

CARDINAL PLAT

WHEREAS, the undersigned is the developer of lots 1 thru 17, Cardinal Plat, being located in the City of Neenah, Winnebago County, Wisconsin.

WHEREAS, the above described lots within Cardinal Plat subdivision do have restrictive covenants and it is the desire of the owners hereto to preserve and protect the beauty and value of all the land owned by them in said Cardinal Plat for the benefit of all the owners thereof, their heirs and assigns.

THEREFORE, it is mutually agreed by the parties hereto, their heirs, personal representatives and assigns that all lots described above in said Cardinal Plat are subject to the following restrictive covenants which shall be construed as running with the land:

I. MINIMUM DWELLING SPACE REQUIRED FOR LOTS 1 THRU 17

1. Single story dwellings shall contain a minimum of 1600 square feet on the ground floor, excluding breezeways or attached garage.
2. Two-story dwelling shall contain a minimum of 2000 square feet of living space, excluding breezeways and attached garage.
3. All bi-levels and tri-levels shall contain a minimum of 1500 square feet of living space, excluding breezeways and attached garage.
4. One and one half story dwellings shall contain a minimum of 1200 square feet on the first floor.
5. All dwellings shall have an attached garage of no less than 576 square feet.

II.

1. The exterior of all dwellings shall be complete before occupancy.
2. No building shall be moved onto any lot.
3. No trailer, tent, shack, basement, garage, barn or other outbuilding shall be used temporarily or permanently as a residence.
4. No building material shall be placed on any lot more than thirty (30) days prior to the time that construction is to begin.
5. Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, plantings, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of easement area of each lot and all improvements in it shall be maintained continuously by the owner of each lot, except for those improvements for which a public authority or utility company is responsible.

6. There shall be no impediments that will affect the water flow of the rear yard storm sewer drains.
7. All lots are fully improved with sanitary sewer, water, storm sewer, gas, electric, phone, cable, storm sewer lateral to front line and rough road.
8. All lots will have curb and gutter and a finished concrete or bituminous street. This item will be assessed to the property owner of record at the time of installation. The City of Neenah does have a payment plan available.
9. No unlicensed vehicles will be permitted on any lot unless stored within a garage, and no motor home, trailer, camping trailer, boat, tent, snowmobile, or other similar vehicle shall be parked or kept upon the lot at any time unless out of sight in a garage.
10. No animals may be kept or permitted upon the premises excepting animals which are bona fide pets and which are under complete control within the confines of the owner's lot at all times, or are on a leash and which do not make noise or constitute a nuisance.
11. All excess excavated material to be moved from any lot in this subdivision shall be used as fill material on other lots in this subdivision which need to fill material. The owner of any lot which has excess fill material shall make arrangements with one or more other lot owner as to the location to unloaded said excess fill material and shall be responsible for hauling material to that location. The recipient of the fill material shall be responsible for leveling and grading the material after it is unloaded. Lot owners in the subdivision are responsible for making their own arrangements to dispose of or acquire fill material. If all developed lots are filled, the developer retains the right to have the fill moved to underdeveloped areas within Cardinal Plat.
12. Only one outbuilding shall be permitted on any lot and the outbuilding shall contain a maximum of 144 square feet of floor space and shall not exceed 11 feet in total height. Said outbuilding must not be a tin shack. Said outbuilding must be of the same material and design as the residence.
13. All future transfers of any such lots shall be made subject to the conditions, covenants, obligations, city codes, and restrictions herein set forth. It is understood that the acceptance of a deed by any purchaser is to be considered an agreement to observe and abide by said conditions, covenants, obligations, city codes, and restrictions for the protection of all owners of said property.

14. **SPECIAL SIDEWALK PROVISION**

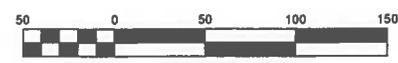
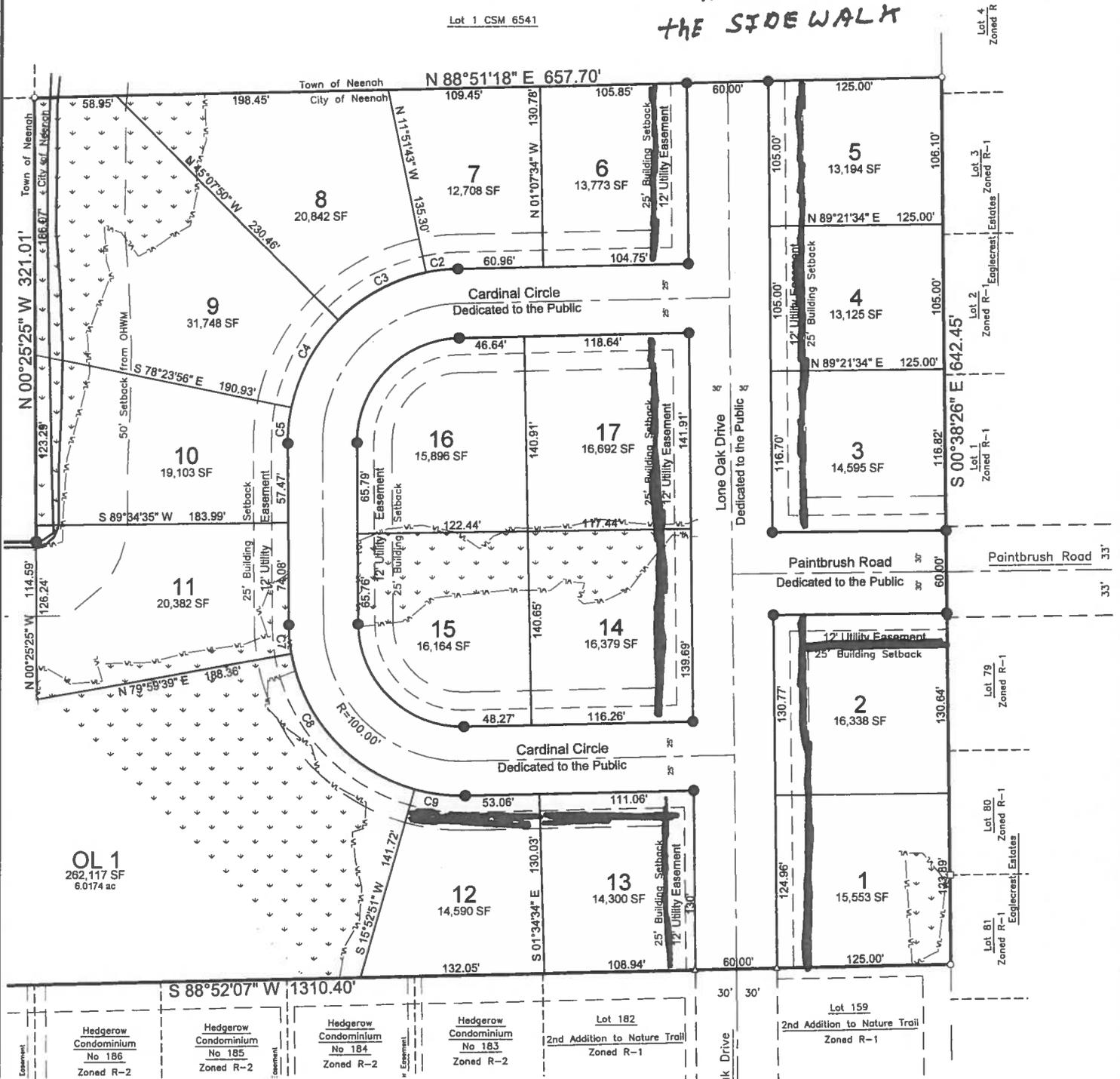
Lot numbers 1, 2, 3, 4, 5, 6, 12, 13, 14, 17 shall have sidewalk. Property owner or building contractor shall install driveway and sidewalks in driveway area only at their expense. The sidewalk grade will be set by the city of Neenah. All other sidewalk areas will be paid for by the developer.

Cardinal Plat

City of Neenah

DARK BLACK LINE IS THE SIDEWALK

Lot 1 CSM 6541



Bearings are referenced to the East line of the Fractional Northeast 1/4, Section 06, T19N, R17E, assumed to bear S00°38'28"E, base on the Winnebago County Coordinate System.

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1164 Prevince Terrace, Menasha, WI 54952
 PH: 920-691-1686 Fax: 920-441-0804
 www.davel.pro

LOCATION MAP



For information contact:

Jeff Welhouse
 1351 Hedgerow Drive
 Neenah, WI 54956
 Phone: (920) 428-0214
 Email: jwelhouse2@gmail.com

CARDINAL PLAT LOT SIZE AND PRICE LIST

	SIZE	SQUARE FEET	PRICE
LOT 1	125 X 124	15,553	\$69,900.00
LOT 2	130 X 125	16,338	\$64,900.00
LOT 3	116 X 125	14,595	\$64,900.00
LOT 4	105 X 125	13,125	\$69,900.00
LOT 5	105 X 125	13,194	\$69,900.00
LOT 6	104 X 130	13,773	\$64,900.00
LOT 7	61 X 130 X 109 X 135	12,708	\$69,900.00
LOT 8	73 X 135 X 198 X 230	20,872	\$79,900.00
Lot 9	73 X 230 X 59 X 186 X 190	31,748	\$89,900.00
LOT 10	73 X 190 X 123 X 184	19,103	\$89,900.00
LOT 11	74 X 184 X 126 X 188	20,382	\$89,900.00
LOT 12	72 X 130 X 132 X 141	14,590	\$69,900.00
LOT 13	111 X 130 X 108 X 130	14,300	\$64,900.00
LOT 14	139 X 116 X 140 X 117	16,379	\$69,900.00
LOT 15	48 X 119 X 122 X 140	16,164	\$69,900.00
LOT 16	47 X 140 X 122 X 119	15,896	\$69,900.00
LOT 17	118 X 142 X 117 X 140	16,692	\$69,900.00

IN WITNESS WHEREOF I have hereto set my hand and seal this day of
5-28, 2019.

Cardinal Neenah, is a Limited Liability Company by:

Jeffrey J. Welhouse
Jeffrey J. Welhouse, MANAGING PARTNER

Personally came before me this 28th day of May 2019.
The above named Jeffrey J. Welhouse is to be known to be the developer and partner of Cardinal Trail Plat, Cardinal Neenah, LLC, a Wisconsin Limited Liability Company, to be known to be the person who executed the foregoing instrument and acknowledged the same as the act of said Limited Liability Company.

Christopher G. Larson
Notary CHRISTOPHER G. LARSON
WINNEBAGO COUNTY
MY COMMISSION EXPIRES: 1/29/2022
NOTARY - STATE OF WISCONSIN



This instrument was drafted by: Jeffrey J. Welhouse

RESTRICTIVE COVENANTS

Document Title



8 5 0 5 2 8 7

Tx:4370851

DOC# 1790051

**NATALIE STROHMEYER
REGISTER OF DEEDS
WINNEBAGO COUNTY, WI**

RECORDED ON:

05/28/2019 02:31 PM

RECORDING FEE: 30.00

PAGES: 6

Recording Area

Name and Return Address

JEFF WELHOUSE

1351 HEDGEROW DR.

NEENAH, WI 54956

010-0085

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

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