

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
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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.

These general restrictions are to be applied to Units A and B;
The restrictions are minimums with flexibility for any well designed home. The goal is to create a wonderful and varied streetscape. Front porches, natural materials and recessed garages are highly recommended for the fronts of houses. The same floor plan can only be used on 20 percent of the homes.

1. Each home is to have a minimum two car attached garage with no more than two garage doors facing perpendicular to the street. A third or fourth garage door is to be recessed at least four feet, side loaded or angled to the street.
2. All dwellings shall be completed within one year after the beginning of construction and every structure must have a permanent finish on the exterior within six (6) months after the start of construction. All landscaping, including lawn, trees and shrubs are to be completed within six months of completing construction. Driveways are to be of concrete, brick pavers, not gravel. All driveways must be completed within six months from completion of main dwelling.
3. No building erected elsewhere shall be moved onto any lot or lots.
4. No temporary structures (including, without exclusion of others, trailer, basement without residence above, tent, shack, garage or barn of any kind) will be permitted on any lot any time for dwelling purposes.
5. Each home shall have a foundation below the frost line.
6. See plat with all recorded easements for surface water, utilities and conservation requirements.
7. Both municipal sewer and water shall serve development.
8. No fencing shall be erected upon any lot in the Plat without written approval and permit from the Village. Further, no outbuildings, minibarns or storage sheds shall be erected upon any lot in the Plat without the express written approval and permit of the Village. No more than one outbuilding will be permitted per lot and it must be of the same character as the main building. The intent of the "same character" is if the dwelling has brick and siding with an 8-pitch roof the out building must have the same. No satellite dishes over 20" or exterior antennas, such as television (other than the normal housetop antenna), ham radio, or other communication modes shall be erected or installed on any lot.
9. No livestock, poultry or exotic animals of any kind (including, without exclusion of others) shall be raised, bred, kept or maintained on any lot in the Plat. No more than two (2) common household pets are permitted and must be contained and maintained.
10. No nuisance shall be maintained or suffered to exist in the plat. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
11. Landscaping and maintenance shall be done in a manner to blend with the environment and nature of the community to prevent the development of unsightly and undesirable areas. The entire lot must be kept well groomed and maintained in an acceptable manner with the exception of the denoted natural areas with

appropriate adjacent setbacks from the natural areas. Noted natural areas are on the plat and in recorded easements.

- 12. The cutting and storage of firewood shall be confined in a location and size of area and be maintained in an orderly fashion. It is required that storage of firewood be housed, sheltered or screened by adequate planting or fencing so as to be concealed from view of neighboring lots and streets. Firewood cutting and storage is to be limited to private use only and not for resale purposes.
- 13. Storage, temporary or permanent, of any and all motorized vehicles, machinery, trailers and snowmobiles, motorcycles, bicycles, etc., or parts thereof must be kept in an enclosed garage.
- 14. Trash, rubbish, garbage and all refuse matter or waste shall be kept in closed sanitary containers to be regularly removed from the premises and shall not be allowed to accumulate or cause an undesirable condition or health hazard.
- 15. Burning of trash, rubbish, garbage, yard wastes, etc., is prohibited.
- 16. Vegetable gardens shall be restricted to lots on which a dwelling exists.
- 17. Vacant lots may not be used for parking or storage of any kind and shall be maintained by owner to comply with these covenants and local zoning ordinances.

WITNESS THE HAND OF SAID OWNER THIS 13 DAY OF November, 2003

IN THE PRESENCE OF:

Thomas J. Juza
 THOMAS J. JUZA CUSTOM HOMES AND DESIGN, INC.
 THOMAS J. JUZA, PRESIDENT

STATE OF WISCONSIN
 BROWN COUNTY SS
 PERSONALLY CAME BEFORE ME THIS 13 DAY OF November, 2003
 THE ABOVE NAMED PERSONS TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE
 FOREGOING INSTRUMENT.



Debra L. Binkowski
 BROWN COUNTY, WISCONSIN
 Debra L. Binkowski

NOTARY PUBLIC
 MY COMMISSION EXPIRES 11-27-05

DRAFTED BY - James R. LaPlant James R. LaPlant

Return to:
Lexington Homes, Inc.
1300 N. Kimps Court
Green Bay, WI 54313

2170450

CATHY WILLIQUETTE
BROWN COUNTY RECORDER
GREEN BAY, WI

RECORDED ON
01/28/2005 10:20:18AM

REC FEE: 15.00
TRANS FEE:
EXEMPT #
PAGES: 3

Restrictions For:

**GLEN KENT ESTATES
FIRST ADDITION
SUBDIVISION**

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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 7/12 and at least one projecting roofline toward the street. All ranches must have a minimum of 50% masonry front. All two story homes must be 33% masonry front.

Two Family Homes

Lots shall be used for the purpose of duplex or single-family residences only. Each unit 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 1,600 square feet per home for two story and multi level structures. Each dwelling unit is to have a roof pitch of not less than 7/12 and at least one projecting roofline toward the street. All buildings to have a minimum of 33% masonry front. Many home sites are corner lots which allows for individual fronts to each street. This creates the appearance of single family homes to each street, to blend in with the neighborhood.

Lexington Homes, Inc. will have plan approval on these parcels;

single family homes, lots 60-102,106,107,109-150,322-328	=94 lots
two family homes, lots 103-105,108	= 4 lots
Total	= 98 lots

Three copies of each home plan to be submitted to 1300 North Kimps Court Green Bay, WI 54313 for approval. You will within seven business days of receipt get two signed copies of the submitted plan back if appropriate restrictions are met. With the two copies one is for the home owner and the other is for the Village of Howard. The goal is to create a wonderful and varied streetscape. Front porches, natural materials and recessed garages are highly recommended for the fronts of house. The same floor plan can only be used on 20 % of the homes throughout the entire subdivision.

These general restrictions are to be applied to all single family parcels;

1. Each home is to have a minimum two car attached garage with no more than two Garage doors facing perpendicular to the street. A third or fourth garage door is to be recessed at least two feet, side loaded or angled to the street.

2. All dwellings shall be completed within one year after the beginning of construction and every structure must have a permanent finish on the exterior within six (6) months after the start of construction. All landscaping, including lawn, tree and shrubs are to be completed within six months of completing construction. Driveways are to be of concrete or brick pavers, no gravel or blacktop. Driveways must be completed within six months from completion of main dwelling.
3. No building erected elsewhere shall be moved onto any lot or lots.
4. No temporary structures (including, without exclusion of others, trailer, basement without residence above, tent, shack, garage or barn of any kind) will be permitted on any lot any time for dwelling purposes. No dog kennels should be attached to the dwelling or detached on the said property.
5. Each home shall have a foundation below the frost line.
6. See plat with all recorded easements for surface water, utilities and conservation requirements.
7. Both municipal sewer and water shall serve development.
8. No fencing shall be erected upon any lot in the Plat without written approval from Lexington Homes, Inc. and permit from the Village. Further, no outbuildings, minibarns or storage sheds shall be erected upon any lot in the Plat. (No satellite dishes over 21" or exterior antennas, such as television (other than the normal housetop antenna), ham radio, or other communication modes may be permitted on the principal residence structure provided such unit is mounted to the building and in a location that is not readily visible from the street and/or neighboring properties.)
9. No livestock, poultry or exotic animals of any kind (including, without exclusion of others) shall be raised, bred, kept or maintained on any lot in the Plat. No more than two (2) common household pets are permitted and must be contained and maintained.
10. No nuisance shall be maintained or suffered to exist in the plat. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
11. Landscaping and maintenance shall be done in a manner to blend with the environment and nature of the community to prevent the development of unsightly and undesirable areas. The entire lot must be kept well groomed and maintained in an acceptable manner with the exception of the denoted natural areas with appropriate adjacent setbacks from the natural areas. Noted natural areas are on the plat and in recorded easements. Landscaping is to be complete within six months from the date of completion.
12. The cutting and storage of firewood shall be confined in the home or garage of the dwelling only. No outdoor storage allowed.
13. Trash, rubbish, garbage and all refuse matter or waste shall be kept in closed sanitary containers to be regularly removed from the premises and shall not be allowed to

accumulate or cause an undesirable condition or health hazard. No sanitary container is to be put in front of any dwelling sooner than the day before regularly scheduled pick-up and containers that have been emptied shall be removed from the street-side within 12 hours thereof.

- 14. Burning of trash, rubbish, garbage yard wastes, etc., is prohibited.
- 15. Vegetable gardens shall be restricted to the backyard of the lot on which the dwelling exists.
- 16. Vacant lots may not be used for parking or storage of any kind and shall be maintained by owner to comply with these covenants and local zoning ordinances.

WITNESS THE HAND OF SAID OWNER THIS 27 DAY OF January, 2005

IN THE PRESENCE OF:


 Jefferson Homes, Inc.
 Jeffery T. Marlow, PRESIDENT

STATE OF WISCONSIN
 BROWN COUNTY SS
 PERSONALLY CAME BEFORE ME THIS 27th DAY OF January, 2005
 THE ABOVE NAMED PERSONS TO ME KNOWN TO BE THE PERSON(S) WHO
 EXECUTED THE FOREGOING INSTRUMENT.

 NOTARY PUBLIC
 BROWN COUNTY, WISCONSIN MY COMMISSION EXPIRES 07-27-08

DRAFTED BY - _____ Jeffery T. Marlow

