

416116

Document Number

RIDGE VIEW ESTATES  
DECLARATIONS OF COVENANTS,  
CONDITIONS AND RESTRICTIONS

Document Title

VOL. 657 PAGE 365

Recorded Vernon County, WI  
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365

MAP #'s 344, 345, 346, 347

Recording Area 348 & 349

Name and Return Address

The Title Company  
210 North Main Street  
Viroqua, WI 54665

62-12-286, 62-12-286.0001  
62-12-286.0002,

Parcel Identification Number (PIN)

62-12-286.0003  
62-12-286.0004  
62-12-286.0005  
62-12-286.0006  
62-12-286.0007  
62-12-286.0008  
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62-12-286.0015  
62-12-286.0016  
62-12-286.0017  
62-12-286.0018  
62-12-286.0019

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your documents and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

# RidgeView Estates

## DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS

1. desirous of subjecting said property to the restrictions, covenants, conditions, reservations, easements, liens, and charges hereinafter set forth, each and all of which are for the benefit of said property and all future owners thereof, and shall insure to the benefit of and pass with said property, and each and every parcel thereof, and shall apply to and bind the successors in interest.
2. declarants hereby declared that the real property, above described and any portion thereof, is and shall be held, transferred, sold and conveyed subject to conditions, restrictions, covenants, reservations, easements, liens and charges hereinafter set forth.
3. The real property, above described, is subject to restrictions, covenants, reservations, liens and charges hereby declared to ensure the best and most appropriate maintenance, development and improvement of each future building site; and to protect the owners of such building sites against any improper use of surroundings building sites that might tend to depreciate the value of such building sites; and to preserve, as far as predictable, the natural beauty of said property; and to guard against the erection therein on a poorly proportioned structures, and structures built of the improper or unsuitable materials; and to ensure the highest and best development of said property; and to encourage and secure the erection of attractive structures thereon with appropriate locations their of on building sites; and, in general, to provide adequately for high type quality of improvement to said property, thereby enhancing the value of the investment made by the present owners and future purchasers of serious building sites covered by these restrictions
4. The property shall be used for private residential purposes only; no structures shall be erected, altered, placed or permitted to remain on any building lot, other than one single-family or two family (duplex) dwellings not to exceed two stories in height (excluding the basement), with a private garage for not less than one automobiles, and not less than 1100 sq ft excluding garage and basement; there shall be no commercial buildings, or commercial construction, basement homes, or any other type unconventional structure or home. Except with the express written permission of developers, Wayne Douglas Clark or Robin Ann Clark or their designee.
5. The construction of any building once started must be completed within (8) months of commencement

# RidgeView Estates

## DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS

6. No noxious or offensive trade or activity shall be carried on upon any lowered dwelling, nor anything be done thereon which may become an annoyance or nuisance to the neighborhood.
  
7. No trailer, basement, tents, shack, garage, barn or other outbuilding or temporary building shall, at any time, shall be used as a permanent residence.
  
8. All future owners of any land within the above described property shall be legally responsible for any boundary line disputes affecting his or her property.
  
9. Any and all covenants herein contained may be annulled, waves, changed or modified, in whole or in part, by filing any written declaration in the office of Register of Deeds, in and for Vernon county, Wisconsin, signed by all the owners of property within the subject real property designating the portion thereof which may be subject to such nullifications, waiver, modification or change, or by incorporating such nullification, waiver, modification or change in a deed of conveyance.
  
10. Only single-family passenger vehicles may be kept on the premises. No unused vehicles, junk or garbage of any other description, shall be kept on the premises.
  
11. There shall be no more than two dogs and two cats per any single-family residential structure built herein. In the event any future owner desires to keep more than two dogs or two cats or any other type of animal, said party may do so only with express written consent of boarding neighbors. Any animals which are uncontrolled by the owners including running dogs threading dogs or any other type of animal nuisance, including unsanitary surroundings, after reasonable notice from developer, shall be remedied by the landowner.

Wayne Clark  
Wayne Clark or Robin Clark (Developer)

6-25-04  
Date

~~Purchaser(s)~~

~~Date~~

~~Date~~

Lots 1, 2, 3 Volume 6 of Certified Survey Maps, pages 215-217, Document No. 398716  
Lots 4, 5, 6, 7 Volume 6 of Certified Survey Maps, pages 218-219, Document No. 398717  
Lots 8, 9, 10, 11 Volume 6 of Certified Survey Maps, pages 220-221, Document No. 398718  
Lots 12, 13, 14 Volume 6 of Certified Survey Maps, pages 222-223, Document No. 398719  
Lots 15, 16, 17, 18 Volume 6 of Certified Survey Maps, pages 224-225, Document No. 398720  
Parcel 1 Volume 6 of Certified Survey Maps, pages 226-227, Document No. 398721

Dated this 25<sup>th</sup> day of June, 2004.

\*

\*

Wayne D. Clark

\*Wayne D. Clark

Robin A. Clark

\*Robin A. Clark

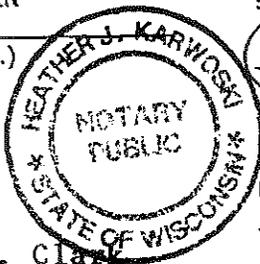
**AUTHENTICATION**

Signature(s) \_\_\_\_\_

authenticated this \_\_\_\_\_ day of \_\_\_\_\_

\*

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by §706.06, Wis. Stats.)



Drafted by: Wayne D. Clark

**ACKNOWLEDGMENT**

STATE OF WISCONSIN)

VERNON COUNTY)

Personally came before me this 25<sup>th</sup> day of June, 2004, the above named **Wayne D. Clark and Robin A. Clark** to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Heather J. Karwowski

Heather J. Karwowski

Notary Public, State of Wisconsin.  
My Commission is permanent. (If not, state expiration date:  
12/03, ap.)