



ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT

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

Certified this 16th day of June, 1993
Chas. A. Strum
Department of Agriculture, Trade & Consumer Protection

Year	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	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STONEBRIDGE GREENS

LOCATED IN THE NW1/4 OF THE SW1/4 AND THE NE1/4 OF THE SW1/4 OF SECTION 3, T15N, R7E,
CITY OF ONALASKA, LA CROSSE COUNTY, WISCONSIN

[illegible]

Dated this 12th day of MAY, 1993.
REVISED THIS 29TH DAY OF JUNE, 1993

Raymond C. Hengel
Raymond C. Hengel RLS 935
La Crosse Engineering & Surveying Co.

Evenson and Company, Inc., a corporation duly organized and existing under and by virtue of the
State of Wisconsin, as owner, does hereby certify that such corporation caused the land described
on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. Evenson and
Company, Inc., does further certify that this plat is required by s. 236.10 or 236.12 to be
submitted to the following for approval or objection: City of Oaklawn and Department of
Agriculture, Trade and Consumer Protection. *Paul J. [Signature]*

In presence of: James H. Smith, Jr., Sec'y David A. Benson, President
Thomas J. Smith, Jr., Sec'y Vickie L. Ryan, Secretary

State of Wisconsin } ss

La Crosse County) ss. Personally present before me this 17 day of September, 1993, David M. Evenson, President, and Vickie L. Evenson, Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

My Commission expires September 2, 1929 Attest Notary Public, State of Wisconsin
 DIXIE TREASURERS CERTIFICATE

_____, Richard J. Dubey, being the duly elected, qualified and acting City Treasurer of the City of Onondaga, do hereby certify that in accordance with the records in my office there are no unpaid taxes or special assessments as of 7-27-89 on any of the land included in the plot of STONEBRIDGE GREENS.

Dated 9-27-93 City Transfer [Signature]

Resolved that the plat of STONEGRIDGE GREENS, City of Onalaska, is hereby approved by the Common Council of the City of Onalaska.

I hereby certify that the foregoing is a copy of a resolution adopted by the Foreign Council.

of the City of Cincinnati.

State of Wisconsin) ss. T.A. *Bohner* being the duly elected, qualified and acting
La Crosse County

I, 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 9-28-93 affecting the lands included in the above-described notice.

Dated October 25, 1983 County Treasurer [Signature]

hereby certify that the plat of STONEDRIDGE GREENS, City of Oklahoma, La. Grasse County, Oklahoma, was received for record this 23rd day of September, 1993, at 1 o'clock P.M.

Mary H. Holinka Registrar of Deeds

1100537

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RECORDED
AT 3:50 P.M.

SEP 28 1993

MARY C. HOLINKA
REGISTER OF DEEDS
La Crosse County, WIDECLARATION OF RESTRICTIONS TO THE PLAT OF
STONEBRIDGE GREENS TO THE CITY OF ONALASKA

Evenson & Company, Inc., (hereinafter the "Corporation"), a corporation 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 Stonebridge Greens, 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 all lots located within the subject real estate (hereinafter "lots").

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. CONSTRUCTION OF BUILDINGS BY CORPORATION

All single family residential dwellings with garages within the subject real estate shall be built by the Corporation unless the President of the Corporation gives his express written consent to construction of a specific building by a different builder.

III. ARCHITECTURAL AND ENVIRONMENTAL CONTROL

No building, fence, or outbuilding shall be erected, placed, or altered nor any landscaping commenced until the plans and specifications therefor and a plan showing the location and details of the structure or

1/4/93

landscaping have been approved by the Architectural and Environmental Control Committee (hereafter "Committee") as to the quality of workmanship, materials, harmony or external design with existing structures, and as to the location with respect to topography, finish grade elevations, and exterior property lines. 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, storm water drainage, soil erosion control measures and driveway location. Specifically noted should be those wooded areas that will be disturbed and those undisturbed.
- c. Samples of exterior and roofing materials sufficient to evaluate color and compatibility.
- d. Any other information requested by the 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 longer than three months. The construction site shall be picked up and reasonably free of debris at all times.

IV. ARCHITECTURAL AND ENVIRONMENTAL CONTROL COMMITTEE

While the Corporation retains ownership of one or more lots in the subject real estate, the Committee shall consist of three members appointed by the President of the Corporation. A majority of the committee may designate a representative to act for them. In the event of the death or resignation of any member of the Committee, the President of the Corporation shall have full authority to designate a successor. When

the Corporation ceases to own any lot, the then record owners of the Lots shall have one vote per lot and shall elect the three members to the Committee by majority vote.

The Committee's approval or disapproval as required in these Restrictions shall be in writing. However, in the event the Committee or its designated representative fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, such plans and specifications shall be deemed to have complied with these Restrictions.

V. 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

Two story homes -- 1,900 square feet

Multi-level homes -- 2,000 square feet total or 1,800 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 \$100,000 at the time of construction based upon existing construction costs as of January 1, 1993. The valuation shall include all improvements but shall not include any items of personal property or cost of the Lot. The judgment of the Committee shall be final.

VI. 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 determined for each lot by the Committee. No property owner shall alter in any way, by fill or cut, any natural or preconstructed ditch or channel or block water draining 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.

VII. 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.

VIII. 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 the other residents. Rubbish, trash, garbage, and other waste shall be kept in clean and sanitary containers. No incinerators are allowed.

IX. 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 instances where, in the opinion of the Committee, a combination of attractive fencing and vegetative 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.

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X. TEMPORARY RESIDENCES

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

XI. 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.

XII. LANDSCAPING

The entire yard of each lot shall be completely sodded or seeded and landscaped within 30 days from the issuance of an occupancy permit. Seeding of 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.

Each property owner shall be required to plant two trees per lot on the boulevard adjacent to the owner's property that are a minimum of one inch in diameter. The type and location of such trees shall be included in the site plan required by Article III(b).

All driveways and walkways shall be finished with asphalt, concrete or other approved material by the date of occupancy.

XIII. 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 of neighboring lots. Under no circumstances will an above-ground pool be permitted if it extends above the existing grade by more than eighteen inches.

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XIV. SUBDIVISION OF LOTS

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

XV. TERM

These restrictions shall terminate July 1, 2023, unless within one year prior to said expiration, a majority of lot owners agree to continue said restrictions for successive ten year periods. Said agreement shall be written and signed by a majority of the then owners of the lots and recorded in the office of the Register of Deeds.

XVI. REMOVAL OF FILL

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

XVII. VIOLATION OF RESTRICTIONS

These restrictions and covenants are to run with the land and they are put into effect for the mutual benefit of all the lot owners and, if any lot owner in the subject real estate 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 lot 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.

XVIII. SEVERABILITY

In the event any one or more of the foregoing covenants, conditions, reservations or restrictions is declared for any reason, by a court of competent jurisdiction, to be null and void, all of the remaining covenants, conditions, reservations, and restrictions not expressly held to be void or unenforceable shall continue unimpaired and in full force and effect.

XIX. AMENDMENT

These restrictions and covenants may be amended by a majority vote of the then record owners of lots. However, before any amendment to this Declaration of Restrictions becomes effective, it shall also receive the written approval of the Corporation while said Corporation retains ownership of one or more lots in the subject real estate.

Dated this 27th day of ~~January~~ September, 1993.

EVENSON & COMPANY, INC.

By: [Signature] Pres.
David M. Evenson, President

And: [Signature] Sec.
Vickie L. Evenson, Secretary



Subscribed and sworn to before me
this 27 day of ~~January~~ September, 1993.

Daniel R. Ryan
Notary Public, La Crosse County, WI
My commission 9-7-1997

This document was drafted by:
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