

## PROTECTIVE COVENANTS

### Alden Estates Subdivision Town of Alden, Polk County WI

Grand Properties, LP developer of the following described real property:

Lot 1 through 21 of "Alden Estates" located in Section 24, Township 32N. Range 18W, Town of Alden, Polk, Wisconsin.

Hereby make the following declarations as to limitations, restrictions and uses to which the said lots may be used, hereby specifying that said declarations shall constitute covenants to run with all of the land as provided by law and shall be binding upon the parties and all persons claiming under them for the benefit of all future owners of said lots, this declaration of restrictions being designed for the purpose of maintaining property values and creating a uniform and suitable residential development.

#### **ARTICLE 1 Improvement and Construction Restrictions**

No lot shall be used except for residential purposes. Each dwelling will be designed to accommodate one family only, together with an attached garage to accommodate a minimum of two, but not more than four automobiles. No owner shall be permitted to move a pre-existing home onto any lot. No owner shall be permitted to move, erect, or locate a geodesic-dome type home, trailer, mobile home, or any other such structure onto any lot. Homes plans to be approved by agent/owner or developer prior to applying for building permit.

#### **OUTBUILDINGS:**

One outbuilding shall be permitted on each lot. Each outbuilding shall have construction plans and written approval from Grand Properties, LP before proceeding with construction. The outbuilding shall be constructed of wood with siding and color that matches the main dwelling. Metal pole sheds may be considered, but only upon the written approval by agent/owner or developer and the submittal of building plans. Out building location must be approved by Grand Properties, LP before construction can begin. Maximum size of an outbuilding is 2,500 square feet.

#### **ARTICLE 11 Temporary Structures**

No temporary structures will be permitted on any lots without Owner/Seller permission. Such permission would only be granted on a temporary limited basis while permanent residence is under construction.

#### **ARTICLE 111 Storage of Recreational Vehicles, Boats, etc.**

All long-term storage of motor homes, recreational vehicles, boats etc. shall be behind the house. No unlicensed or abandoned motor vehicles, tractors, house trailer, railroad cars, or other motorized vehicles are not allowed to accumulate on property.

Use of ATV's, Dirt Bikes, or other recreational vehicles shall be confined to public trails.

**ARTICLE 1V            Nuisances**

No noxious or offensive activities shall be carried on upon any lots, nor shall anything be done thereon which may be or may become an annoyance or nuisance to any of the neighborhood. No animals, such as exotic, livestock, horses, or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats and other household pets may be kept. Provided that they are not kept, bred, or maintained for commercial purposes and further providing that they are properly restrained so as not to create a nuisance or annoyance for other property owners.

**ARTICLE V**

No lot may be subdivided without the approval of all necessary government agencies.

**ARTICLE VI            Garbage, Refuse Disposal and Fuel Tanks**

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition and stored in an unobtrusive manner.

**ARTICLE VI1         Care and Maintenance of Lots**

All drainage areas and ponds as shown on the plat shall not be altered or filled.

It is important that the retention capacity of the "ponding easements/HWL or HWE areas" not be significantly reduced by the build up of silt. In the event this occurs, the lot owner is responsible for the proper removal of the silt under the guidance and supervision of the Polk County Land and Water Conservation Department.

- 1.) No structures of any kind may be constructed in the "ponding easements/HWL or HWE areas" or on the "drainage easement" as shown on plat.
- 2.) It is important to prevent small trees and shrubs from taking over the "drainage easements" and "ponding easements/HWL or HWE areas". The lot owner is responsible for occasional mowing of these areas to prevent the growth of "woody vegetation" and at the same time maintaining the health of the grasses and protective vegetation.
- 3.) The future and ongoing maintenance and repair of all stormwater management and erosion control devices shown anywhere in the Alden Estates Subdivision shall be the responsibility of the lot owner on whose lot the device is located.

**ARTICLE VI11         Signs**

No sign of any kind shall be displayed to the public view on any lot except as follows: one sign no greater than 32 square feet in size, advertising the property for sale or rent.

**ARTICLE 1X           Easements and Road Right-of Way**

All permanent utilities must be underground. All lots are subject to easements; access ways and road right-of-ways as described on the plat and no lot owners shall interfere with said rights so as to prohibit their use. No lot purchaser shall provide public or private access to land outside of the lots hereinabove described.

**ARTICLE X            Setbacks**

Setbacks are established by Alden Township and Polk County.