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DECLARATION OF RESTRICTIONS AND COVENANTS FOR TRESTLE CREEK SUBDIVISION

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TRESTLE CREEK SUBDIVISION
DECLARATION OF RESTRICTIONS AND COVENANTS
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DECLARATION OF RESTRICTIONS AND COVENANTS

FOR

TRESTLE CREEK SUBDIVISION

KNOW ALL PERSONS BY THESE PRESENTS; that TRESTLE CREEK, LLC is a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Waukesha, Wisconsin (herein referred to as the "Developer," which term shall also include the duly authorized agent of Developer). Developer is the owner of TRESTLE CREEK SUBDIVISION, being a part of Blocks A and B, vacated streets and alleys in Koenig's Subdivision and lands in the SW ¼ and NW ¼ of the SW¼ of Section 14, Town 6 North, Range 22 East, City of St. Francis, Milwaukee County, Wisconsin, (herein referred to as "TRESTLE CREEK"). Developer intends to establish a general plan for the use, occupancy and enjoyment of TRESTLE CREEK, and in furtherance of the general purpose set forth in Section I, below, does hereby declare for the mutual benefit of present and future owners of lands in TRESTLE CREEK and any future stages of development added pursuant to Section 9.5, below (herein referred to individually as "Owner" and collectively as "Owners"), that TRESTLE CREEK shall be subject to the following restrictions and covenants.

I. GENERAL PURPOSE

1.1. The general purpose of this Declaration of Restrictions and Covenants for Trestle Creek Subdivision (herein referred to as the "Declaration") is (1) to promote the harmonious development of TRESTLE CREEK into a residential community of high quality while protecting the natural beauty and quality of the environment; (2) to help insure that TRESTLE CREEK will become and remain an attractive community; (3) to preserve the open space within TRESTLE CREEK; (4) to guard against the erection of poorly designed or proportioned structures; (5) to require harmonious use of materials; (6) to promote the highest and best residential development of TRESTLE CREEK; (7) to require the erection of attractive homes in appropriate locations on building sites; (8) to require proper setbacks from streets and adequate free spaces between

structures; and (9) in general, by such actions to maintain and enhance the value of investments made by purchasers of properties in TRESTLE CREEK.

II. BUILDING RESTRICTIONS

2.1. All lots in TRESTLE CREEK are restricted to the erection of a single one story, story and one-half, or two story single-family residence building with a minimum square footage of living space (excluding basement level areas) of one thousand five hundred (1,500) square feet for a one story residence and one thousand six hundred fifty (1,650) square feet for a one and one-half, two story or split level residence.

2.2. Each single-family residence in TRESTLE CREEK must have no more than one (1) garage that accommodates at least two (2) cars, that is attached to the residence directly or by breezeway or is located in the basement of the residence, and that is constructed at the same time as the residence (such single-family residence and garage together shall be referred to herein as the "Building"). The maximum size of the garage portion of the Building shall conform to City of St. Francis (hereinafter referred to as the "City") ordinances.

2.3. The exterior walls and fascia of the Building and any Permitted Improvements (as defined in Section 4.1, below) must be constructed of brick, stone, stucco, solid wood siding, vinyl siding, Hardiplank siding, or its equivalent. Developer may, in its sole discretion, approve the use of artificial stone products. Siding materials such as aluminum, steel, pressed board, Masonite or plywood will not be permitted on the exterior of the Building or any Permitted Improvements, except on soffits. Soffits (but not fascia) may be made of aluminum, vinyl or the siding materials permitted above for exterior walls. Fascia may only be made of the siding materials permitted above for exterior walls (not aluminum). Any exposed basement or foundation wall must be covered with masonry veneer, plaster or the siding materials used on the exterior walls above such exposed wall.

2.4. All Building roofs shall have a minimum pitch of eight feet in height for each twelve feet in length (8/12), except for a porch roof, a shed-style roof or rear dormers on story and one-half Buildings. All roofs shall be covered with dimensional shingles in a "weatherwood" color.

2.5. The minimum setback from any abutting street right-of-way is 25 feet. Porches and decks may extend up to 5 feet into the front setback area. The minimum side yards for a one story or one and one-half story Building is 3 feet on the north or west side and 7 feet on the south or east side, with the exception of lots 1, 10 and 11 which have a west side minimum side yard of 5 feet. The minimum side yards for a two story Building is 5 feet on the north or west side and 10 feet on the south or east side. The minimum rear yard is 25 feet.

2.6. Each Owner must obtain Approval of the plans and specifications outlined in Section 2.6.2, below (referred to hereinafter as "Design/Layout Plan"), prior to application for a building permit. For purposes of this Declaration, the term "Approval" shall mean the prior written approval of Developer. The Developer may assign its Approval right to the Association (as defined in Section 6.1, below) by a written instrument recorded with the Register of Deeds of Milwaukee County.

2.6.1. Before submitting Final Design/Layout Plans each Owner must submit at least one preliminary plan for review by Developer.

2.6.2 Each Owner must submit to Developer in connection with its application for Approval of the Design/Layout Plan the following:

- (a) Three complete full size sets of the following final plans and one 11" x 17" reduction which shall incorporate the plan changes, if any, required by Developer as noted in its review of the preliminary plans.
- (b) Exterior elevations drawn to scale (1/4" = 1' minimum)
- (c) Floor plans drawn to scale (1/4" = 1' minimum)
- (d) Identification of all exterior building materials;
- (e) Stake-out survey showing the proposed location of the Building, existing and proposed yard grades and location of silt fences.
- (f) The square footage of living area by floor.
- (g) Other things that may be required from time to time as set forth in the Requirements and Guidelines.

2.6.3 Approval of the Design/Layout Plan shall be based upon the building and use restrictions contained herein and the **Requirements and Guidelines for Building Construction and Improvements for Trestle Creek**

Subdivision (herein referred to as the “**Requirements and Guidelines”**), as may be adopted from time to time by Developer. Developer may assign its right to adopt **Requirements and Guidelines** to the Association by a written instrument recorded with the Register of Deeds of Milwaukee County. **Owner shall obtain and review the Requirements and Guidelines from Developer prior to applying for Design/Layout Plan Approval.**

2.6.4 Design/Layout Plan Approval may be withheld if the design is too similar in appearance to other Buildings in close proximity.

2.6.5 If in the opinion of Developer the submitted plans do not comply with the Trestle Creek Requirements and Guidelines and the Declaration Developer may, at its option, but only with Owner’s consent, refer the plans to a professional home designer for redesign so that the plans will comply with the Trestle Creek Requirements and Guidelines and Declaration. The Owner will be responsible for the payment of any fees charged by such professional.

III. CONSTRUCTION

3.1 The Building must be constructed in accordance with the Design/Layout Plan which has received Approval and must be completed within twelve (12) months of the date the building permit is issued by the City. A sodded or seeded lawn and a driveway paved with concrete, asphalt or brick must be installed within six (6) months of the date that the occupancy permit is issued by the City. All driveway aprons (the area between the curb and sidewalk) must be concrete.

3.2 At the time of construction of the Building, the Owner shall install at a location designated by Developer, one Approved outdoor electric post lamp with an unswitched photoelectric control. The design of the post lamp shall be uniform throughout TRESTLE CREEK. The Owner shall maintain the operation and appearance of the post lamp. If the post lamp is not so maintained, and the condition has not been rectified by the Owner within 15 days after receipt of a notice from the Association specifying the violations of this Paragraph 3.2, the Owner shall be subject to a penalty at a per diem rate established in the Rules and Regulations (as defined in Section 6.3.3, below) from the date of notice until the date the condition has been rectified, in addition to all other rights and remedies available to Developer and the Association.

The penalty shall be assessed against the Owner and, if not paid, will be enforced as provided below.

3.3 Each Owner must adhere to the grading plan or any amendment thereto approved by the City Engineer and on file with the City (“Master Grading Plan”), and grade such Owner’s lot in accordance with the Master Grading Plan. Developer and/or the City and/or their agents, employees or independent contractors shall have the right to enter upon any lot, at any time, for the purpose of inspection, maintenance and correction of any drainage condition (whether or not Owner complied with the Master Grading Plan), and the Owner is responsible for cost of the same. Each Owner, at the time of construction of the Building, shall also be responsible for grading its lot so as to direct drainage toward the street or other established drainageway and to prevent an increase in drainage onto neighboring property. This shall be accomplished by creating swales along common lot lines wherever practical. Drainage ways shall be kept free of any obstructions. No plantings other than grass shall be permitted within 3 feet of side or rear lot lines without Approval. Each Owner must consult with the adjacent lot Owner to agree upon compatible grading of their common lot lines. Due to the varying terrain and drainage conditions on each lot following construction, neither Developer nor the City shall be responsible for establishing lot line grades. The services of a professional engineer may be required to design a proper grading plan for any lot, the cost of which shall be paid by the lot Owner(s). Final grading of the lot shall be completed within two months after the date that an occupancy permit has been issued for the Building (subject to delays caused by adverse weather conditions).

3.4 Electric transformers, cable TV and telephone equipment boxes have been placed by Developer to serve each lot. Any subsequent relocation, either horizontally or vertically, or modification of these equipment boxes shall require written authorization from the appropriate utility company or service provider and Approval. The lot Owner shall pay all costs of such relocation or modification.

3.5 Each Owner shall be responsible for installing and maintaining erosion control measures from the commencement of grading until such time as a lawn or other plantings sufficient to prevent erosion has been established on the Owner’s lot. These measures include, but are not limited to: installation of silt fence, hay/straw bales, ditch checks; street cleaning following precipitation events or tracking of mud on streets by any vehicle leaving the lot; and

sodding or seeding and mulching lawn areas. Steep slopes may require installation of straw mat, jute mat or other materials designed to stabilize steep and highly erodable areas. Any areas where erosion control measures have been compromised by weather, construction or any other event, shall be repaired within 7 days of damage. After every rainfall exceeding ½ inch and at least once per week, erosion control measures must be inspected by the Owner or the Owner's contractor, and any necessary maintenance or repairs made. Failure to comply with these requirements may result in sanctions against the Owner by the City, the Wisconsin Department of Commerce, and/or the Wisconsin Department of Natural Resources. All erosion control measures shall be installed and maintained according to the then current standards and specifications set forth in Wisconsin Department of Natural Resources Conservation Practice Standard and local ordinances.

3.6 All construction-related activity shall be confined to the Owner's lot unless the adjoining Owners have given permission to use their respective lots or outlots. In the event that landscaping on adjacent lots or outlots is disturbed during construction or grading, all disturbed areas shall be immediately restored with vegetation of like kind. In the event that eroded material is deposited onto a street or neighboring property, the Owner of the lot from which the material came shall be responsible for removing the material and restoring the street or neighboring property to its original condition.

3.7 Each Owner shall be responsible to Developer and the City for the costs of repairing and replacing any sidewalk, street pavement, curb and gutter or restoring drainage swales (including restoration of topsoil and lawn abutting the curb and gutter and within the drainage swales) which have been damaged during the course of constructing the Building and/or Permitted Improvements on the Owner's lot. In the event that the City requires Developer to make such repairs, replacements or restoration at Developer's expense, the Owner shall be required to reimburse Developer for the cost of the repairs, replacement and restoration to the extent that such costs exceed the amount of the curb and gutter or swale damage bond of Owner, if any, held by Developer or the City. Reimbursements not paid when due shall bear interest at the rate of twelve percent (12%) per annum from the date due until paid, shall constitute a continuing lien on such Owner's lot until paid in full, and shall also be the personal obligation of any current or subsequent Owner of the lot. Developer may record a document with the Register of Deeds of Milwaukee County, giving notice of the lien for any such unpaid reimbursements

and, upon payment or satisfaction of the amount due, Developer shall record a document canceling or releasing any such lien. The failure to file any such notice shall not impair the validity of the lien. The affected Owner shall pay or reimburse Developer for all recording and attorney fees relating to any such documents. The lien may be enforced and foreclosed by the Developer in the same manner, and subject to the same requirements, as a foreclosure of mortgages on real property pursuant to the laws of the State of Wisconsin. Such remedy, however, shall not preclude Developer from pursuing all other legal remedies.

IV. IMPROVEMENTS/OWNER MAINTENANCE

4.1. No buildings, outbuildings or other structures will be permitted on the Property except the Building, and except the following exclusive list of permitted improvements (“Permitted Improvements”), which are subject to the **Requirements and Guidelines** and require Approval:

4.1.1. Fences of a decorative style. Chain link fences, privacy fences or fences which enclose an entire yard will not be allowed.

4.1.2. Deck structures constructed of wood or certain artificial wood products.

4.1.3. Gazebos.

4.1.4. Pool houses, not to exceed 200 square feet in area.

4.1.5. In-ground swimming pools. Above-ground swimming pools are not permitted except for seasonal pools. All swimming pool related pump, heater, filter and other equipment must be concealed in an enclosure located next to the Building to minimize the noise and visibility to neighboring properties. A different location for such pool equipment (with proper screening) may be allowed in special circumstances with Approval. “Seasonal Pool” means a swimming/wading pool which is stored indoors during the months of October through May, does not exceed 5’ in diameter or 20 square feet in water surface area and is not more than 18” high.

4.1.6. Retaining walls constructed of natural stone, wood timbers or certain artificial modular stone products having a so-called "tumbled stone" effect and variations in the dimensions of the stones.

4.1.7. Berms.

4.1.8. The enclosed portion of any children's outdoor playground equipment and play structures. Playground equipment and play structures without enclosures do not require Approval.

4.1.9. Dog kennels. Dog kennels shall be located immediately behind the Building, shall be no larger than 200 square feet in area with any fences screened from view by adequate landscaping. Doghouses may only be made of the siding materials permitted for Buildings in paragraph 2.3, above.

4.2. There shall be no outside parking or storage of boats, trailers, buses, commercial trucks, recreational vehicles or other vehicles or items deemed to be unsightly by either Developer or the Association.

4.3. The design and location of each mailbox/newspaper box shall be uniform throughout TRESTLE CREEK and installed in the location designated by the postmaster.

4.4. Satellite dish antennas may not exceed 24 inches in diameter. No antenna or satellite dish shall be mounted or installed on any roof. Any antenna or satellite dish should, if possible without interfering with reception, be placed and screened so as to minimize its visibility from roadways and neighboring lots.

4.5. Each Owner shall perform such periodic maintenance of the Owner's lot, including the adjoining public right-of-way area up to the edge of the road pavement, as may be necessary to keep the lot neat and clean in appearance, including, without limitation, the mowing of grass and removal of weeds and debris. This requirement applies to vacant lots as well as to lots where Buildings have been constructed.

V. COMMON AREA

5.1. The term "Common Area" shall include the following areas, plus any additional areas that may be added in accordance with Section 9.5, below.

5.1.1. Outlots 1 and 2 of TRESTLE CREEK (herein, "Outlots").

5.1.2. Any portion of the Common Area within a public street right-of-way may only be improved with the consent of the City and other appropriate public authorities. Consent to any such improvement shall not be considered or construed as an assumption of liability or responsibility for maintenance, or a release of the Association and/or the Owners of the duty to maintain such improvements.

5.1.3. The grass area up to the edge of the road, curb or pavement, and any fencing and landscaping contained within the public rights-of-way of the internal streets of TRESTLE CREEK abutting Outlots 1 and 2.

5.2. No improvements shall be allowed on the Common Area except the following: landscaping; signs installed by the Association, City or other public entity; entrance monuments; recreation trails, children's play structures for common use; storm-water management facilities; and sewer; water, gas, electric, telephone and other utility lines and facilities. Except in connection with the foregoing, the following shall be prohibited in or on the Common Area:

5.2.1. The temporary or permanent construction or placing of storage areas, signs, billboards or other structures or materials. Notwithstanding the foregoing, Developer and its duly authorized agents may erect and maintain a marketing sign or signs within the Common Area until such time as Developer is no longer an Owner of any lots in TRESTLE CREEK.

5.2.2. Commercial or industrial activity, including passage across or upon the Common Area.

5.2.3. Filling, grading, excavating, mining or drilling, removal of top soil, sand, gravel, rock, minerals or other materials, or any building of roads.

5.2.4. Removal, destruction or cutting of trees or plants, unless conducted for proper maintenance and management by the Association.

5.2.5. Dumping of trash, garbage or other unsightly or hazardous material.

5.2.6. Hunting or trapping.

5.2.7. Operating of any type of motorized vehicle, except as may be necessary in conjunction with landscape maintenance by the Association.

5.3. Each lot shall have an appurtenant undivided fractional interest in the Outlots (including Outlots added in future stages), the numerator of which shall be one and the denominator of which shall be the total number of lots subject to this Declaration (including added future stages). All deeds and any other conveyances of any lot in TRESTLE CREEK shall be deemed to include such undivided interest in the Outlots, whether or not so specifically stated in any such deed or other conveyance.

5.4. STORMWATER MANAGEMENT.

5.4.1. The Association (as defined in Section VI., below) shall maintain the stormwater management measures installed on the Common Area in accordance with the approved stormwater design prepared by Landcraft Survey & Engineering, Inc. dated April 25, 2008 and the Stormwater Treatment Device Access, Maintenance and Inspection Agreement on file in the offices of the City (the "Management and Maintenance Plans").

5.4.2. The Association, on an annual basis, shall provide maintenance of each stormwater management measure, including but not limited to, removal of debris, maintenance of vegetative areas, maintenance of structural stormwater management measures, aeration equipment and sediment removal.

5.4.3. The City is authorized to access the Common Area to conduct inspections of stormwater practices as necessary to ascertain that the practices are being maintained and operated in accordance with the Management and Maintenance Plans.

5.4.4. Upon notification of the Association by the City of maintenance problems that require correction, the specified corrective actions shall be taken within a reasonable timeframe as directed by the City.

5.4.5. The City is authorized to perform corrective actions identified as necessary by the inspection if the Association does not make the required corrections in the timeframe specified by the City. The costs and expenses shall

be levied against the lots as Special Charges for current services, pursuant to 66.0627, Wisconsin Statutes, or as Special Assessments pursuant to 66.0701, et. seq. Wisconsin Statutes. The City shall collect Special Charges and Special Assessments, including delinquent amounts, as provided in the statutes.

5.4.6. The storm water retention basin that has been constructed in TRESTLE CREEK is required by the City to assist in the removal of sediment from and detention of storm water. The storm water retention basin shall not be used for swimming or as recreational facilities. Anyone entering or using the storm water retention basin for such prohibited uses does so at their own risk. By virtue of becoming an Owner of a lot in TRESTLE CREEK, each Owner agrees for itself and on behalf of its respective successors, assigns, heirs and personal representatives to waive, to the fullest extent permitted by law, any and all claims for liability against Developer and the Association and their respective agents, contractors, employees, officers and directors, and to indemnify, defend and hold Developer and the Association and their respective agents, contractors, employees, officers and directors harmless from and against any and all liabilities, claims, demands, costs and expenses of every kind and nature (including attorney fees) resulting from injury or damage to person or property sustained in or about or resulting from the use or existence of the storm water retention basin by such Owner or such Owner's family, guests or invitees.

VI. OWNERS ASSOCIATION

6.1. Developer has created, or will create, a non-stock, nonprofit Wisconsin corporation known as the "Trestle Creek Homeowners Association, Inc." (herein, the "Association") for the purpose of managing, maintaining and controlling the Common Area and performing such actions as are authorized by this Declaration. The Association shall operate in accordance with its Articles of Incorporation and Bylaws.

6.2. Membership and Voting.

6.2.1. Each Owner shall automatically be a member of the Association and shall be entitled to one membership unit and one vote for each lot owned. Ownership of a lot shall be the sole qualification for membership.