/Architectural Control: The improvements on each Lot or any alteration thereof, shall be subject to the approval of the Developer which has authority to approve or reject the plot plan, design, floor plan, color, elevation and site location of improvements on any lot in order to preserve and protect the integrity and harmony of the plat. Such approval may be evidenced on the blue print itself or on a separate written instrument, signed by the Developer.

Building Relocation: No building erected elsewhere may be moved onto any lot or lots within the plat.

Temporary Structures: No temporary structures (including, within exclusions of others, trailer, basement without residence above, tent, shack, garage or barn of any kind) will be permitted for dwelling purposes.

Grade: Every house shall have a foundation below the frost line. Every house shall be placed on the lot to

establish the top of foundation at a minimum of 24" above curb height; with adjustments being made for the contour of the road and existing homes. Final grade, after construction, the construction area and land occupied by public easement shall not be graded in such a manner as to interfere with drainage of storm water of said lot or neighboring lots. Exposed or walkout lots shall not have lower level openings below the current known high water elevation for the area. Said use shall be identified with plans submitted for plan approval and the individual lot owner shall be solely responsible to insure that the structure is property placed so as to not cause themselves, their neighbors or the rest of the development drainage problems in the future. During the platting process for Belle Isle Meadows there has been a drainage plan designed by the engineer. Property owners are responsible to make sure their property is in compliance with this drainage plan at all times; before, during and after construction. If lot owner is found not to be in compliance with the drainage plan and corrections need to be made it will be done at property owner's expense.

Suitability of Soil: During the development process soil(s) may be been moved onto/offof/across lots in this development. Developer makes no representation or warranty whatsoever, express or implied, regarding the physical condition of any Lot. Developer recommends prospective buyers, at buyer's expense, have their Lot inspected and tested by a qualified professional regarding subsurface conditions or any other matter which may be of concern to buyer.

State Date/completion: There is no construction limit between lot ownership and start date. Projects must be complete within one year of start of construction (issuance of building permit by the Town of Ledgeview. Every structure shall have a permanent finish on the exterior within six months of start. Completion of a project includes the dwelling, the lot, which shall be finally graded to meet existing grade requirements: landscaping, lawn and hard surface driveway.

Lot States/Corner Markers: Survey States (metal pipes in the ground) identify every lot corner. Whether done by individual lot owner, their builder, or professional surveyor; the lot owner is responsible to locate corner markers. The home must be placed within the legal limits of the plat and the requirements of the Town of Ledgeview. Lot owners shall be solely responsible for maintaining all survey markers and must be sure they are not moved or removed during the construction of their individual homes. A disturbance of a survey stake by anyone is a violation of Section 236.32 of the Wisconsin Statutes.

Fill and Topsoil: Stockpiles of topsoil and fill located on any lot remain the property of the subdivision/developer and are not a part of the sale of any individual lot upon which it may be stockpiled. Any fill hauled in or out of any lot shall be at the buyer's expense.

Maintenance of Vacant Lot: The lot owner is responsible for the maintenance and upkeep of the lot prior to the start of construction, including but not limited to keeping the lot free of trash and debris and cutting long grass and weeds.

Construction Debris/Curb Cuts: The lot owners, in accordance with ordinances enforced by the Town of Ledgeview, shall dispose of all debris created during construction, including curb cuts. Any cost incurred by developer for removal of such debris shall be billed to the homeowner who is responsible for removal of such debris.

Outbuildings: Outbuilding or storage shed shall: A) be of an exterior material to match the roof and siding of the residence. B) shall comply with all zoning regulations and building codes of the Town of Ledgeview. C) shall be limited to one per lot. D) shall not exceed 144 sq ft in size.

Exterior Storage: There shall be no long term (not longer than 2 weeks) exterior storage of trailers, Rvs, boats, inoperable vehicles of any kind on any lots.

Fences: No chain link or barricade fences of any kind shall be permitted on any lot. All fences must be located by a professional surveyor and must comply with all restrictions imposed by the Town of Ledgeview.

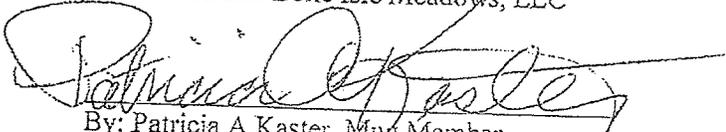
Construction Traffic: All lot owners must put their contractor on notice that all vehicles traveling from Dickinson Road thru Dickinson Heights must abide by the traffic laws set forth by the Town of Ledgeview and practice extra care regarding children playing in the streets and pedestrian traffic as they travel thru Dickinson Heights to their construction site. Contractors shall meet with their subcontractors and inform them of same.

Amendments/Changes: Variations from these restrictions may be approved in writing by the subdivision Developer; or by at least 75% of the then lot owners at such time as Developer no longer owns at least one lot in the subdivision.

Duration: The covenants are restrictions of this Declaration shall remain in effect for a period of twenty (20) years from the date hereof and thereafter shall continue to automatically be in effect for additional periods of five (5) years unless terminated or otherwise limited or enlarged by the recording of an instrument executed and acknowledged by the then owners of at least 75% of the lots covered by this Declaration.

Executed this 28th day of July, 2014

DEVELOPER: Belle Isle Meadows, LLC


By: Patricia A Kaster, Mng Member

Subscribed and sworn to before me this 28th
Day of July, 2014

Billie Sedlaczek
Notary Public: Billie Sedlaczek
Brown County, Wisconsin
My commission expires: 9/17/17

Drafted by Patricia A Kaster, Mng Member
Belle Isle Meadows, LLC