



DECLARATION OF RESTRICTIVE COVENANTS  
Affecting All of Lots 97-105 & 132-138, inclusive,  
Mahler Farm Phase IV-B  
Neenah, Wisconsin

1109105  
REGISTER'S OFFICE  
WINNEBAGO COUNTY, WI  
RECORDED ON

10-17-2000 03:10 PM

SUSAN WINNINGHOFF  
REGISTER OF DEEDS

RECORDING FEE 18.00  
TRANSFER FEE  
# OF PAGES 5

Mahler Farm Properties I, LLC ("Declarant") owner of the above described property, hereby makes the following declaration of restrictions as to the use and development of the property and states that such restrictions shall constitute covenants to run with the land and bind all parties having or acquiring any right, title or interest in the property or any part thereof.

The purpose of this declaration is to ensure that the property will become and remain an attractive residential community through proper land planning, maintenance of open space, use of quality materials and prevention of haphazard improvements and nuisances. This declaration is intended to secure to each property owner the full benefit and enjoyment of their property with no greater restriction on the development and use of the property than is necessary to secure the same benefits and advantages to other property owners.

Recording Area

Name and Return Address  
Atty. Richard J. Knight  
14 Tri Park Way, Bldg. 2  
Appleton, WI 54914

LAND USE

1. Single Family Residential. No lot, alone or in combination with any other lots, shall be used for any purpose other than as a single family residence.
2. Nuisance. No activity shall be conducted and no equipment or processes shall be used or maintained on the property that creates unusual noise, vibration, glare, fumes, odors or electrical interference detectable by normal senses beyond the lot boundary except in connection with construction, repairs or maintenance of the property.
3. Temporary Buildings and Structures. No temporary building or structure shall be occupied for living purposes at any time.
4. Vehicles and Equipment. No vehicles except those used primarily for general personal transportation on a recurrent basis shall be parked or stored on the lot unless parked or stored within the garage. There shall be no customary parking or storage of any boat, camper, trailer and the like unless parked or stored within the garage. No vehicle, boat, camper or trailer shall be stored on the lot prior to the occupancy of the dwelling.
5. Trash. All trash and waste shall be kept in sanitary containers. No sanitary container shall be placed in the front of any dwelling prior to the day before regularly scheduled collection, except as may be authorized by city ordinance.
6. Animals. No animals may be kept, raised or permitted on the property except animals that are bona fide household pets and which are under complete control within the confines of the lot or on a leash and which do not constitute a nuisance or inconvenience to other property owners. Each owner shall be responsible for the timely disposition of all animal waste on the property, including all other lots as well as the public park and trail.

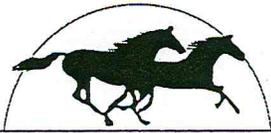
Part of 809-1100

Parcel Identification Number (PIN)

BUILDING AND STRUCTURES

1. Dwelling Size. All single family dwellings shall have the following minimum floor area exclusive of open porches, breezeways and garages:

<u>Dwelling Type</u>	
One story above grade	1600 square feet
One and one-half story above grade	2000 square feet
Two story above grade	2200 square feet
Split level	2200 square feet



Mahler Farm

PRICE LIST  
May 12, 2008

1-6-11

PHASE IV(b)

Lot 104 - \$54,900 - 32500?

PHASE V

Lot 149 - \$57,900

Lot 150 - \$63,900

Lot 151 - \$65,900

Lot 153 - \$67,900

MIKE, you got your  
START Bldg in MAHLER  
FARM = How About  
MAKING me AN offer

SOR OUR LAST LOT in MAHLER  
FARM.

Your friend:  
MILT FISCHER

Concrete STREET  
& Gutter  
INSTALLED.

MILT FISCHER 428-8850

Prices are subject to change without notice. Call ~~728-2274~~ @ 920/728-2274 for more information.



Mahler Farm

# PHASE IV

CALL 920-[REDACTED]  
FOR ADDITIONAL  
INFORMATION

