

DECLARATION OF RESTRICTIONS ON SOUTH HILLS

The undersigned, being the owners of Lots 1 through 18 inclusive, including those lots which have been divided by Certified Survey Map located in:

South Hills, a subdivision, formerly South Hills Condominium (an expandable condominium) being in parts of the NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28, Town 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin.

do hereby place the following restrictions and covenants upon the above-described real estate which are to run with the land and shall be binding upon all parties and all persons owning lots in South Hills or claiming under them until November 1, 2018. If the owners of South Hills' lots or any of them, or any of their heirs or assigns, shall violate any of the covenants in this instrument, it shall be lawful for any person owning real property situate in the subdivision, to prosecute any proceedings at law or inequity against the person or persons violating any of the covenants, either to prevent him from so doing or to recover damages for the violation, or both.

Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

1. Each level of any residence, including the basement, must contain a minimum of 700 square feet. There must be a minimum of 1,400 square feet of living space in each residence

excluding the basement and garage. Excluding basements, residences may be one or two stories or a tri-level.

2. All driveways must be concrete, asphalt or brick.

3. Construction time for new residences shall be a maximum of one (1) year from the date of ground breaking to completion except that this restriction shall not apply to Unit 7-B, now known as a part of Lot 15, South Hills, as shown on Lot 1 of Certified Survey Map recorded in Volume 9 of Survey Maps, Page 7. No temporary buildings or trailers shall be allowed during construction. Each lot owner shall be responsible for removal of all construction debris and garbage.

4. All garages must be attached to the residences.

5. Earth berm homes and dome homes are prohibited.

6. Auxiliary buildings, storage sheds and temporary or portable buildings are prohibited.

7. Outlots 1 and 2 shall be owned by the South Hills Homeowners Association, Inc. and there shall be no residences constructed on these outlots.

8. The owner(s) of any of the lots to which these deed restrictions apply shall be required to maintain membership in the South Hills Home Owners Association, Inc.

9. These restrictive covenants shall bind the parties hereto, their heirs, successors and assigns.

Dated: DECEMBER 4, 1989.

DAIRY STATE BANK: OWNERS OF LOT 1, 2, 4, 5, 8, 9, 11, 12, 13, 16, 18 AND A PART OF LOT 15 DESCRIBED AS LOT 1 OF C.S.M. RECORDED IN VOLUME 9 OF SURVEY MAPS, PAGE 7:

By *R. F. Fyler*

By *Samuel M. Anderson*

OWNERS OF LOT 7:

Donald C. Anderson
Donald C. Anderson

Anna M. Anderson
Anna M. Anderson

OWNER OF LOT 6:

John A. Comerford
John A. Comerford

Donna J. Comerford
Donna J. Comerford

OWNER OF LOT 14:

Robert L. Michael
Robert L. Michael

Doris M. Michael
Doris M. Michael

OWNER OF PART OF LOT 15 DESCRIBED AS LOT 2 OF C.S.M. RECORDED IN VOLUME 9 OF SURVEY MAPS, PAGE 7:

Louis A. Sartori
Louis A. Sartori

Carol D. Sartori
Carol D. Sartori

OWNER OF A PART OF LOT 10 DESCRIBED AS LOT 2 OF C.S.M. RECORDED IN VOLUME 9 OF SURVEY MAPS, PAGE 8:

Charles A. Kleist
Charles A. Kleist

Neva M. Kleist
Neva M. Kleist

OWNER OF A PART OF LOT 10 DESCRIBED AS LOT 1 OF C.S.M. RECORDED IN VOLUME 9 OF SURVEY MAPS, PAGE 8:

Douglas K. Stebing
Douglas K. Stebing

OWNER OF PART OF LOT 17 DESCRIBED AS LOT 1 OF C.S.M. RECORDED IN VOLUME 9 OF SURVEY MAPS, PAGE 9:

Charles E. Van Horn
Charles E. Van Horn

827#2171 N00011.50 JR

OWNER OF PART OF LOT 3
DESCRIBED AS LOT 1 OF C.S.M.
RECORDED IN VOLUME 9 OF SURVEY
MAPS, PAGE 10:

Robert L. Beninger
Robert L. Beninger

Olis L. Beninger
Olis L. Beninger

OWNER OF PART OF LOT 17
DESCRIBED AS LOT 2 OF C.S.M.
RECORDED IN VOLUME 9 OF SURVEY
MAPS, PAGE 9:

James L. Arndt
James L. Arndt

Sharon L. Arndt
Sharon L. Arndt

OWNER OF PART OF LOT 3
DESCRIBED AS LOT 2 OF C.S.M.
RECORDED IN VOLUME 9 OF SURVEY
MAPS, PAGE 10:

James R. Meininger
James R. Meininger

89 DEC 27 P 3 30

AUTHENTICATION

Signatures of Dairy State Bank by R. A. Chiples and Dennis C. Haasl; Donald C. Anderson and Anna M. Anderson, his wife; John A. Comerford and Donna J. Comerford, his wife; Robert L. Michael and Doris M. Michael, his wife; Louis A. Sartori and Carol D. Sartori, his wife; Charles A. Kleist and Neva M. Kleist, his wife; Douglas K. Stebing; Charles E. Van Horn; Robert L. Beninger and Olis L. Beninger, his wife; James L. Arndt and Sharon L. Arndt, his wife; and James R. Meininger authenticated this 4th day of December, 1989.

David E. Andrews
David E. Andrews
MEMBER STATE BAR OF WISCONSIN

THIS INSTRUMENT DRAFTED BY:
Attorney David E. Andrews
ANDERSON, McGLADE & ANDREWS, S.C.

REGISTER'S OFFICE
SHEBOYGAN COUNTY
27th
Dec. 27 1989
3:30 o'clock P.M.
Recorded in Vol. 1128
of Records on page 681/4
Debra J. Davis
Register