

DECLARATION OF COVENANTS AND RESTRICTIONS

Re: Whispering Pines  
A Plat located in the NW 1/4,  
Section 32, T. 9 N., R. 2 E.,  
Richland County, Wisconsin

REGISTER OF DEEDS OFFICE  
Richland County, Wis.

RECEIVED FOR RECORD THIS 16th  
DAY OF October A.D. 1979

2:15 O'CLOCK P. M., AND RECORDED  
IN VOL. 53 OF Misc. PAGE 66b

By Miller  
Roberts Aniggo, Deputy REGISTER

River Bluffs Development, Inc., (referred to herein as "Developer") owner of the property and platter of the property described above, for the purpose of preserving the value of such property and to provide for its orderly, esthetic development, declares the following covenants and restrictions:

1. All lots shall be used for either a single-family or two-family residential purposes, and no structures shall be erected, altered, placed, or permitted to remain upon any lot other than for either a one single-family or two-family dwelling not exceeding two stories in height.
2. No lot established by the Developer shall be subdivided. This covenant shall not be construed to prevent the use of more than one lot as a building site.
3. No noxious or offensive activity shall be carried on upon the property or any lot thereof, nor shall anything be done thereon which may be or may become an annoyance or nuisance in the neighborhood. No outside toilet or privy shall be erected, placed or maintained upon the property.
4. No structure of a temporary character, house trailer or mobile home, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on the property or any lot thereof at any time as a residence, either temporarily or permanently, nor shall any residence of a temporary character be used as a dwelling.
5. No animal, livestock or poultry of any kind shall be raised, bred or kept on the above land except that companion pets may be kept, provided they are not raised, held or bred for any commercial purpose.
6. No land shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste.
7. The following minimum buiding set-backs from the indicated property line shall be adhered to:

<u>From the Property Line In</u>	<u>A minimum distance of</u>
Front	40 feet
Rear	40 feet
Side	12 feet

See: Wty Deed Vol. 254, pg 64A  
See: Wty Deed Vol. 199 p. 313.  
See: Wty Deed Vol. 304 pg 539  
See: Security Deed Vol. 262 pg 511

8. In order that the natural and unimproved character of the real estate will be preserved, no cutting of trees shall be performed other than such cutting which is reasonably necessary commensurate with the allowed structures placed upon real estate. Where vegetation cover is destroyed it must be replaced immediately.

Dated this 16<sup>th</sup> day of October, 1979.

In the Presence of:

RIVER BLUFFS DEVELOPMENT, INC. (SEAL)

Lillian M. Lawrence  
Lillian M. Lawrence

By Raymond W. Koch  
Raymond W. Koch President

Attest: Herman J. Hovelsrud  
(Assistant) Secretary  
Herman J. Hovelsrud

State of Wisconsin )  
                          )ss.  
Richland County )

Personally came before me, this 16<sup>th</sup> day of October, 1979, Raymond W. Koch, President, and Herman J. Hovelsrud, Secretary, of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.



Lillian M. Lawrence  
Lillian M. Lawrence  
Notary Public, Richland County,  
Wisconsin  
My Commission Expires June 8, 1980

# WHISPERING PINES

