

NOTE:  
 SOME MONUMENTS ALONG THE RIGHT-OF-WAY OF ROAD APPEAR TO BE SUSPECT AND WERE ASSUMED TO BE RE-SET BY UNKNOWN FORCES.  
 THESE LOT LINES WERE DETERMINED BY A BEST FIT METHOD USING ADJACENT LOT CORNERS FOUND AND POINTS ADJUSTED AS SHOWN HEREON.

N1/4 COR. SEC. 15  
 EXISTING STONE MON.

RIVER BEND ROAD  
 S46°15'13"E 210.00'

LOT 15

S80°55'27"W 490.94'

BEND

LOT 16

ARC 102.20'

101.88'

N76°44'47"E

N04°05'17"W 112.79'

LOT 17

ARC 283.22'

S83°15'13"E 281.68'

NORTH APACHE LANE

#2 LOT 20

ESTATES

ARC 93.27'

93.20'

N23°34'14"W

73.61'

N22°19'06"W

LOT 11

S66°14'57"W

363.79'

S33°30'18"E 147.81'

S33°30'18"E 160.43'

S34°03'22"W 151.73'

S55°15'13"E

370.00'

N36°16'01"E 252.78'

LOT 21

PLAT

COUNTY

RIVER BEND ESTATES COUNTY PLAT

LOT 9

S54°54'17"E 154.27'

LOT 22

N36°16'01"E 252.78'

LOT 10

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INDEXED  
FILED

10/14/00  
Sec 107.52a  
Sec 107.52b  
54476

**UNOFFICIAL COPY**  
RESTRICTIVE AND PROTECTIVE COVENANTS

IN RE: River Bend Estates County Plat II, in the Town of Weston, Marathon County, Wisconsin.

PIN:	37.082.4.2808.151.0047	L12	
	37.082.4.2808.151.0048	L13	
	37.082.4.2808.152.0167	L14	
	37.082.4.2808.151.0049	L15	
	37.082.4.2808.151.0050	<del>L16</del> L16	
	37.082.4.2808.151.0051	L17	
	37.082.4.2808.151.0052	L18	#0650
	37.082.4.2808.151.0053	L19	
	37.082.4.2808.151.0054	L20	
	37.082.4.2808.151.0055	L21	
	37.082.4.2808.151.0056	L22	
	37.082.4.2808.151.0057	L23	

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being all the owners of the above described non-homestead real estate, do hereby covenant and agree with all persons, firms or entities hereafter acquiring any of said real estate that the same is hereby subjected to the following restrictive and protective covenants as to the use thereof, which covenants shall run with the land forever, to-wit:

1. All lots shall be used for single family residential purposes and none other, and the dwelling thereon shall be completed on the exterior with conventional finishing materials no later than six (6) months from commencement of construction.

2. The living floor area of each residence, exclusive of open porches, decks and garages, shall not be less than 1,800 square feet at or above grade level. Each residential dwelling shall have at least a two (2) car garage, which garage shall be completed on the exterior with conventional finishing materials no later than exterior completion of residence.

3. No building shall be located on any lot nearer than thirty (30) feet from the front lot line, or in accordance with local building codes, whichever is greater. Steps, decks, porches and eaves shall be considered as part of the building.

4. No previously constructed and existing dwellings and/or garages may be moved onto any of said lots.

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5. No part of any lot shall be used or occupied so as to injuriously affect the use or value of any other lot.

6. No structure of a temporary character, trailer, basement, tent, shack, garage, mobile home or other out-building shall be used on any lot as a residence or dwelling at any time, either temporarily or permanently.

7. Signs of any kind shall not be displayed to the public view on any lot, except for advertising the property for sale or rent, or used by a builder to advertise the property during construction.

8. No animals, livestock or poultry of any kind shall be kept, raised or bred on any lot, except dogs, cats or other common household pets, provided the same are not kept, raised or bred for commercial purposes.

9. No lot shall be used for the storage, placement or dumping of garbage, junk, car or machinery parts or other useless debris or materials, and all lots shall be kept in a neat, clean and orderly condition and appearance.

10. No owner or occupant of any lot shall keep or cause to be kept thereon any motor vehicle which cannot legally be operated upon the highways of the State of Wisconsin, specifically, but not by limitation, stock or racing motor vehicles and junk motor vehicles.

11. If any restriction or covenant herein shall be held invalid, the remainder shall not be affected thereby.

12. If any lot owner or occupant shall violate or attempt to violate any of the restrictions or covenants herein, it shall be lawful for any other lot owner to prosecute any proceedings at law or in equity against said person(s) violating or attempting to violate any such covenant or restriction, either to prevent him from doing so to recover damages for such violation.

The failure to enforce any restriction or covenant herein shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or violation or as to one occurring prior to or subsequent thereto.

13. These covenants and restrictions are to run with the above described real estate forever and shall be binding upon the parties hereto, their heirs, successors, assigns and Personal Representatives.

Dated this 16 day of May, 1994.