

**DECLARATION OF COVENANTS AND RESTRICTIONS
FOR THE KEWASKUM POTAWATOMI PRAIRIE
SUBDIVISION
VILLAGE OF KEWASKUM, WISCONSIN**

KNOW ALL BY THESE PRESENTS, that this declaration of covenants and Restrictions is made by understanding owner (the "Subdivider") for the purpose of Stabling and maintaining harmony in the use and development of plat known as The Kewaskum Potawatomi Prairie subdivision (the "Subdivision"), being a part of lots one through thirty-six, and fifty-four through seventy-six Village of Kewaskum, Washington County, Wisconsin.

**ARTICLE I
LAND USE**

Section 1.01 – Residential. The plat shall be sued for single-family residential purposes only. The Plat shall, to the extent that such regulations exceed the requirement of this Declaration, conform to the residential zoning district regulations of the Village of Kewaskum (the "Village") regardless of the zoning district classification assigned to the Plat.

Section 1.02 – Redivision Regulated. The lots created by the subdivision shall not, during the time that the Subdivider owns any lot in the Subdivision, be redivided in any matter.

**ARTICLE II
CONSTRUCTION SPECIFICATIONS AND REQUIRMENTS**

Section 2.01 – Types of Buildings. No buildings shall be erected or placed in the Subdivision other than single-family dwellings with attached garages containing not less than two and one-half stalls with overhead door(s); detached accessory structures are permitted only in accordance with further requirements of the article.

Section 2.02 – Dwelling Sizes. The Minimum ground floor living area for one-story dwelling shall be at least 1,400 square feet; one and one-half story and tri-levels shall be at least 1,800 square feet; two story homes shall be at least a total of 2,000 square feet. All areas shall be exclusive of porches, breezeways and garages.

Section 2.03 – Accessory Structures. Accessory structures, including but not limited to swimming pools, sheds, fences, dog runs and kennels, shall be permitted only in limited situations and only with the written approval of the subdivider. Outbuildings and accessory structures shall be finished with the same type and quality of materials that comprises the exterior of the main structure. No accessory structure shall be permitted to be located closer the street than the rear of the main structure.

Section 3.04 – Outdoor Burning. All outdoor burning must be done in fire restrictive containers in accordance with local ordinances and regulations.

Section 3.05 – Firearms. Firearms shall not be discharged within the Subdivision.

Section 3.06 – Hunting and Trapping. No hunting or trapping of any kind is allowed in the Subdivision.

Section 3.07 – Tanks, Towers and Antennae. No elevated tanks of any kind, and no towers or similar structures shall be erected in the Subdivision. Television antennae may be mounted on roofs except that dish antennae shall be located in rear yards.

Section 3.08 – Commercial Vehicles. No trucks, other than panel trucks or vans and no commercial-type vehicles shall be stored or parked on any lot unless parked in a closed garage or except while engaged in transporting to or from a residence in the Subdivision. This prohibition against outdoor parking specifically applies to trucks over 1 ton gross weight and to trucks over 20 feet long.

Section 3.09 – Abandoned Vehicles; Junk. Unregistered motor vehicles (or parts thereof) discarded machinery and equipment, scrap wood or metal and other junk and debris shall not be accumulated or stored on any lot.

Section 3.10 – Recreational Vehicles; Boats. Campers, boats, snowmobiles and other recreational vehicles and equipment kept within the plat shall be stored in a closed garage. No snowmobile, motorized off-street bike, all terrain vehicles or other such vehicle shall be operated within the Subdivision except for brief periods for routine maintenance, loading and unloading. Boats and campers shall not be parked or stored on driveways or on the street adjacent to any lot for longer than seven days.

Section 3.11 – Trash and Garbage Disposal. Trash and garbage shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and shall be kept in a garage or suitable screened from view from the street and dwellings.

Section 3.12 – Refuse and Waste. No lot shall be used or maintained as a dumping or storage site for refuse, rubbish, discarded materials or other wastes except that properly maintained composting activities for landscaping wastes may be located in rear yards.