BUILDING AND LAND USE RESTRICTIONS
RUNNING WITH THE LAND KNOWN AS
TALL TREES OF WILDWOOD SUBDIVISION

305694

Part of the SE 1/4 - NW 1/4 and
Government Lot 4, Section 23
Township 37 North, Range 8 East
Oneida County, Wisconsin

RAY WARNER, owner of the above described lands, hereby makes, declares and records the following building, land and water use restrictions to apply to any and all lots or parcels of land located in TALL TREES OF WILDWOOD SUBDIVISION, according to the recorded plat thereof, recorded in the office of the Register of Deeds, Oneida County, Wisconsin, in order to encourage the construction and maintenance of suitable and desirable residential homes and desirable use restrictions, intending such restrictions to be made a part of each deed, to each and every lot or parcel of land included in said subdivision, and which building, land and water use restrictions are as follows:

1. No lot should be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling with a minimum of 900 square feet living area. All structures shall be erected on concrete foundations or footings and shall be completed within one year of excavation or foundation work and shall have indoor plumbing and septic systems in compliance with the government codes. A private garage may be erected for no more than four cars.

2. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently, except owners may place on lot a camper or temporary living unit during construction of a permanent dwelling not to exceed one year from commencement of construction.

3. No mobile home may be placed or erected on any lot.

4. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance or a nuisance to the neighborhood and no lot shall be used as a dumping ground for rubbish, trash, garbage or other waste.

5. No animals livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes.

6. All outside walls of structures shall be of stone, brick, wood siding, metal or aluminum or similar material. No outside walls or roofs of rolled building materials or roofing is permitted. Roofs must be of wood shingles or asphalt shingles or better. All outdoor surfaces shall be maintained without neglect.

7. No motorboats, motorized craft or vehicles shall be allowed on the open waters of Wildwood lake.

8. No platted lots shall be split or subdivided.

9. If any restriction shall be legally voided for any reason, the remainder shall continue effective.

10. These restrictions shall be part of every conveyance of any parcel.

11. These restrictions shall be binding on declarant and each owner of any lot or parcel of land in the above described subdivision and shall be binding on the heirs, successors and assigns or each and any purchaser or owner may sue at law or equity for violation of these restrictions or may enjoin such violations.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19 day of March, 1980.

Ray Warner
RAY WARNER

STATE OF WISCONSIN

ONEIDA COUNTY

Personally came before my this 19 day of March, 1980, the above named RAY WARNER to me known to be the person who exectued the foregoing instrument and acknowledged the same.

Lucy A. Potter
Notary Public, County of Oneida
State of Wisconsin
My commission Exp. Dec. 31, 1982

Drafted by:

Lee A. Bernsteen

ONEIDA COUNTY, WIS
Received for Record the 20th
day of March A. D. 19 80
at 2:45 o'clock P. M. and Recorded in
Vol. 454 of Records on Page 113
Doris Jerage Kuehn
REGISTER OF DEEDS