

# DECLARATION OF RESTRICTIONS

SCENIC VALLEY DEVELOPMENT., a Wisconsin Corporation (the “Developer”), the owner of all property within the boundaries of the plat of SCENIC VALLEY ADDITION to the Town of Hamilton, LaCrosse County, Wisconsin (the subject real estate”), hereby make the following declaration as to limitations, restrictions and the use of the subject real estate for the benefit of the present owner and all future owners of the lots located within the subject real estate (hereafter “lots”).

The declaration herein shall be covenants running with the land as provided by the law, and shall be binding on all parties and all persons claiming under them.

## I. LAND USE AND CONSTRUCTION REQUIREMENTS

A.) All lots shall be used for single family residence purposes and shall be constructed to meet the following minimum requirements. The main structure, exclusive of porches and garages, shall not be less than one thousand five hundred (1,500) square feet for a one-story dwelling, shall not be less than eighteen hundred (1,800) square feet for a two-story dwelling, nor less than nine hundred (900) square feet on the ground floor area, for a multi-story dwelling. Two car garages will be attached to principal building. All such dwellings shall have a minimum of (\$100,000.00) at the time of construction based upon existing construction costs as of August 1, 1995. The valuation shall include the value of the dwelling, garage, plumbing, electrical, heating and cooling system, but shall not include appliances, furnishings, nor the land.

B.) All dwellings shall be stick built on the job site or otherwise approved by the committee and will comply with all applicable building codes and should be approved by Wisconsin Uniform Dwelling Code.

C.) No log building or basement homes shall be erected or placed on any lot.

D.) No trailer rental, stacking garbage, barn or other out buildings shall be used as a temporary or permanent resident.

## II. ARCHITECTURAL CONTROL

No building, fences or outbuildings shall be erected, placed or altered nor any landscaping commenced until the plans and specifications therefore and a plan showing the location and detail of the structure have been approved by the Architectural Control Committee (hereafter “Committee”) as to the quality of workmanship and materials, harmony of external design and color with existing structures, and as to location with respect to topography, finish grade elevations and exterior property lines.

### III. ARCHITECTURAL CONTROL COMMITTEE

While the Developer retains ownership of any lot, this committee shall consist of two members appointed by the Developer. When the Developer ceases to own any of the lots, a majority of the then recorded owners of the lots shall have one vote per lot and shall elect the two members of the committee. The Committee's approval or disapproval as required in these Restrictions shall be in writing.

### IV. SIGNS

No sign of any kind shall be displayed to the public view on any lot 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 period, or a sign used by the Developer to advertise the lots.

### V. NOXIOUS PRACTICES

No noxious or offensive trade, activity or practice shall be carried on upon the lots, nor shall and trade become an annoyance or a nuisance to other residents. Rubbish, trash, garbage, and other waste shall be kept in clean and sanitary containers. No incinerators are allowed. As will pick-up garbage and maintain roads. Storm sewer and sewer will be assessed by sanitary district.

### VI. ANIMALS

No domestic animals, chicks or other fowl may be kept on any lot, except for not more than two dogs or not more than two cats, or not more than one dog and one cat.

### VII. STORAGE OF VEHICLES AND BOATS

Motor homes, camping trailer, boat trailers boats, busses, cars and trucks over one ton, shall not be stored or parked an any lot nor on any street within the subject real estate for more than forty-eight (48) hours except that said items may be stored or parked within a garage attached to any dwelling. No semi-tractor and trailers shall be stored or parked on any lot, nor any street within the subject real estate at any time except for the purpose of making deliveries or moving persons into or out of residences. A majority of the landowners may vote to waive this requirement.

VIII. EASEMENTS

All lots shall be served with telephone and electricity and other utilities easements which are established on the plat and all easements shall provide for the installation and maintenance by the particular utility company. All homes will have water meters with outside remote. Easements are hereby expressly reserved for the creation, construction and maintenance of water drainage ditches or channels. Driveways onto lots shall provide culverts for water drainage.

IX. ENFORCEMENT

Any owner of any interest in any lot, (except for a security interest) shall have standing to bring proceedings at law or in equity against any person(s) violating or attempting to violate the Restrictions.

X. HOME OWNERS ASSOCIATION

SCENIC VALLEY ADDITION shall be subject to the rules and regulations of the Home Owners Association.