

Thomas J. Juza Custom Home & Design, Inc.
4688 Golden Pond Park Court
Onelda, WI 54155

Restrictions For;
GLEN KENT ESTATES
SUBDIVISION

2078265
CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI
RECORDED ON
11/13/2003 11:46:07AM
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This development consists of;
Unit A - (48) forty eight, single family home sites
Unit B - (5) five, two family home sites
Unit C - (6) six, out lots

Unit A - Single Family Homes

Lots shall be used for the purpose of single-family residences only. Each unit is to have the enclosed area of the main structure, exclusive of porches, patios, basements, finished basements or exposed basements, shall be not less than 1,600 square feet for one story structures and not less than 1,850 square feet per home for two story and multi level structures. Each dwelling unit is to have a roof pitch of not less than 6/12 and at least one projecting roofline toward the street. All ranches and multi level buildings to have a minimum of 50% masonry front. Two story homes may be sided.

Unit B - Two Family Homes

Lots shall be used for the purpose of duplex or single-family residences only. Each unit is to have the enclosed area of the main structure, exclusive of porches, patios, basements, finished basements or exposed basements, shall be not less than 1,300 square feet for one story structures and not less than 1,500 square feet per home for two story and multi level structures. Each dwelling unit is to have a roof pitch of not less than 6/12 and at least one projecting roofline toward the street. All ranches and multi level buildings to have a minimum of 33% masonry front. Two story homes may be sided. Many home sites are corner lots and should appear as single family homes to blend in with the neighborhood.

Unit C - Out Lots

Juza Acquisitions LLC will maintain and control outlots 3, 5 and 6. Title of these outlots will be transferred to the Village of Howard at which time maintenance and control will be assumed by the Village. Outlots 3, 5 and 6 will be maintained for conservation and passive recreation only. Outlot 4 will be maintained by the Village for storm water management. Title of this outlot will transfer to the Village by warranty deed. Juza Acquisitions LLC will maintain and control outlots 1 and 2 for future development. They will remain unbuildable until such time as the lands are replatted into lots.