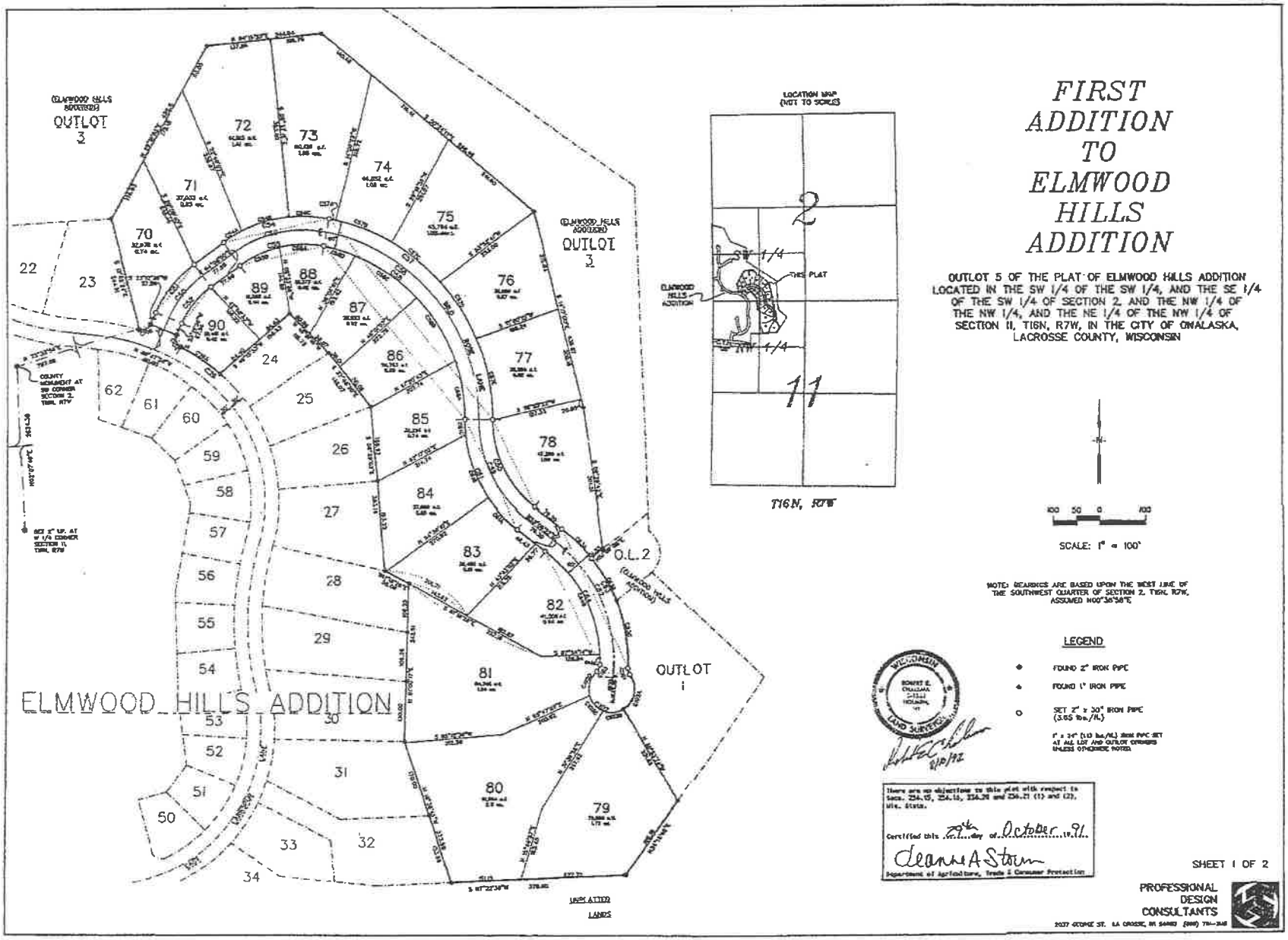


FIRST ADDITION TO ELMWOOD HILLS ADDITION

OUTLOT 5 OF THE PLAT OF ELMWOOD HILLS ADDITION LOCATED IN THE SW 1/4 OF THE SW 1/4, AND THE SE 1/4 OF THE SW 1/4 OF SECTION 2, AND THE NW 1/4 OF THE NW 1/4, AND THE NE 1/4 OF THE NW 1/4 OF SECTION 11, T16N, R7W, IN THE CITY OF ONALASKA, LACROSSE COUNTY, WISCONSIN

FIRST ADDITION TO ELMWOOD HILLS ADDITION

OUTLOT 5 OF THE PLAT OF ELMWOOD HILLS ADDITION LOCATED IN THE SW 1/4 OF THE SW 1/4, AND THE SE 1/4 OF THE SW 1/4 OF SECTION 2, AND THE NW 1/4 OF THE NW 1/4, AND THE NE 1/4 OF THE NW 1/4 OF SECTION 11, T16N, R7W, IN THE CITY OF ONALASKA, LACROSSE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, ROBERT C. ONALSKA, Registered Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 and the Subdivision Regulations of the City of Onalaska, and under the direction of Elmwood Partners Limited Partnership, owners of said land, I have surveyed, divided and mapped this FIRST ADDITION TO ELMWOOD HILLS ADDITION, that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed, and that this land is located in part of the Southwest quarter of the Southwest quarter (SW 1/4, SW 1/4), and part of the Southeast quarter of the Southwest quarter (SE 1/4, SW 1/4) of Section 2, and part of the Northwest quarter of the Northwest quarter (NW 1/4, NW 1/4) and part of the Northeast quarter of the Northwest quarter (NE 1/4, NW 1/4) of Section 11, Township 16 North, Range 7 West, in the City of Onalaska, La Crosse County, Wisconsin, and is described as follows: Outlot 5 of this plat ELMWOOD HILLS ADDITION. Said parcel contains 2358 acres, more or less, and is subject to all easements, implied or recorded.

Dated this 10 day of August, 1992

ROBERT C. ONALSKA S-2051 MADISON, WI

OWNER'S CERTIFICATE OF DEDICATION

ELMWOOD PARTNERS LIMITED PARTNERSHIP, a limited partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Partnership caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

ELMWOOD PARTNERS LIMITED PARTNERSHIP, does further certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection: City of Onalaska, Wisconsin Department of Agriculture, Trade and Consumer Protection.

IN WITNESS WHEREOF, the said ELMWOOD PARTNERS LIMITED PARTNERSHIP, has caused this instrument to be signed by Paul J. Gesoon, Vice President, and by Peggy Kirschbaum, Secretary of Elmwood Real Estate Corporation, General Partner, at Onalaska, Wisconsin, on this 10th day of August, 1992.

In the presence of: Elmwood Partners Limited Partnership
By: Elmwood Real Estate Corporation, General Partner
(This Corporation has no seal.)

Paul J. Gesoon, Vice President

Countersigned: Peggy Kirschbaum, Treasurer

STATE OF WISCONSIN }
LACROSSE COUNTY } ss

Personally came before me this 10th day of August, 1992, Paul J. Gesoon, Vice President, and Peggy Kirschbaum, Treasurer of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be Vice President and Treasurer of said corporation, and acknowledged that they executed the foregoing instrument as such officers of said corporation, by its authority.

(Notary Seal)

Notary Public, La Crosse, Wisconsin.
My commission expires Nov 22, 1993

CERTIFICATE OF REGISTER OF DEEDS

I, Mary C. Holiday, Register of Deeds, do hereby certify that the plat of FIRST ADDITION TO ELMWOOD HILLS ADDITION, was received for record this 21st day of Aug., 1992 at 10:58 o'clock A. M.

Register of Deeds

COUNTY TREASURER'S CERTIFICATE

I, [illegible] being the duly elected, qualified and acting treasurer of the County of La Crosse, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of Dec 31 1991 affecting the lands included in the plat of FIRST ADDITION TO ELMWOOD HILLS ADDITION.

8/11/92
Date

Treasurer

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN }
LA CROSSE COUNTY } ss

I, Robert J. Horst being the duly elected, qualified and acting treasurer of the City of Onalaska, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of 8-20-92 on any of the land included in the plat of FIRST ADDITION TO ELMWOOD HILLS ADDITION.

8-20-92
Date

City Treasurer

COMMON COUNCIL RESOLUTION

Resolved, that the plat of FIRST ADDITION TO ELMWOOD HILLS ADDITION, a Planned Unit Development in the City of Onalaska, is hereby approved by the Common Council.

Date 8-20-92 Approved

Date 8-20-92 Signed

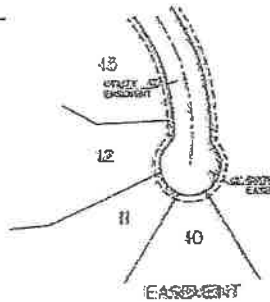
Mayor

City Clerk

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council, City of Onalaska.

City Clerk

CURVE	RADIUS	Δ	ARC	CHORD	CHORD BEARING	TANGENT BEARING	
C56A	470.00	12°40'29"	103.97	103.78	S61°36'44.5"E	S55°16'30"E	S68°57'29"E
C56B	217.67	30°55'24"	117.48	116.08	N38°46'48"E		
C51	247.67	30°55'24"	133.67	132.08	N38°46'48"E		
C52	167.67	30°55'24"	101.29	100.08	N38°49'38"E		
C53	291.53	46°57'36"	214.35	208.4	N77°36'48"E	S76°54'24"E	
C54	291.53	46°57'36"	238.94	232.31	N77°36'48"E	S76°54'24"E	
C54A	291.53	09°00'00"	45.82	45.78	N58°47'48.5"E	N63°17'48.5"E	
C54B	291.53	20°54'36"	106.36	105.77	N73°47'30"E	N63°02'12"E	N84°06'51.2"E
C54C	291.53	15°50'38"	80.62	80.38	N84°06'51.2"E	N84°06'51.2"E	S78°54'24"E
C55	231.53	46°57'36"	189.78	184.50	S77°36'48"W	S76°54'24"W	
C55A	231.53	23°20'48"	94.68	94.02	S88°57'12"W	S76°54'24"W	S77°36'48"W
C55B	231.53	23°36'48"	95.98	95.32	S65°15'48"W	S77°36'48"W	S54°00'00"W
C56	408.00	78°30'29"	558.78	516.74	S39°15'44.5"E	S78°54'24"E	S01°23'55"E
C57	439.00	79°05'29"	607.28	559.98	S39°10'44"E	S78°54'24"E	S00°00'59"W
C57A	439.00	01°32'27"	14.33	14.33	S77°38'53.5"E	S78°54'24"E	S77°00'03"E
C57B	439.00	17°01'43"	130.48	130.00	S68°17'09.5"E	S77°00'03"E	S60°00'19"E
C57C	439.00	17°39'29"	134.92	134.39	S51°09'03.5"E	S60°00'19"E	S42°23'10"E
C57D	439.00	18°29'31"	141.62	141.00	S33°53'08.5"E	S42°23'10"E	S24°14'15"E
C57E	439.00	23°45'08"	181.89	180.59	S12°36'39"E	S24°14'15"E	S00°29'06"E
C58	379.00	79°15'20"	524.26	483.45	N39°18'44"W	N78°54'24"W	N00°22'56"E
C58A	379.00	25°49'39"	171.5	170.02	N65°33'53.5"W	N78°54'24"W	N52°38'43"W
C58B	379.00	24°34'36"	161.65	160.33	N13°46'36"W	N38°54'43"W	N14°04'06"W
C58C	379.00	24°34'36"	161.65	160.24	N36°20'24"W	N63°53'59"W	N85°02'48"W
C58D	379.00	16°36'48"	70.20	70.10	N73°36'05.5"W	N85°02'48"W	N68°26'24"W
C59	290.33	53°27'36"	270.87	261.10	S26°22'43.5"E	S00°20'06"E	
C60	230.33	53°27'36"	214.89	207.19	S26°22'43.5"E	S00°20'06"E	
C61	290.33	53°27'36"	270.87	261.10	N26°22'43.5"E	N00°20'06"E	
C61A	290.33	30°51'28"	93.77	90.14	N43°40'03"W	N43°14'44"W	
C61B	290.33	28°36'08"	145.01	143.50	N12°58'18"W	N33°14'44"W	N56°37'48"W
C61C	290.33	53°27'36"	270.87	261.10	N26°22'43.5"E	N00°20'06"E	N00°20'06"E
C62	330.28	58°58'33"	340.00	325.18	S23°08'53.5"E	S00°20'06"W	
C63	360.28	55°18'30"	347.77	334.07	S23°29'08.5"E	S00°50'09"W	
C63A	360.28	40°58'31"	257.66	252.20	S18°21'06.5"E	S20°50'09"E	
C63A	360.28	14°19'59"	90.11	89.88	S34°00'24.5"E	S20°50'09"E	
C63B	360.28	01°04'28"	67.43	67.33	S40°32'08"E	S40°59'24"E	S41°43'53"E
C63C	360.28	01°54'03"	199.78	199.20	S42°48'20.5"E	S41°43'53"E	S43°08'08"E
C64	300.28	54°45'35"	286.44	275.82	N23°28'10"E	N00°20'06"E	
C64A	300.28	54°26'15"	285.29	274.15	N23°33'04.5"W	N00°20'06"E	N00°26'10"W
C64B	300.28	48°30'01"	253.81	246.03	N29°11'45.5"W	N00°26'10"W	N53°06'22"W
C65	20.00	84°06'58"	29.37	26.80	N85°16'24.5"E	N42°09'55"W	
C66	20.00	10°40'18"	3.73	3.72	S47°49'04.5"E	S42°09'55"E	
C66A	50.00	268°38'09"	234.44	77.54	N89°09'10.5"E	S39°26'45"E	S48°10'24"W
C66B	50.00	98°43'27"	86.15	75.80	S39°26'45"E	S39°26'45"E	S89°14'54"W
C66C	50.00	53°27'09"	46.57	44.91	S85°30'52"W	S49°14'38"W	N87°43'39"W
C66D	50.00	84°24'43"	46.60	42.50	N48°41'41.5"W	N87°23'59"W	N42°00'55"W
C67	50.00	42°08'26"	55.11	53.77	N21°04'44.5"E	N42°09'55"W	N63°48'39"E
C68	20.00	46°00'22"	16.76	16.47	N20°10'13"E	N43°10'24"E	N89°09'24"E
C69	20.00	84°06'58"	29.37	26.80	N19°51'52"W	N89°09'24"W	



EASEMENT DETAIL

NOTE:
10' SIDE UTILITY EASEMENT CONTIGUOUS TO ALL RIGHT-OF-WAY LINES.

SHOW SETBACK EASEMENTS APPLY ONLY TO DU,-SO-SAC USES.



TYPICAL LOT SETBACK DETAIL

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats.

Certified this 29th day of October, 1992

Department of Agriculture, Trade & Consumer Protection

SHEET 2 OF 2

PROFESSIONAL DESIGN CONSULTANTS

2837 GEORGE ST LA CROSSE, WI 54603 (608) 781-3610

1075645 948 PAGE 281

Blue Gleason
Box 2287
La Crosse

RECORDED
AT 11:55 AM
AUG 21 1992
MARY C. HOLINKA
REGISTER OF DEEDS
La Crosse County, WI

DECLARATION OF RESTRICTIONS TO THE PLAT OF

FIRST ADDITION TO

ELMWOOD HILLS ADDITION TO THE CITY OF ONALASKA

Elmwood Partners Limited Partnership, a limited partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, the owner of all property within the boundaries of the plat of First Addition to Elmwood Hills Addition, in the City of Onalaska, La Crosse County, Wisconsin, (the "subject real estate"), hereby makes the following declaration as to the limitations, restrictions, and uses of the land for the benefit of the present owner and all future owners of Lots 70 through 90 of First Addition to Elmwood Hills Addition.

The declarations herein shall be covenants running with the land, as provided by law, and shall be binding on all parties and all persons claiming under them.

I. LAND USE

All Lots shall be used for single-family residences as provided in the R-1 Zoning District. No dwelling shall be erected, altered, placed or permitted to remain on any of said Lots other than a single-family residential dwelling with garage for a minimum of two cars.

No building previously erected elsewhere shall be moved onto any Lot except for temporary purposes approved by the Committee and no basement homes are permitted.

II. ARCHITECTURAL CONTROL

No building, fence, or outbuilding shall be erected, placed, or altered until the plans and specifications therefor and a plan showing the location and details of the structure or landscaping have been approved by the Architectural Control Committee (hereafter "Committee") as to the quality of workmanship, materials, harmony of external design with existing structures, and as to the location with respect to topography, finish grade elevations, and exterior property lines. Unless waived by the Committee, plans shall include brick or stone sufficient to accent the exterior appearance. The Committee's approval or disapproval shall be in writing. Prior to beginning work, the following shall be submitted to the Committee for approval:

a. Plans and specifications, including exterior elevations.
b. Site plan, including grading, landscaping, soil erosion control measures, and driveway location.

Specifically noted should be those wooded areas that will be disturbed and those undisturbed.

c. Sample of exterior and roofing materials sufficient to evaluate color and compatibility.

d. Names of general contractor and major subcontractors.

e. Any other information requested by Committee.

After approval by the Committee, a copy of the site plan will be delivered to the Inspection Department of the City of Onalaska for their use in confirming compliance with soil erosion control measures shown on the plan. Approval by the Committee does not constitute approval by the city or insure compliance with city building code or replace any city permit requirements.

The construction of any building on any lot shall be completed within six months from the date of commencement. No building shall be allowed to remain with tarpaper or building paper sheathing for a period of longer than three months. The construction site shall be picked up and reasonably free of debris at all times.

III. ARCHITECTURAL CONTROL COMMITTEE

While Elmwood Partners Limited Partnership retains ownership of any Lot, the Committee shall consist of up to three members appointed by Elmwood Partners Limited Partnership. When Elmwood Partners Limited Partnership ceases to own any Lots, a majority of then record owners of the Lots shall have one vote per Lot and may elect three members to the Committee. The Committee's approval or disapproval as required in these Restrictions shall be in writing. The Committee shall initially consist of Paul J. Gleason, Vice President of Elmwood Real Estate Corporation.

IV. DWELLING SIZE AND VALUE

All dwellings shall contain minimum finished area as follows:

Ranch homes (including split foyer or raised ranch designs) -- 1,500 square feet (main floor)

Two story homes -- 1,800 square feet (main two levels)

Multi-level homes -- 2,000 square feet total and 1,500 square feet on two primary levels

Finished space located below grade, walk-out basements, or planned future finished space will generally not count in determining finished area. Finished space located partially below

grade may be counted in determining finished area for multi-level homes, at the discretion of the Committee. The judgment of the Committee shall be final.

All dwellings shall have a minimum value of $125,000.00 at the time of construction based upon existing construction costs as of January 1, 1992. The valuation shall include all improvements but shall not include any items of personal property or cost of the Lot. The judgement of the Committee shall be final.

V. EASEMENTS

All Lots shall be served to Lot lines with telephone, electricity, natural gas and other utilities, easements for which are established on the plat.

Easements are hereby expressly reserved for the creation, construction and maintenance of water drainage ditches or channels. Such water drainage easements shall be confined to the rear six (6) feet of every lot and six (6) feet along each side of every lot unless a larger easement is noted on the plat. No property owner shall alter in any way, by fill or cut, any natural or preconstructed ditch or channel or block water draining within six feet of the lot lines without the written consent of the Committee nor shall any substantial cut or alteration of natural terrain other than the excavation of basements be made without the written approval of the Committee.

VI. SIGNS

No sign of any kind shall be displayed to the public view on any parcel of land except one professional sign of not more than one (1) square foot, one sign not more than three (3) square feet advertising the property for sale, signs used by a builder to advertise the property during the construction and sales period, or a sign used by the developer to advertise the Lots.

VII. NOXIOUS PRACTICES

No noxious or offensive trade, activity or practice shall be carried on upon the property above described, nor shall any trade become an annoyance or a nuisance to other residents. Rubbish, trash, garbage, and other waste shall be kept in clean and sanitary containers. No incinerators are allowed.

VIII. STORAGE OF VEHICLES AND BOATS

Motor homes, camping trailers, boat trailers, boats, recreational vehicles, buses, and trucks over one ton shall not be stored or parked on any Lot or on any public street within the plat

for more than 48 hours except that said items may be stored or parked within a garage. Exceptions to this may be approved by the Committee in instance where, in the opinion of the Committee, a combination of attractive fencing and vegative cover adequately shield the parked vehicle such that it does not detract from the view from neighboring Lots. No semi-tractors and trailers shall be stored or parked on said Lots or public streets at any time except for the purpose of making deliveries or moving persons into or out of a residence.

IX. TEMPORARY RESIDENCES

No mobile home, travel trailer, motor home, basement, tent, shack, garage, barn, or other outbuildings erected on this property shall be used as a temporary or permanent residence.

X. OUTDOOR LIGHTING TELEVISION DISCS AND TOWERS

Exterior lighting not attached to the dwelling shall not be placed higher than eight (8) feet. No television satellite discs may be placed or erected on any Lot. No radio or television towers may exceed fifteen (15) feet in height from ground level unless approved by the Committee.

XI. LANDSCAPING

The entire yard of each lot shall be completely sodded and landscaped within six months of issuance of an occupancy permit. Seeding of rear lots may be permitted at the discretion of the Committee. Additional time to complete the landscaping may be granted by the Committee if weather conditions prevent completion within the prescribed time. All property owners shall be required to control weeds and grasses in the areas affronting their property to include the city street right-of-way. All driveways and walkways shall be finished with concrete or other approved material by the date of occupancy.

XII. SWIMMING POOLS

Swimming pools shall generally be limited to the in-ground type except by special permission. All pools must be enclosed by a fence with a minimum height of six feet and have a gate that must be secured. Above-ground pools may be allowed at the discretion of the Committee, when adequately screened from view from neighboring Lots. In no circumstances will an above-ground pool be permitted if it extends above existing grade by more than twenty-four inches.

XIII. SUBDIVISION OF LOTS

Further subdivision of Lots shall be prohibited unless prior written approval is received from the Committee.

XIV. TERM

These restrictions shall terminate January 1, 2022 unless within one year prior to said expiration, a majority of landowners agree to continue said restrictions for successive ten year periods. Said agreement shall be written and signed by a majority of the then landowners of the land parcels and recorded in the office of the Register of Deeds.

XV. SEVERABILITY

Invalidation of any of the provisions contained herein by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

XVI. REMOVAL OF FILL

The purchaser of any Lot agrees that any dirt or fill excavated from said Lot shall be offered to Elmwood Partners Limited Partnership at no charge for use and disposal of any location designated by Elmwood Partners Limited Partnership.

XVII. VIOLATION OF RESTRICTIONS

These restrictions and covenants are to run with the land and they are put into affect for the mutual benefit of all the landowners and, if any landowner in this area shall violate or attempt to violate any of the restrictions or covenants heretofore enumerated, it shall be lawful for any person or persons owning any real estate in this area to prosecute any proceeding at law or in equity against any person or persons who are violating or attempting to violate the restrictions and covenants. The persons enforcing these restrictions and covenants shall be allowed to recover monetary damages and/or injunctive relief or both. The Committee shall have final authority in determining compliance with these restrictions.

XVIII. AMENDMENT

These restrictions and covenants may be amended by a majority vote of the then record owners of Lots, except that any

amendment also requires the written approval of Elmwood Partners Limited Partnership while said Partnership retains ownership of lands in the subject area.

Dated this 20th day of August, 1992.

ELMWOOD PARTNERS LIMITED PARTNERSHIP
by: ELMWOOD REAL ESTATE CORPORATION
General Partner

Paul J. Gleason

Peggy Birschbach

STATE OF WISCONSIN)
) ss
COUNTY OF LACROSSE)

Personally came before me, this 20th day of August, 1992, the above named Paul J. Gleason and Peggy Birschbach, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

John E. Flynn
Notary Public La Crosse County, WI
My Commission is permanent

JOHN E. FLYNN NOTARY PUBLIC STATE OF WISCONSIN

8091503
Tx:4019726

Document Number | Document Title

1762835
LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
12/29/2020 01:44 PM
PAGE COUNT: 27
EXEMPT #:
RECORDING FEE 30.00

Recording Area

Name and Return Address
Ardyce Clements
3009 Wild Rose Lane
Onalaska, WI 54650
608-519-0871

ENV

Parcel Identification Number (PIN)

Renewal of

Declaration of Restrictions to the Plat of
First Addition to Elmwood Hills Addition to the City of Onalaska

Document ID Number 1075645
Previously Recorded on Aug 21, 1992

In accordance with Section XIV of the document identified above, we, the majority landowners of the land parcels below, agree by our attached signatures to extend the term of our covenants.

As identified in the first paragraph of the attached Declaration of Restrictions, these restrictions apply to the lots / parcel numbers shown below.

Prepared by Ardyce Clements

See below

LOT	TAX ID	Internal ID #	ADDRESS	Full legal description
23	18-4622-0	51172	2901 Wild Rose Lane	Lot 23 OF THE ELMWOOD HILLS ADDITION TO THE CITY OF ONALASKA, LA CROSSE COUNTY WISCONSIN AND THAT PART OF LOT 70 OF THE ADDITION TO ELMWOOD HILLS ADDITION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE EASTERN MOST CORNER OF SAID LOT 70: THENCE NORTH 60 DEGREES 55 MINUTES 10 SECONDS WEST 201.80 FEET TO THE WESTERN MOST CORNER OF SAID LOT 70 AND THE TERMINATION OF SAID LINE. THE REAL PROPERTY OR ITS ADDRESS IS COMMONLY KNOWN AS 2901 WILD ROSE LAND, ONALASKA, WI 54650.
70	18-4622-0	51172	2901 Wild Rose Lane	LOT 23 AND LOT 70 OF THE 1ST ADDITION TO ELMWOOD HILLS ADDITION TO THE CITY OF ONALASKA, COUNTY OF LA CROSSE, STATE OF WISCONSIN EXCEPT PART OF SAID LOT 70 DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 70: THENCE NORTH 245.45 FEET TO THE MOST NORTHEASTERLY CORNER: THENCE WESTERLY ALONG THE NORTH LOT LINE OF SAID LOT 70 TO A POINT 70 FEET WEST OF THE CORNER OF LOT 70; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING AND PART OF OUTLOT 3 DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 23 THENCE SOUTH 86 DEGREES 11 MINUTES 04 SECONDS WEST 90 FEET TO THE NORTHWEST CORNER OF SAID LOT 23; THENCE NORTH 16 DEGREES 32 MINUTES 58 SECONDS 160.99 FEET SOUTH; THENCE SOUTH 41 DEGREES 48 MINUTES 12 SECONDS EAST 117.08 FEET; THENCE SOUTH 29 DEGREES 10 MINUTES 53 SECONDS WEST 69.93 FEET TO THE POINT OF BEGINNING.

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.
WRDA Rev. 12/22/2010

71	18-4676-1	51174	2909 Wild Rose Lane	LOT 71 OF THE FIRST ADDITION TO ELMWOOD HILLS ADDITION TO THE CITY OF ONALASKA, LA CROSSE COUNTY, STATE OF WISCONSIN AND ALL THAT PART OF LOT 70 OF THE FIRST ADDITON TO ELMWOOD HILLS ADDITION TO THE CITY OF ONALASKA, LA CROSSE COUNTY, STATE OF WISCONSIN LYING NORTH OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE EASTERNMOST CORNER OF SAID LOT 70; THENCE NORTH 60 DEGREES 55 MINUTES 10 SECONDS WEST 201.90 FEET TO THE WESTERN MOST CORNER OF SAID LOT, AND THE END OF SAID LINE.
72	18-4677-0	51165	2917 Wild Rose Lane	LOT 72 OF THE FIRST ADDITION TO ELMWOOD HILLS ADDITION TO THE CITY OF ONALASKA, COUNTY OF LA CROSSE, STATE OF WISCONSIN AND PART OF OUTLOT (3) EXCEPT THE EASTERNLY 25 FEET THEREOF CERTIFIED SURVEY MAP #132, DOC ,#1173385 FILED IN VOLUME 7 OF LA CROSSE COUNTY SURVEY MAPS, PAGE 137. BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 72; THENCE ALONG THE SOUTHERLY LINE NORTH 22 DEGREES 49 MINUTES 07 SECONDS WEST FOR 81.88 FEET THENCE NORTH 39 DEGREES 27 MINUTES 52 SECONDS EAST FOR 348.86 FEET TO THE MOST EASTERLY LINE ON SUB LOT (3) THENCE SOUTH 0 DEGREES 13 MINUTES 10 SECONDS ALONG THE BOUNDARY 234.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 72; THENCE SOUTH 84 DEGREES 15 MINUTES 33 SECONDS WEST ALONG THE BOUNDARY 137.94 FEET; THENCE SOUTH 29 DEGREES 10 MINUTES 53 SECONDS WEST ALONG THE SOUTHERLY BOUNDARY 110 FEET TO POINT OF BEGINNING.
73	18-4678-0	51177	2925 Wild Rose Lane	LOT 73 OF THE FIRST ADDITION TO ELMWOOD HILLS ADDITION TO THE CITY OF ONALASKA, LA CROSSE COUNTY, STATE OF WISCONSIN AND A PARCEL OF LAND BEING PART OF OUTLOT 3, OF THE ELMWOOD HILLS ADDITION LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF ONALASKA , LA CROSSE COUNTY, STATE OF WISCONSIN DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF LOT 73 FIRST ADDITION TO ELMWOOD HILLS ADDTION: THENCE NORTHEAST 0 DEGREES 13 MINUTES 10 SECONDS 234.97 FEET TO THE EASTERLY LINE OF SAID OUTLOT 3; THENCE SOUTH 54 DEGREES 52 MINUTES 42 SECONDS EAST ALONG SAID EASTERLY LINE 305.38 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 22 SECONDS WEST 142.38 FEET TO THE NORTHERLY LINE OF SAID LOT 73 A DISTANCE OF 140.48 FEET; THENCE SOUTH 84 DEGREES 15 MINUTES 33 SECONDS WEST ALONG SAID NORTHERLY 106.70 FEET TO THE POINT OF BEGINNING.
74	18-4679-0	51173	2933 Wild Rose Lane	LOT 74 OF THE FIRST ADDITION TO ELMWOOD HILLS ADDITION TO THE CITY OF ONALASKA, COUNTY OF LA CROSSE, STATE OF WISCONSIN AND PART OF OUTLOT 3 ELMWOOD HILLS ADDITION, BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 74; THENCE NORTH 14 DEGREES 00 MINUTES 22 SECONDS 142.38 FEET TO EASTERLY LINE OF SAID OUTLOT 3; THENCE SOUTH 54 DEGREES 52 MINUTES 42 SECONDS EAST 251.82 FEET; THENCE SOUTH 29 DEGREES 18 MINUTES 55 SECONDS WEST 150.47 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 74; THENCE NORTH 50 DEGREES 24 MINUTES 17 SECONDS 41 FEET TO THE POINT OF BEGINNING.
75	18-4680-0	51164	2941 Wild Rose Lane	LOT 75 OF THE FIRST ADDITION TO ELMWOOD HILLS TO THE CITY OF ONALASKA, COUNTY OF LA CROSSE, STATE OF WISCONSIN ADDITION AND A PARCEL OF LAND BEING PART OF OUTLOT 3 ELMWOOD HILLS ADDITION LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 16 NORTH RANGE 7 WEST, CITY OF ONALASKA, COUNTY OF LA CROSSE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 75 FIRST ADDITION TO ELMWOOD HILLS ADDITION: THENCE NORTH 29 DEGREES 18 MINUTES 55 SECONDS EAST ALONG SAID EASTERLY LINE 313.33 FEET: THENCE SOUTH 53 DEGREES 52 MINUTES 42 SECONDS WEST 178.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 75: THENCE NORTH 50 DEGREES 24 MINUTES 17 SECONDS WEST ALONG THE NORTH EASTERLY LINE OF SAID LOT 75 A DISTANCE OF 241.60 FEET TO THE POINT OF BEGINNING.

76	18-4681-0	51175	2949 Wild Rose Lane	LOT 76 OF THE FIRST ADDITION TO ELMWOOD HILLS ADDITION TO THE CITY OF ONALASKA, COUNTY OF LA CROSSE, STATE OF WISCONSIN AND A PARCEL OF LAND BEING PART OF OUTLOT 3 OF ELMWOOD HILLS ADDTION LOCATED IN PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 16 NORTH RANGE 7 WEST, CITY OF ONALASKA, COUNTY OF LA CROSSE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS; BEGINNING AT THE MOST NORTHEAST CORNER OF SAID LOT 76; THENCE NORTH 53 DEGREES 52MINUTES 41 SECONDS EAST 178.00 FEET; THENCE SOUTH 54 DEGREES 52 MINUTES 42 SECONDS 90.87 FEET; THENCE SOUTH 2 DEGREES 28 MINUTES 22 SECONDS 202.85 FEET; THENCE SOUTH 71 DEGREES 00 MINUTES 15 SECONDS WEST 183.58 FEET TO THE SOUTHEAST CORNER OF SAID LOT 76; THENCE NORTH 14 DEGREES 17 MINUTES 00 SECONDS 215.84 FEET TO THE POINT OF BEGINNING.
77	18-4682-0	51162	3001 Wild Rose Lane	LOT 77 OF THE FIRST ADDITION TO ELMWOOD HILLS ADDITION TO THE CITY OF ONALASKA, COUNTY OF LA CROSSE, STATE OF WISCONSIN AND PART OF OUTLOT 3 ELMWOOD HILLS ADDITION, LOCATED IN PART OF THE SOUTHEAST 1/4 FO THE SOUTHWEST 1/4 SECTION 2, TOWNSHIP 16 NORTH: RANGE 7 WEST TO THE CITY OF ONALASKA, COUNTY OF LA CROSSE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 77 OF THE FIRST ADDITION TO THE ELMWOOD HILLS ADDITION: THENCE NORTH 71 DEGREES 00 MINUTES 15 SECONDS EAST 183.58 FEET OT THE EASTERLY LINE OF SAID SUBLOT 3: THENCE SOUTH 2 DEGREES 28 MINUTES 22 SECONDS EAST ALONG SAID EASTERLY LINE 222.87 FEET: THENCE SOUTH 76 DEGREES 55 MINUTES 22 SECONDS WEST 17.37 FEET TO THE SOUTHEAST FORNER OF SAID LOT 77: THENCE NORTH 14 DEGREES 17 MINUTES 00 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 77 A DISTANCE OF 200.18 FEET TO THE POINT OF BEGINNING.
78	18-4683-0	51176	3009 Wild Rose Lane	LOT 78 OF THE FIRST ADDITION TO ELMWOOD HILLS ADDITION TO THE CITY OF ONALASKA, COUNTY OF LA CROSSE, STATE OF WISCONSIN AND A PARCEL OF LAND BEING PART OF OUTLOTS 2 AND 3 OF ELMWOOD HILLS ADDITION BEGINNING AT THE NORTHEAST CORNER OF LOT 78; THENCE NORTHEAST 76 DEGREES 55 MINUTES 22 SECONDS EAST 137.37 FEET; THENCE SOUTH 2.00 DEGREES 28 MINUTES 22 SECONDS EAST 311.08 FEET; THENCE SOUTH 5.0 DEGREES 09 MINUTES 38 SECONDS WEST 98.52 FEET ALONG A CURVE THAT BEARS NORTH 30 DEGREES 18 MINUTES 08 SECONDS WEST 106.97 FEET; THENCE NORTH 51 DEGREES 09 MINUTES 38 SECONDS EAST 31.55 FEET; THENCE TO THE SOUTHEAST CORNER OF LOT 78; THENCE NORTH 8 DEGREES 29 MINUTES 43 SECONDS WEST 301.51 FEET; THENCE NORTH 14 DEGRESS 17 MINUTES 00 SECONDS 20.85 FEET TO THE POINT OF BEGINNING.
79	18-4684-1	50267	3052 Wild Rose Lane	LOT 79 OF THE FIRST ADDITION TO ELMWOOD HILLS ADDITION AND A PARCEL OF LAND BEING PART OF OUTLOTS 2 AND 3 OF THE ELMWOOD HILLS ADDITION, LOCATED IN PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 11, AND PART OF THE SOTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, ALL IN TOWNSHIP 16 NORTH NORTHEAST CORENER OF LOT 78 OF THE ELMWOOD HILLS ADDITION, THENCE NORTH 76 DEGREES 55 MINUTES 22 SECONDS EAST 137.37 FEET TO THE EASTERLY LINE OF SAID OUTLOT 3; THENCE SOUTH 2 DEGREES 28 MINUTES 22 SECONDS EAST ALONG THE EASTERY LINED OF SAID OUTLOTS 3 AND 2 A DISTANCE OF 311.08 FEET; THENCE 51 DEGREES 09 MINUTES 35 SECONDS WEST ALONG SAID SOUTHERLY LINE 98.52 FEET TO A PONT ON A CURVE ON THE RIGHT-OF WAY OF WILD ROSE LANE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 17 DEGREES 04 MINUTES 28 SECONDS AND A RADIUS OF 360.28 FEET, THE CHORD OF SAID CURVE BEARS NORTH 30 DEGRESS 18 MINUTES 08 SECONDS WEST 106.97 FEET; THENCE NORTHWESTERLY ALONG ARC OF SAID CURVE AND RIGHT-OF-WAY 107.37 FEET TO THE NORTHERLY LINE OF SAID OUTLOT 2; THENCE NORTH 51 DEGREES 09 MINUTES 38 SECONDS EAST ALONG SAID NORTHERLY LINE 31.55 FEET TO THE SOUTH EAST CORNER OF SAID LOT 78; THENCE NORTH 8 DEGRESS 29 MINUTES 43 SECONDS WEST ALONG THE EASTERLY

				LINE OF SAID LOT 78 A DISTANCE OF 301.51 FEET; THENCE NORTH 14 DEGREES 17 MINUTES 00 SECONDS WEST ALONG SAID WESTERLY LINE 20.85 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS RIGHT-OF-WAY OF RECORD AND PART OF LOT 79 OF THE FIRST ADDITION RECORD IN VOLUME 1269 PAGE 19 AND IN VOLUME 1421 PAGE 295.
79	18-4669-1	50279	3031 Wild Rose Lane	LOT 79 OF THE FIRST ADDITION TO ELMWOOD HILLS ADDITION TO THE CITY OF ONALASKA, COUNTY OF LA CROSSE, STATE OF WISCONSIN DESCRIBED AS; THAT PART OF OUTLOT 1 AND THAT PART OF LOT 79 FIRST ADDITION TO ELMWOOD HILLS ADDITION LYING NORTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS; BEGINNING AT THE MOST NORTHERLY CORNER OF SAID OUTLOT 1 THENCE; SOUTH 51 DEGREES 9 MINUTES 38 SECONDS WEST 98.52 FEET ON A CURVE ON THE RIGHT-OF WAY OF WILDROSE LANE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF SOUTH 9 DEGREES 48 MINUTES 52.5 SECONDS EAST 149.2 FEET THENCE; ON A CURVE ON THE RIGHT-OF-WAY OF WILDROSE LANE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF SOUTH 18 DEGREES 40 MINUTES 18 SECONDS EAST 14.21 FEET; THENCE ON A CURVE ON THE RIGHT-OF-WAY OF WILDROSE LANE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF SOUTH 24 DEGREES 14 MINUTES 15 SECONDS WEST 89.66 FEET; THENCE SOUTH 30 DEGREES 53 MINUTES 24 SECONDS EAST 6.2 FEET ALONG A CURVE WITH A CENTRAL ANGLE OF SOUTH 46 DEGREES 53 MINUTES 24 SECONDS EAST 41.1 FEET; THENCE SOUTH 62 DEGREES 53 MINUTES 24 SECONDS EAST 91 FEET ALONG A CURVE WITH CENTRAL ANGLE OF SOUTH 83 DEGREES 53 MINUTES SOUTH 23 SECONDS EAST 85.44 FEET: THENCE NORTH 75 DEGREES 06 MINUTES 36 SOUTHEAST TO THE MOST EASTERLY LINE OF OUTLOT 1 AND SAID LOT 79 AND THE TERMINUS OF THE LINE WHICH IS PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 11, TOWNSHIP 16 NORTH RANGE 7 WEST AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12 TOWNSHIP 16 NORTH RANGE 7 WEST DESCRIBED AS BEGINNING IN THE MOST NORTHERLY CORNER OF SAID OULOT 1 OF ELMWOOD HILLS ADDITON; THENCE SOUTH 46 DEGREES 18 MINUTES 16 SECONDS EAST 332.41 FEET; THENCE SOUTH 34 DEGREES 14 MINUTES 40 SECONDS WEST 185.96 FEET; THENCE NORTH 75 DEGREES 06 MINUTES 36 SECONDS EAST 398.30 FEET; THENCE NORTH 03 DEGREES 00 MINUTES 00 SECONDS 614.44 FEET; THENCE SOUTH 58 DEGREES 57 MINUTES 58 SECONDS WEST 645.12 FEET TO THE POINT OF BEGINNING.
80	18-4685-0	44832	3040 Wild Rose Lane	FIRST ADDITION TO ELMWOOD HILLS ADDITION LOT 80 (ASSESSED WITH 18-4686-0) TO THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.
81	18-4686-0	44833	3040 Wild Rose Lane	FIRST ADDITION TO ELMWOOD HILLS ADDITION LOT 81 (18-4685-0 ASSESSED HERE) TO THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.
82	18-4687-0	44834	3028 Wild Rose Lane	FIRST ADDITION TO ELMWOOD HILLS ADDITION LOT 84 TO THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.
83	18-4688-0	44835	3020 Wild Rose Lane	FIRST ADDITION TO ELMWOOD HILLS ADDITION LOT 83 TO THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.

84	18-4689-0	44836	3012 Wild Rose Lane	FIRST ADDITION TO ELMWOOD HILLS ADDITION LOT 84 TO THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.
85	18-4690-0	44837	3004 Wild Rose Lane	FIRST ADDITION TO ELMWOOD HILLS ADDITION LOT 85 TO THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.
86	18-4691-0	44838	2946 Wild Rose Lane	FIRST ADDITION TO ELMWOOD HILLS ADDITION LOT 86 TO THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.
87	18-4692-0	44839	2938 Wild Rose Lane	FIRST ADDITION TO ELMWOOD HILLS ADDITION LOT 87 TO THE CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN.
88	18-4693-0	44840	2928 Wild Rose Lane	LOT 88 AND THAT PART OF LOT 89 OF THE FIRST ADDITION TO ELMWOOD HILLS ADDITION TO THE CITY OF ONALASKA, LA CROSSE COUNTY, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS; THAT PART OF LOT 89 LYING NORTHEAST OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE WESTERLY MOST CORNER OF SAID LOT 89 AND SOUTHERLY RIGHT-OF-WAY OF WILD ROSE LANE (1) NORTH 54 DEGREES 8 MINUTES 00 SECONDS EAST 77.68 FEET; (2) 24.00 FEET ALONG THE ARC OF A 231.53 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, THE CHORD OF WHICH BEARS NORTH 57 DEGREES 8 MINUTES 10.5 SECONDS EAST 23.9 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 36 DEGREES 35 MINUTES 44 SECONDS EAST 146.61 FEET TO THE NORTH CORNER OF LOT 24 OF ELMWOOD HILLS ADDTION TO THE CITY OF ONALASKA, LA CROSSE COUNTY AND TO THE TERMINUS OF SAID LINE.
89	18-4695-0	44841	2902 Wild Rose Lane	LOT 90 AND PART OF LOT 89 OF THE FIRST ADDITION TO THE ELMWOOD HILLS ADDITION TO THE CITY OF ONALASKA, LA CROSSE COUNTY, STATE OF WISCONSIN LYING SOUTHWEST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE WESTERLY MOST CORNER OF SAID LOT AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WILD ROSE LANE: 1) NORTHEAST 54 DEGREES 08 MINUTES 00 SECONDS EAST 77.68 FEET: 2) 24.00 FEET SOUTHEAST, THE CHORD OF WHICH BEARS NORTH 57 DEGREES 06 MINUTES 11 SECONDS EAST 23.99 FEET TO THE POINT OF BEGINNING OF SAID LINE: THENCE SOUTH 36 DEGREES 35 MINUTES 44 SECONDS EAST 146.61 FEET TO THE NORTH CORNER OF LOT 24 OF THE ELMWOOD HILLS ADDITION TO THE CITY OF ONALASKA, LA CROSSE COUNTY, STATE OF WISCONSIN AND TO THE TERMINUS OF SAID LINE.
90	18-4695-0	44841	2902 Wild Rose Lane	LOT 90 AND PART OF LOT 89 OF THE FIRST ADDITION TO THE ELMWOOD HILLS ADDITION TO THE CITY OF ONALASKA, LA CROSSE COUNTY, STATE OF WISCONSIN LYING SOUTHWEST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE WESTERLY MOST CORNER OF SAID LOT AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WILD ROSE LANE: 1) NORTHE 54 DEGREES 08 MINUTES 00 SECONDS EAST 77.68 FEET: 2) 24.00 FEET SOUTHEAST, THE CHORD OF WHICH BEARS NORTH 57 DEGREES 06 MINUTES 11 SECONDS EAST 23.99 FEET TO THE POINT OF BEGINNING OF SAID LINE: THENCE SOUTH 36 DEGREES 35 MINUTES 44 SECONDS EAST 146.61 FEET TO THE NORTH CORNER OF LOT 24 OF THE ELMWOOD HILLS ADDITION TO THE CITY OF ONALASKA, LA CROSSE COUNTY, STATE OF WISCONSIN AND TO THE TERMINUS OF SAID LINE.

Prepared by Ardyce Clements

1075645 948 PAGE 281

24.50 Trac
Bud Gleason
Box 2287
La Crosse

RECORDED
AT 11:55 AM

AUG 21 1992

MARY C. HOLINKA
REGISTER OF DEEDS
La Crosse County, WI

DECLARATION OF RESTRICTIONS TO THE PLAT OF

FIRST ADDITION TO

ELMWOOD HILLS ADDITION TO THE CITY OF ONALASKA

Elmwood Partners Limited Partnership, a limited partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, the owner of all property within the boundaries of the plat of First Addition to Elmwood Hills Addition, in the City of Onalaska, La Crosse County, Wisconsin, (the "subject real estate"), hereby makes the following declaration as to the limitations, restrictions, and uses of the land for the benefit of the present owner and all future owners of Lots 70 through 90 of First Addition to Elmwood Hills Addition.

The declarations herein shall be covenants running with the land, as provided by law, and shall be binding on all parties and all persons claiming under them.

I. LAND USE

All Lots shall be used for single-family residences as provided in the R-1 Zoning District. No dwelling shall be erected, altered, placed or permitted to remain on any of said Lots other than a single-family residential dwelling with garage for a minimum of two cars.

No building previously erected elsewhere shall be moved onto any Lot except for temporary purposes approved by the Committee and no basement homes are permitted.

II. ARCHITECTURAL CONTROL

No building, fence, or outbuilding shall be erected, placed, or altered until the plans and specifications therefor and a plan showing the location and details of the structure or landscaping have been approved by the Architectural Control Committee (hereafter "Committee") as to the quality of workmanship, materials, harmony of external design with existing structures, and as to the location with respect to topography, finish grade elevations, and exterior property lines. Unless waived by the Committee, plans shall include brick or stone sufficient to accent the exterior appearance. The Committee's approval or disapproval shall be in writing. Prior to beginning work, the following shall be submitted to the Committee for approval:

a. Plans and specifications, including exterior elevations.
b. Site plan, including grading, landscaping, soil erosion control measures, and driveway location.

Specifically noted should be those wooded areas that will be disturbed and those undisturbed.

c. Sample of exterior and roofing materials sufficient to evaluate color and compatibility.

d. Names of general contractor and major subcontractors.

e. Any other information requested by Committee.

After approval by the Committee, a copy of the site plan will be delivered to the Inspection Department of the City of Onalaska for their use in confirming compliance with soil erosion control measures shown on the plan. Approval by the Committee does not constitute approval by the city or insure compliance with city building code or replace any city permit requirements.

The construction of any building on any lot shall be completed within six months from the date of commencement. No building shall be allowed to remain with tarpaper or building paper sheathing for a period of longer than three months. The construction site shall be picked up and reasonably free of debris at all times.

III. ARCHITECTURAL CONTROL COMMITTEE

While Elmwood Partners Limited Partnership retains ownership of any Lot, the Committee shall consist of up to three members appointed by Elmwood Partners Limited Partnership. When Elmwood Partners Limited Partnership ceases to own any Lots, a majority of then record owners of the Lots shall have one vote per Lot and may elect three members to the Committee. The Committee's approval or disapproval as required in these Restrictions shall be in writing. The Committee shall initially consist of Paul J. Gleason, Vice President of Elmwood Real Estate Corporation.

IV. DWELLING SIZE AND VALUE

All dwellings shall contain minimum finished area as follows:

Ranch homes (including split foyer or raised ranch designs) -- 1,500 square feet (main floor)

Two story homes -- 1,800 square feet (main two levels)

Multi-level homes -- 2,000 square feet total and 1,500 square feet on two primary levels

Finished space located below grade, walk-out basements, or planned future finished space will generally not count in determining finished area. Finished space located partially below

grade may be counted in determining finished area for multi-level homes, at the discretion of the Committee. The judgment of the Committee shall be final.

All dwellings shall have a minimum value of $125,000.00 at the time of construction based upon existing construction costs as of January 1, 1992. The valuation shall include all improvements but shall not include any items of personal property or cost of the Lot. The judgement of the Committee shall be final.

V. EASEMENTS

All Lots shall be served to Lot lines with telephone, electricity, natural gas and other utilities, easements for which are established on the plat.

Easements are hereby expressly reserved for the creation, construction and maintenance of water drainage ditches or channels. Such water drainage easements shall be confined to the rear six (6) feet of every lot and six (6) feet along each side of every lot unless a larger easement is noted on the plat. No property owner shall alter in any way, by fill or cut, any natural or preconstructed ditch or channel or block water draining within six feet of the lot lines without the written consent of the Committee nor shall any substantial cut or alteration of natural terrain other than the excavation of basements be made without the written approval of the Committee.

VI. SIGNS

No sign of any kind shall be displayed to the public view on any parcel of land except one professional sign of not more than one (1) square foot, one sign not more than three (3) square feet advertising the property for sale, signs used by a builder to advertise the property during the construction and sales period, or a sign used by the developer to advertise the Lots.

VII. NOXIOUS PRACTICES

No noxious or offensive trade, activity or practice shall be carried on upon the property above described, nor shall any trade become an annoyance or a nuisance to other residents. Rubbish, trash, garbage, and other waste shall be kept in clean and sanitary containers. No incinerators are allowed.

VIII. STORAGE OF VEHICLES AND BOATS

Motor homes, camping trailers, boat trailers, boats, recreational vehicles, buses, and trucks over one ton shall not be stored or parked on any Lot or on any public street within the plat

for more than 48 hours except that said items may be stored or parked within a garage. Exceptions to this may be approved by the Committee in instance where, in the opinion of the Committee, a combination of attractive fencing and vegative cover adequately shield the parked vehicle such that it does not detract from the view from neighboring Lots. No semi-tractors and trailers shall be stored or parked on said Lots or public streets at any time except for the purpose of making deliveries or moving persons into or out of a residence.

IX. TEMPORARY RESIDENCES

No mobile home, travel trailer, motor home, basement, tent, shack, garage, barn, or other outbuildings erected on this property shall be used as a temporary or permanent residence.

X. OUTDOOR LIGHTING TELEVISION DISCS AND TOWERS

Exterior lighting not attached to the dwelling shall not be placed higher than eight (8) feet. No television satellite discs may be placed or erected on any Lot. No radio or television towers may exceed fifteen (15) feet in height from ground level unless approved by the Committee.

XI. LANDSCAPING

The entire yard of each lot shall be completely sodded and landscaped within six months of issuance of an occupancy permit. Seeding of rear lots may be permitted at the discretion of the Committee. Additional time to complete the landscaping may be granted by the Committee if weather conditions prevent completion within the prescribed time. All property owners shall be required to control weeds and grasses in the areas affronting their property to include the city street right-of-way. All driveways and walkways shall be finished with concrete or other approved material by the date of occupancy.

XII. SWIMMING POOLS

Swimming pools shall generally be limited to the in-ground type except by special permission. All pools must be enclosed by a fence with a minimum height of six feet and have a gate that must be secured. Above-ground pools may be allowed at the discretion of the Committee, when adequately screened from view from neighboring Lots. In no circumstances will an above-ground pool be permitted if it extends above existing grade by more than twenty-four inches.

XIII. SUBDIVISION OF LOTS

Further subdivision of Lots shall be prohibited unless prior written approval is received from the Committee.

XIV. TERM

These restrictions shall terminate January 1, 2022 unless within one year prior to said expiration, a majority of landowners agree to continue said restrictions for successive ten year periods. Said agreement shall be written and signed by a majority of the then landowners of the land parcels and recorded in the office of the Register of Deeds.

XV. SEVERABILITY

Invalidation of any of the provisions contained herein by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

XVI. REMOVAL OF FILL

The purchaser of any Lot agrees that any dirt or fill excavated from said Lot shall be offered to Elmwood Partners Limited Partnership at no charge for use and disposal of any location designated by Elmwood Partners Limited Partnership.

XVII. VIOLATION OF RESTRICTIONS

These restrictions and covenants are to run with the land and they are put into affect for the mutual benefit of all the landowners and, if any landowner in this area shall violate or attempt to violate any of the restrictions or covenants heretofore enumerated, it shall be lawful for any person or persons owning any real estate in this area to prosecute any proceeding at law or in equity against any person or persons who are violating or attempting to violate the restrictions and covenants. The persons enforcing these restrictions and covenants shall be allowed to recover monetary damages and/or injunctive relief or both. The Committee shall have final authority in determining compliance with these restrictions.

XVIII. AMENDMENT

These restrictions and covenants may be amended by a majority vote of the then record owners of Lots, except that any

amendment also requires the written approval of Elmwood Partners Limited Partnership while said Partnership retains ownership of lands in the subject area.

Dated this 20th day of August, 1992.

ELMWOOD PARTNERS LIMITED PARTNERSHIP
by: ELMWOOD REAL ESTATE CORPORATION
General Partner

Paul J. Gleason

Paul J. Gleason

Peggy Birschbach

Peggy Birschbach

STATE OF WISCONSIN)
) ss
COUNTY OF LACROSSE)

Personally came before me, this 20th day of August, 1992, the above named Paul J. Gleason and Peggy Birschbach, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

John E. Flynn
Notary Public La Crosse County, WI
My Commission is permanent

SIGNATURE PAGE

This is the signature page for Elmwood Hills Addition 1 to the Elmwood Hills Addition to the City of Onalaska, Wisconsin. By signing this, I am consenting to an extension of the Declaration of Restrictions to the Plat of First Addition to Elmwood Hills Addition to the City of Onalaska, recorded by the Register of Deeds, document 1075645, Vol 948 Page 281.

Name (Print) STRAIN (LAST) PATRICK (FIRST)

Address 2909 Wild Rose Ln Onalaska, WI 54650

Signature Patrick M. Strain Date 23 Nov. 2020

Lot# 70 (& PRT LOT 70) Lot Tax ID 18-4676-1

State of Wisconsin
County of La Crosse

This document was signed before me on 23rd day of November, 2020

By Patrick M. Strain
(Person making statement)

Notary Signature Jodi L. Scholl Jodi L. Scholl

Notary Expiration Date 3-21-21

Notary Seal

SIGNATURE PAGE

This is the signature page for Elmwood Hills Addition 1 to the Elmwood Hills Addition to the City of Onalaska, Wisconsin. By signing this, I am consenting to an extension of the Declaration of Restrictions to the Plat of First Addition to Elmwood Hills Addition to the City of Onalaska, recorded by the Register of Deeds, document 1075645, Vol 948 Page 281.

Name (Print) Walz (LAST) Bradley (FIRST)

Address 2917 Wild Rose Ln Onalaska, WI 54650

Signature Bradley A Walz Date 12/9/2020

Lot# 72 Lot Tax ID 18-4677-0-51165

State of Wisconsin
County of La Crosse

This document was signed before me on 9th day of December, 2020

By Bradley Walz
(Person making statement)

Notary Signature Marc J. Rothering

Notary Expiration Date Jan 31, 2022

Notary Seal

MARC J ROTHERING
Notary Public
Minnesota
My Commission Expires
Jan 31, 2022

SIGNATURE PAGE

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Name (Print) Wittchow (LAST) Richard (FIRST)

Address 2933 Wild Rose Ln Onalaska, WI 54650

Signature Richard Wittchow Date 11/21/2020

Lot# 74 Lot Tax ID 18-4679-0

State of Wisconsin
County of La Crosse

This document was signed before me on 21 day of November, 2020

By Richard Wittchow
(Person making statement)

Notary Signature Kristine A Jostad Kristine A. Jostad

Notary Expiration Date 10-29-22

Notary Seal

SIGNATURE PAGE

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Name (Print) Roger & Nancy Joint revocable Trust
LAST FIRST

Address 2941 Wild Rose Lane Onalaska, WI 54650

Signature Nancy Vanderminus, Trustee Date 11/21/2020

Lot# 75 Lot Tax ID 1846800

State of Wisconsin
County of La Crosse

This document was signed before me on 21st day of November, 2020

By NANCY VANDERMINUS
(Person making statement)

Notary Signature Kristine A. Jostad Kristine A. Jostad

Notary Expiration Date 10-29-22

Notary Seal

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Name (Print) JAEKEL (LAST) EDWARD (FIRST)

Address 2949 WILD ROSE LN Onalaska, WI 54650

Signature _____ Date 11/18/2020

Lot# 76 Lot Tax ID 18-4681-0 (TAX PARCEL #)

State of Wisconsin
County of La Crosse

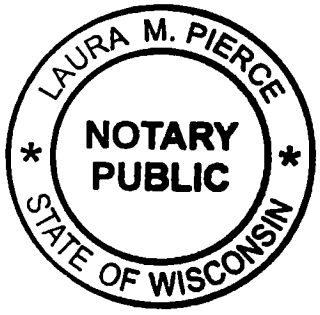
This document was signed before me on 18 day of November, 2020

By Edward Jaekel
(Person making statement)

Notary Signature _____ Laura M. Pierce

Notary Expiration Date 11/19/23

Notary Seal



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Name (Print) Clements (LAST) Ardyce (FIRST)

Address 3009 Wild Rose Onalaska, WI 54650

Signature Ardyce M. Clts Date 11/19/2020

Lot# 78 Lot Tax ID 18-4683-0-51176

State of Wisconsin
County of La Crosse

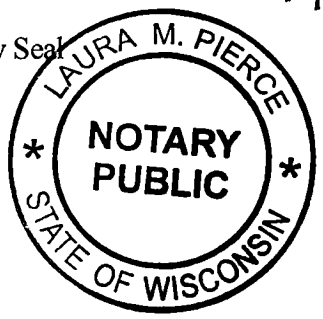
This document was signed before me on 19 day of November, 2020

By Ardyce Clements
(Person making statement)

Notary Signature Laura M. Pierce Laura M. Pierce

Notary Expiration Date 11/19/23

Notary Seal



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Josephand Martha Nowacki Family Trust

Name (Print) Nowacki (LAST) Martha (FIRST)

Address 3031 Wild Rose Ln Onalaska, WI 54650

Signature Martha Nowacki TTE Date 11/19/20

Lot# 79 Lot Tax ID 18-4669-1
18-4471-1

State of Wisconsin
County of La Crosse

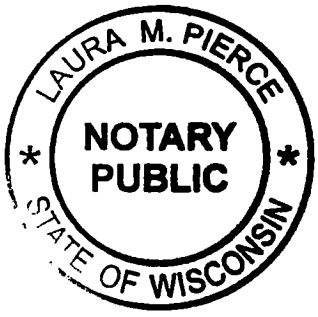
This document was signed before me on 19 day of November, 2020

By Martha Nowacki
(Person making statement)

Notary Signature Laura M. Pierce Laura M. Pierce

Notary Expiration Date 11/19/23

Notary Seal



Signature page of the owner of lot 79 of Elmwood Hills Addition 2 to the Elmwood Hills Addition to the City of Onalaska, Wisconsin. Consenting to an extension of the Declaration of Restrictions to the Plat of Second Addition to Elmwood Hills Addition to the City of Onalaska, recorded by the Register of Deeds, document 1081147, Vol 961 Page 824.

City of Onalaska

Name (Print) Smith (LAST) Kimberly (FIRST)

Address 415 Main Street Onalaska, WI 54650

Signature _____, Mayor Date 12/17/20

Lot # 79 Lot Tax ID 18-4684-1

State of Wisconsin
County of La Crosse

This document was signed before me on 17th day of December, 2020

By Kimberly Smith
(Person making statement)

Notary Signature _____ Stacy Wilk

Notary Expiration Date July 27, 2024

Notary Seal

STACY WILK
NOTARY
PUBLIC
STATE OF WISCONSIN

SIGNATURE PAGE

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Name (Print) Trochinski (LAST) Brooke (FIRST)

Address Onalaska, WI 54650

Signature Brooke Trochinski Date 11/21/20

Lot# 82 Lot Tax ID 18-4687-0

State of Wisconsin
County of La Crosse

This document was signed before me on 21st day of November, 2020

By Brooke Trochinski
(Person making statement)

Notary Signature Kristine A Jostad Kristine A. Jostad

Notary Expiration Date 10-29-22

Notary Seal

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Name (Print) Pabst _____ Michael
LAST FIRST

Address 3020 Wild Rose Ln Onalaska, WI 54650

Signature Michael Pabst Date 11-21-2020

Lot# 83 Lot Tax ID 18-4688-0

State of Wisconsin
County of La Crosse

This document was signed before me on 21st day of November, 2020

By Kristine A Jostad Michael Pabst
(Person making statement)

Notary Signature Kristine A. Jostad Kristine A Jostad

Notary Expiration Date 10-29-22

Notary Seal

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Lynn Frise Revocable Living Trust

Name (Print) Frise (LAST) Lynn (FIRST)

Address 3012 Wild Rose Lane Onalaska, WI 54650

Signature Lynn Frise, Trustee Date 11-25-2020

Lot# 84 Lot Tax ID 18-4689-0

State of Wisconsin
County of La Crosse

This document was signed before me on 25th day of November, 2020

By Lynn Frise
(Person making statement)

Notary Signature Jodi L. Scholl Jodi L. Scholl

Notary Expiration Date 3-21-21

Notary Seal

SIGNATURE PAGE

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Name (Print) KURT R. HULSE & JEANNE P. HULSE JOINT REVOCABLE TRUST DATED
LAST FIRST

Address 3004 Wild Rose Lane Onalaska, WI 54650

Signature _____, trustee Date 12/16/2020

Lot# 85 Lot Tax ID 18-4690-0

State of Wisconsin
County of La Crosse

This document was signed before me on 16 day of December, 2020

By Jeanne Hulse
(Person making statement)

Notary Signature _____

Notary Expiration Date 01/04/2021

Notary Seal



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Name (Print) ZIMMERMAN (LAST) CRAIG (FIRST)

Address 2946 Wild Rose Ln Onalaska, WI 54650

Signature [signature] Date Nov 19, 2020

Lot# 86 Lot Tax ID 48-4691-0.

State of Wisconsin
County of La Crosse

This document was signed before me on 19 day of November, 2020

By Craig Zimmerman
(Person making statement)

Notary Signature [signature]

Notary Expiration Date 11/19/23

Notary Seal



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ROBERT & LORENE WEHRENBERG JT REV TRUST

Name (Print) WEHRENBERG (LAST) LORENE (FIRST)

Address 2938 WILDROSE Onalaska, WI 54650

Signature Lorene Wehrenberg, Trustee Date 11-19-20

Lot# 87 Lot Tax ID 18-4692-0

State of Wisconsin
County of La Crosse

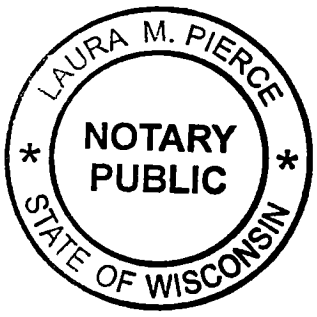
This document was signed before me on 19 day of November, 2020

By Lorene Wehrenberg
(Person making statement)

Notary Signature Laura M. Pierce

Notary Expiration Date 11/19/23

Notary Seal



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Name (Print) Gavin (LAST) Kimberly (FIRST)

Address 2902 Wild Rose Dr Onalaska, WI 54650

Signature Kimberly A. Gavin Date 11-24-20

Lot# 89 Lot Tax ID 18-4695-0-44841

State of Wisconsin
County of La Crosse

This document was signed before me on 24 day of November, 2020

By Kimberly Gavin
(Person making statement)

Notary Signature Lacy J Olson

Notary Expiration Date 2-13-2021

Notary Seal

NOTARY PUBLIC LACY J. OLSON STATE OF WISCONSIN

State of WI
County of LaCrosse

SIGNATURE PAGE

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Name (Print) Gavin (LAST) Kimberly (FIRST)

Address 2902 Wild Rose Ln Onalaska, WI 54650

Signature Kimberly Gavin Date 11-24-20

Lot# 90 Lot Tax ID 18-4695-0-44841

State of Wisconsin
County of La Crosse

This document was signed before me on 24 day of November, 2020

By Kimberly Gavin
(Person making statement)

Notary Signature Lacy J Olson

Notary Expiration Date 2-13-2021

Notary Seal State of WI County of Lacrosse

NOTARY PUBLIC LACY J. OLSON STATE OF WISCONSIN