RESOLUTION NO. 2006-10

Village of Stratford **RESTRICTIVE AND PROTECTIVE COVENANTS** FOR RESIDENTIAL LOTS ADJOINING RIVER HILLS SUBDIVISION Village of Stratford, Marathon County, Wisconsin

WHEREAS, the Village of Stratford is the owner of record of the following described real estate: Village of Stratford, Marathon County, Wisconsin, Lots 1, 2, 3, and 4, of Section 19-27-04, Part of Southeast 1/4, Northeast 1/4, Certified Survey Map Volume 63, Page 62 (#14235); and

WHEREAS, the residential properties in the adjoining River Hills Subdivision are governed and protected by restrictive covenants.

THEREFORE, BE IT RESOLVED, the Village Board of the Village of Stratford does hereby place the following covenants upon the above described real estate:

- 1. The covenants and restrictions will be binding upon the Village of Stratford, their successors, and assigns; and shall run with the land and be binding upon all future owners of the Property.
- 2. These covenants shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date of their recording, after which time said covenants shall remain in full force and effect unless a majority of the then owners execute and record an agreement whereby these covenants and restrictions are terminated or amended in whole or in part.
- 3. These lots shall be used for residential purposes only.
- 4. The living floor area of the residence, exclusive of open porches and garage, shall be not less than 1,200 square feet and no house designed to accommodate more than one family shall be erected on any of the lots, and each dwelling shall have a garage.
- 5. All buildings erected on this land shall be completed on the exterior with conventional finishing material prior to the occupancy of the dwelling; and the entire dwelling shall be completely finished within two years after commencement of construction.
- 6. No building shall be located on any lot nearer than 50 (fifty) feet from the front of the lot line. Steps, porches and eaves shall not be considered as part of the building, for this purpose.
- 7. No dwelling shall be located on any lot nearer than 10 (ten) feet from the side lot lines.
- 8. No part of the premises shall be used or occupied injuriously to affect the use or value of the adjoining premises.
- 9. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot as a residence, either temporarily or permanently.
- 10. Signs of any kind shall not be displayed to the public view on any lot, except one professional sign of not more than two square feet. One sign of not more than five square feet, advertising the property for sale or rent, or used by a builder to advertise the property during the construction and sales period, can be displayed.
- 11. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot. Dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial purposes.
- 12. No older or pre-occupied home may be moved on to these lots.

Adopted this 11th Day of April, 2006.

ATTEST:

/s/ Greg Leick, President

/s/___

June Krueger, Clerk