RESTRICTIVE COVENANTS for the plat of HARVEST MOON ESTATES

RE: All lots in the plat of HARVEST MOON ESTATES, a plat recorded in the office of the Register of Deeds for Brown County, Wisconsin in Vol / Plats /76, Document No. 1736356

We, the undersigned, being the owners of the above-described property, and all of the lots therein located, hereby adopt the following Restrictive Covenants, which shall apply to each and every lot in said Plat, to-wit:

- No temporary structures (including without limitation: trailer, basement without residence above, tent, shack, garage, or barn of any kind) will be permitted for dwelling purposes.
- 2. Only single family residences shall be permitted in this Plat. Said residences shall meet the following minimum square footage requirements: (a) any two story home shall have a minimum of 2500 square feet of living space: (b) any ranch home shall have a minimum of 1800 square feet of living space. (c) All homes to have a minimum of a two car garage
- 3. No residence shall be erected on any lot in this Plat until the final construction plans and the plans showing the location of the structure on the lot have been approved in writing by Ronald F. Micke (or by such person or persons as they may delegate in writing).
- 4. No fencing shall be erected upon any lot in the Plat without the express written approval of Ronald F. Micke (or by such person or persons as he may delegate in writing). Further, no outbuilding, mini-barn or storage shed shall be erected upon any lot in the Plat without the express written approval referred to above.
- Any dwelling shall be completed within (1) year after the commencement of construction. and every structure must have a permanent finish on the exterior within six (6) months after commencement of construction.
- 6. Outside parking or external storage of boats, campers, snowmobiles, cars, trailers, motor homes or other recreational vehicles, on the property shall only be temporary in order to permit time to load or unload. This temporary period is defined as a two-day period.
- 7. There shall be no outside burning of trash.
- These covenants shall run with the land and be binding upon all parties and all persons claiming under them.
- 9. Removal of any grass, brush etc. on the ravine is prohibited unless a plan is in place to prevent any erosion.
- 10. No lot may be divided by plat, survey or otherwise to create an additional build able lot.
- 11. All homes must be site constructed.
- 12. Each lot must be graded and maintained by the abutting property owners to provide adequate drainage of surface water.
- 13. All landscaping must be completed within one year of occupation of structure for residential purposes.

Subscribed and sworf to before me depend 1) eson sec 1999 Gary R. Kaster Notary Public, State of Wisconsin

My commission expires; 2-18-01

Drafted By Ronard F. Micke