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MICHAEL J. HASSLINGER
REGISTER OF DEEDS

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TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 18

DECLARATION OF RESTRICTIONS

FOR

WETHERSFIELD SUBDIVISION

AND

ADJACENT LAND

RETURN TO: *SIEPMANN REALTY*
W240 NIZZI PEWAUKEE
WAUKESHA, WI 53188

KNOW ALL PERSONS BY THESE PRESENTS; that SIEPMANN DEVELOPMENT COMPANY LIMITED PARTNERSHIP is a partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Waukesha, Wisconsin (herein referred to as "Developer," which term shall also include the duly authorized agent of Developer). Developer is the owner of WETHERSFIELD Subdivision, being a subdivision of part of the NE 1/4, AND NW 1/4 of Sec., 12, Town 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, (herein referred to as "WETHERSFIELD") and intends to establish a general plan for the use, occupancy and enjoyment of WETHERSFIELD, and in furtherance of the general purpose set forth in Section A, below, does hereby declare for the mutual benefit of present and future owners of lands in WETHERSFIELD and any future stages of development added as provided in Section E, below (herein referred to individually as "Owner" and collectively as "Owners"), that WETHERSFIELD shall be subject to the following restrictions:

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A. GENERAL PURPOSE

The general purpose of this Declaration is to promote the harmonious development of WETHERSFIELD into a residential district of the highest quality while protecting the natural beauty and quality of the environment. In addition, this Declaration is to help insure that WETHERSFIELD will become and remain an attractive community; to

preserve the open space within WETHERSFIELD; to guard against the erection therein -of poorly designed or proportioned structures; to obtain harmonious use of materials; to insure the highest and best residential development of the property; to encourage and secure the erection of attractive homes in appropriate locations on building sites; to secure and maintain proper setbacks from streets and adequate free spaces between structures; and in general, to provide adequately for high quality improvements while remaining sensitive to preserving the natural environment and thereby maintain and enhance the value of investments made by purchasers of properties in WETHERSFIELD.

B. BUILDING RESTRICTIONS - LOTS 1 THROUGH 50 (Single-Family Lots)

1. Lots 1 to 50 inclusive, in WETHERSFIELD are restricted to the erection of a one story, story and one-half, or two story single family residence building with a minimum square footage of living space (without regard for basement level areas) of two thousand three hundred (2,300) square feet, and with an attached garage which will accommodate at least two cars.

2. The garage must be attached to the residence directly or by breezeway, or built into the basement of the residence and must be constructed with the residence. The maximum size of the garage shall conform to City of Pewaukee (hereinafter referred to as the "City") ordinances. Garage entrances must be on the side of the building.

3. The exterior walls of the residence and attached garage must be constructed of brick, stone, stucco, solid wood siding, wood waferboard products of the type and quality of the innerseal lap siding product manufactured by Louisiana Pacific Corporation on the date hereof, Hardiplank siding, or their equivalents. Certain artificial stone products may be allowed if specifically approved by Developer. Siding materials such as aluminum, vinyl, steel, pressed board, Masonite or plywood will not be permitted. Any exposed basement or foundation wall must be covered with masonry

vener, plaster or the siding materials used on the walls above.

4. All two story and story and one-half residence roofs shall have a minimum pitch of eight feet in height for each twelve feet in length (8/12), except for rear dormers on a story and one-half residence. All one-story residence roofs shall have a minimum pitch of ten feet in height for each twelve feet in length (10/12). A lower minimum roof pitch may be allowed in special circumstances if approved in writing by Developer. All roof areas having an appropriate pitch shall be covered with wood shakes or textured dimensional shingles in a "weatherwood" color.

5. The residence with attached garage, a sodded or seeded lawn and a paved driveway must be completed within one year of the start of construction.

6. Only one residence may be erected on a lot.

7. The minimum setback from any abutting street right-of-way is 50 feet, except for corner lots where the minimum setback is 50 feet from the "front" street and 40 feet from the "side" street. Side yard and rear yard setbacks shall conform to the City ordinances.

8. There shall be no outside storage of boats, trailers, buses, commercial trucks, recreational vehicles or other vehicles or items deemed to be unsightly by the Developer or the WETHERSFIELD Homeowners Association, created pursuant to Section D, below.

9. All building plans and the exterior design of each building to be constructed, and all yard grades and stakeout surveys must be approved by Developer in writing prior to application for a building permit. In addition, basic site features such as fences (which shall be of a decorative style; in no event will chainlink or privacy fences

be allowed), decks, swimming pools (which must be inground), retaining walls (which shall be constructed of natural stone or wood timbers only), additions and other temporary or permanent structures or elements contributing to the total environmental effect of WETHERSFIELD are subject to the prior written approval of Developer. Developer's approval shall be based upon the building and use restrictions contained in this Section B and the Guidelines for Plan Approval for WETHERSFIELD Subdivision which Owner shall obtain from Developer prior to submitting plans to Developer for approval. Developer may withhold exterior design approval if the design is too similar in appearance to others in close proximity. Following such time that a principal residence has been constructed upon each lot in WETHERSFIELD, Developer may, but shall not be obligated to, delegate to the WETHERSFIELD Homeowners Association Committee the approval authority contained in this Paragraph 9. To be effective, notice of such delegation shall be recorded in the office of the Register of Deeds for Waukesha County, Wisconsin.

10. At the time of construction of a residence the Owner shall install at a location designated by Developer, one outdoor electric postlamp with an unswitched photoelectric control. The design of the postlamp shall be subject to the approval of the Developer. The postlamp shall be maintained by the Owner in a proper operating manner. If the postlamp is not so maintained, maintenance shall be performed by the WETHERSFIELD Homeowner's Association, and the cost of such maintenance shall be an assessment against the Owner, payable within 10 days after the date of the assessment.

11. The design and location of each mailbox/newspaper box shall be subject to approval of the Developer.

12. There shall be no satellite dish antennas having a diameter in excess of 24 inches, no outbuildings and no above ground swimming pools. No antenna or

satellite dish shall be mounted or installed on any roof. Any antenna or satellite dish shall be placed and screened so as to minimize its visibility from roadways and neighboring lots. All swimming pool related pump, heater and filter equipment must be concealed in an enclosure to minimize noise and visibility.

13. The Developer, and no other, shall have the right and authority to modify the Building and Use Restrictions or to permit variances from application thereof, if in its opinion, the modification or variance is consistent and compatible with the overall scheme of development of WETHERSFIELD, provided that no such modification shall be in violation of local ordinances, or have the effect of revoking an approval previously granted in writing hereunder. Notwithstanding the foregoing, any such modifications or variances shall be at the sole and absolute discretion, aesthetic interpretation and business judgment of the Developer, and this paragraph and any modifications or variances granted hereunder shall not in any way be interpreted (i) as preventing the Developer from requiring at any time, and from time to time, strict compliance with the Building and Use Restrictions, or (ii) as entitling any person to a modification or variance not approved and granted in writing by the developer.

14. Each Owner must strictly adhere to and finish grade its lot in accordance with the Master Grading Plan or any amendment thereto approved by the City Engineer on file in the office of the City Clerk. The 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, and the Owner is responsible for cost of the same. Each Owner, at the time of home construction, shall also be responsible for grading their lot so as to direct drainage toward the street or other established drainageway and to prevent an increase in drainage on to neighboring property. In addition, at the time of construction,

erosion control measures shall be installed and maintained according to the standards and specifications set forth in the Wisconsin Construction Site Best Management Practices Handbook and/or local ordinances.

15. Any Owner violating the restrictions contained herein shall be personally liable for and shall reimburse Developer and the Association for all costs and expenses, including attorneys' fees, incurred by Developer or the Association in enforcing the restrictions contained in this Section B. The foregoing shall be in addition to any other rights or remedies which may be available to Developer and the Association.

C. BUILDING RESTRICTIONS – MULTI-FAMILY/INSTITUTIONAL SITE

Developer is the Owner of the following described parcel of land (herein referred to as “multi-family/institutional site”) which adjoins WETHERSFIELD:

All that part of the Northwest Quarter (NW ¼) and Northeast Quarter (NE ¼) of Section 12, Town 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the southwest corner of said Northwest Quarter (NW ¼); thence South 88°48'34" East along the south line of said Northwest Quarter (NW ¼) 2456.63 feet; thence North 1°04'42" East 196.87 feet to the place of beginning of the lands herein to be described, thence South 88°55'18" East along the north line of Capitol Drive (STH 190) 115.01 feet; thence South 82°30'48" East along said north line 492.78 feet; thence South 88°55'18" East along said north line 113.52 feet; thence northerly along the west line of Duplainville Road 227.57 feet along the arc of a curve of radius 326.30 feet, center lies to the west, chord bears North 22°41'35" East 222.99 feet; thence North 2°20'35" East along said west line 56.11 feet; thence North 88°55'18" West 801.61 feet; thence South 1°04'42" East 208.40 feet to the place of beginning.

Developer does hereby declare that the multi-family/institutional site shall be subject to the following restrictions:

1. The multi-family/institutional site shall be restricted to the erection of

multiple family dwellings or institutional buildings which comply with the provisions of the City ordinances relating to such buildings and such other conditions as may be established by the City.

2. The minimum front yard, side yard and rear yard building setbacks shall conform to the City's ordinances.

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

4. All building plans and the exterior design of each building to be constructed, and all yard grades and stakeout surveys must be approved by Developer in writing prior to the application for a building permit. In addition, basic site features such as fences, decks, swimming pools (which must be in-ground), retaining walls, satellite dishes, lighting and other temporary or permanent structures or elements contributing to the total environmental effect within the multi-family/institutional site and WETHERSFIELD are subject to the prior written approval of Developer.

D. OWNERS ASSOCIATION

1. An unincorporated association (herein referred to as the "Association") of the Owners of land in WETHERSFIELD and all future stages of development as provided in Section E, below (herein referred to individually as "Owner" and collectively as "Owners"), is hereby created for purposes of managing and controlling subdivision Common Areas (as defined below) and performing other duties as set forth herein for the common benefit of the Owners. The Association shall be known as "WETHERSFIELD Homeowners Association".

2. The term "Common Area" shall include the following areas, plus any additional areas which may be added in accordance with Section E, below.

(a) Outlots 1, 2, 3, 4, 5, and 6, of WETHERSFIELD.

(b) The grass area and any fencing and landscaping contained within the public right-of-way of Capitol Drive and Duplainville Road.

(c) All landscaped courts and boulevards contained within the dedicated streets in WETHERSFIELD. 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 by the City or responsibility for maintenance, nor shall such consent relieve the Association and/or the Owners of duties to maintain such improvements.

3. Each single-family lot shall have an appurtenant undivided fractional interest in the Common Area outlots (including added 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) but excluding the multi-family/institutional site. All deeds and any other conveyances of any single-family lot in WETHERSFIELD shall be deemed to include such undivided interest in the Common Area outlots, whether or not so specifically stated in any such deed or other conveyance.

4. The Association shall be governed by a three member Committee, hereinafter referred to as the "Committee," which shall be solely responsible for the activities of the Association. The initial members of the Committee shall be James P. Siepmann, Charles B. Schiereck and Karen S. Reed.

5. To qualify as a member of the Committee, a person must be either an Owner or a duly designated officer or representative of an Owner.

6. So long as fifty percent (50%) or more of the lots in WETHERSFIELD are owned by Developer, all three members of the Committee shall be appointed by Developer. So long as twenty percent (20%) or more but less than fifty percent (50%) of the lots in WETHERSFIELD are owned by Developer, two members of the Committee shall be appointed by Developer and one member shall be elected as provided herein. So long as five percent (5%) or more but less than twenty percent (20%) of the lots in WETHERSFIELD are owned by Developer, one member of the Committee shall be appointed by Developer and two members shall be elected as provided herein. If less than five percent (5%) of the lots in WETHERSFIELD are owned by Developer, all of the members of the Committee shall be elected as provided herein. The provisions of this paragraph shall also apply in the event of any future stages of development in accordance with Section E., below, but the lots contained therein shall not be considered in determining the above percentages.

7. Each Owner shall be entitled to vote in person or by proxy in elections for selecting members of the Committee. Owners shall have one vote for each single family lot owned.

8. The term of office of the initial members of the Committee shall commence upon the execution hereof and shall continue until December 31, 2000. Thereafter, the term of office of members of the Committee shall be for two calendar years. If any member of the Committee shall die, resign, be unable to act or cease to be qualified to be a member, the unexpired term of such member shall be filled by a special election, (or appointment by Developer, if applicable, pursuant to the terms of Paragraph D. 6, above).

9. All meetings of the Committee shall be open to Owners. The annual meeting shall be held upon not less than three days prior written notice to all of the

Owners. Meetings of the Committee for the purpose of carrying out its duties and powers as set forth herein may be held from time to time without notice. Two members of the Committee shall constitute a quorum. Actions of the Committee shall be taken by majority vote.

10. The Committee shall have the following duties:

(a) To provide for the maintenance of improvements in Common Areas;

(b) To establish dates and procedures for the election of members of the Committee;

11. The Committee shall have the following powers:

(a) To take such action as may be necessary to cause the Common Areas to be maintained, repaired, landscaped (where appropriate) and kept in good, clean and attractive condition.

(b) To take such action as may be necessary to enforce the provisions of Paragraphs B.8 and B.10, above.

(c) To enter into contracts and to employ agents, attorneys or others for purposes of discharging its duties and responsibilities hereunder; and

(d) To levy and collect assessments in accordance with the provisions of Paragraph D. 12, below.

12. The Committee shall levy and collect assessments in accordance with the following:

(a) The Owner of each single-family lot shall be subject to a general annual charge or assessment equal to his pro rata share of the costs incurred or

anticipated to be incurred by the Association in performing its duties and discharging its obligations. The pro rata share of an Owner of a lot shall be a fraction, 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) excluding the multi-family/institutional site, (unless the multi-family/institutional site and Certified Survey Map No. 270 are to be included in accordance with Paragraphs D. 16 and D. 18 below) at the time of the assessment. Said costs shall include, but not be limited to: taxes, insurance, repair, replacement and additions to the improvements made to the Common Area, equipment, materials, labor, management and supervision thereof; and all costs for the Association reasonably incurred in conducting its affairs and enforcing the provisions of this Section D. Waukesha County shall not be liable for any fees or special assessments in the event that it should become the owner of any lots in the subdivision by reason of tax delinquency.

(b) Assessments shall be approved at the duly convened annual meeting of the Committee.

(c) Written notice of an assessment shall be personally delivered to each Owner subject to the assessment or delivered by regular mail addressed to the last known address of such Owner.

(d) Assessments shall become due and payable 30 days after the mailing or personal delivery of the notice, as the case may be.

(e) Assessments not paid when due shall bear interest at the rate of twelve percent (12%) per annum from the date due until paid, and such unpaid assessments and the interest thereon shall constitute a continuing lien on the real estate against which it was assessed until they have been paid in full. The assessments and

interest thereon shall also be the personal obligation of any current or subsequent Owner of the lot against which the assessment was made.

(f) The Committee may record a document with the Register of Deeds in Waukesha County, Wisconsin, giving notice of a lien for any such unpaid assessment and upon payment or satisfaction of the amount due record a document canceling or releasing any such lien. The failure to file any such notice shall not impair the validity of the lien. All recording and attorney fees relating to any such document shall be borne by the affected Owner.

(g) Upon application by any Owner, any member of the Committee may, without calling a meeting of the Committee, provide to such Owner a statement in recordable form certifying (1) that the signer is a duly elected or appointed member of the Committee and (2) as to the existence of any unpaid assessments or other amounts due to the Association. Such statement shall be binding upon the Committee and shall be conclusive evidence to any party relying thereon of the payment of any and all outstanding assessments or other amounts due to the Association.

(h) Any lien for assessment may be foreclosed by a suit brought by the Committee, acting on behalf of the Association, in a like manner as the foreclosure of a mortgage on real property.

13. During the initial term of the Committee, the Committee shall not have the power to make improvements to the Common Area in addition to those then in existence (herein referred to as "Additional Improvements") without the written approval of Developer. After the initial term, the committee shall not have the power to make Additional Improvements having a cost in excess of Five Thousand Dollars (\$5,000.00) without the consent of eighty percent (80%) of the then current Owners.

14. Members of the Committee shall not be liable for any action taken by them in good faith in discharging their duties hereunder, even if such action involved a mistaken judgment or negligence by the members or agents or employees of the Committee. The Association shall indemnify and hold the members of the Committee harmless from and against any and all costs or expenses, including reasonable attorney's fees, in connection with any suit or other action relating to the performance of their duties hereunder.

15. Failure of the Association or the Committee to enforce any provisions contained in this Section D, upon the violation thereof, shall not be deemed to be a waiver of the rights to do so, or an acquiescence in any subsequent violation.

16. If the Committee shall fail to discharge its duties under this Section D within 60 days of written demand by the City, the City may discharge the duties of the Committee. The costs of the City incurred in connection therewith shall be charged to the Owners of the properties affected by such actions of the City by adding to each Owner's real estate tax statement a charge equal to such Owner's pro rata share (the same as such Owner's share of annual assessments as provided in subparagraph D. 12 (a), above) of such costs.

17. In the event that residential buildings are erected on the multi-family/institutional site the developer of those buildings (herein referred to as "residential developer") may elect to give the residents of the multi-family/institutional site access to and the use of the Common Areas in WETHERSFIELD in common with the Owners of the single-family lots, subject to the following:

(a) The election to have access to and use of the Common Areas shall be

made by the residential developer by written notice to Developer and the Association before the initial occupancy of the residential buildings. In the event that the residential developer does not so elect by that time, this right shall terminate as to the portion of the multi-family/institutional site on which the election was due to be made.

(b) If the residential developer elects to have access to and use of the Common Areas then the Owner of the multi-family/institutional buildings shall be subject to the general annual charge and assessments as provided in this Section D except that the multi-family/institutional site owner's prorata share of the assessments shall be equal to one-quarter (1/4) of the single-family lot share per dwelling unit completed and ready for occupancy.

(c) If the residential developer elects to have access to and use of the Common Area Outlots the owners of the multi-family/institutional site buildings shall not become owners of an interest in the Common Areas but shall have one-quarter (1/4) vote per dwelling unit completed and ready for occupancy.

18. The owner of the property which is legally described as Certified Survey Map No. 270, (herein referred to as "CSM 270") which is adjacent to the Capitol Drive entry to WETHERSFIELD, shall have the right to elect to become a member of the Wethersfield Homeowners Association, notwithstanding the fact that CSM No. 270 is not within Wethersfield, subject to the following:

a.) The only purpose of electing to become a member of the Association is to give the owner of CSM 270 the same rights of access to and the use of the Common Areas as Owners of lots 1 through 50. Such election shall not entitle the owner of CSM No. 270 to any ownership interest in the Common Areas, nor will such election make

CSM 270 subject to the Building and Use Restrictions set forth in Section B. of this Declaration.

b.) If the owner of CSM 270 elects to become a member of the Association then the owner of CSM 270 shall be subject to the charges and assessments described in Section D. of this Declaration, and shall have one vote, and CSM 270 shall be included in determining each Owner's prorata share of the costs incurred or anticipated by the Association.

c.) The election to become a member of the Association shall be made in writing to the Association and the Developer. The election may be made at anytime, but once made shall be irrevocable and shall be binding upon the owner of CSM 270, his successors and assigns. Upon electing to become a member of the Association the owner of CSM 270 shall pay one full share of the current year's annual dues.

E. FUTURE STAGES OF DEVELOPMENT OF WETHERSFIELD

The Developer, its successors and assigns shall have the right to bring within this Declaration future stages of the development of WETHERSFIELD, provided such future stages are or become adjacent to the real estate which is or becomes subject to this Declaration or any supplemental declaration. The future stages authorized under this Section shall be added by recording a Supplemental Declaration of Restrictions with respect to the future stages which shall extend the provisions of this Declaration to such future stages and indicate any provisions which differ from the provisions of this Declaration or any prior Supplemental Declaration. Except with respect to increasing the number of Owners and adding to the Common Area, such Supplemental Declarations