

DECLARATIONS OF CONDITIONS, COVENANTS, RESTRICTIONS FOR THE FOREST MANOR
SUBDIVISION.

This declaration made this 3rd day of October, 1978 by Syring Development Ltd. a corporation organized under the laws of the State of Wisconsin hereinafter referred to as "the developer",

WITNESSETH: Whereas, the developer is the owner of the real estate hereinafter named and desires to file for record Forest Manor Subdivision and to subject each platted property to the conditions, restrictions, covenants and reservations for the benefit of said property as a whole and for the benefit of each owner of any part thereof; and,

Now, therefore, the developer hereby declares that the real property hereinafter named shall be used, held, transferred, sold and conveyed subject to the conditions, restrictions, covenants and reservations hereinafter set forth, which shall inure to the benefit of and pass with said property and each and every parcel thereof, and shall apply to and bind the successors in interest, and any owner thereof.

ARTICLE I DEFINITIONS

Section 1. The following words when used in this declaration shall have the following meaning:

a. Subdivision Control Authority shall be defined as follows: the President, the Vice-President, or majority stock holder of Syring Development Ltd. or the single majority land owner of the Subdivision.

ARTICLE II PROPERTY SUBJECT TO THIS DECLARATION

Section 1. The following property shall be subject to this declaration: Forest Manor Subdivision City of Neenah, Winnebago County Wisconsin.

ARTICLE III LAND USE

Section 1. No lot in this Subdivision shall be used for any purpose other than "single family" residential dwelling, unless approved in writing by the Subdivision Control Authority. No lot shall be re-subdivided into two or more lots or building sites unless first approved in writing by the Subdivision Control Authority.

Section 2. Single Family Dwellings. No lot shall be used except for single family, residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached, single family dwelling, not exceeding two and one-half stories in height and having no more than a four car attached garage. No buildings can be moved into the Subdivision.

ARTICLE IV BUILDING RESTRICTIONS AND CONTROLS

Section 1. No structure shall be erected, placed, or altered on any lot until the building plans, specifications, and plot plan showing the location thereof have been approved in writing as to size, quality, materials, harmony of external design and colors, with existing and planned structures, and as to location with respect to topography, neighboring buildings, setbacks, finish grade elevations, and driveways by the Subdivision Control Authority.

Section 2. Dwelling Quality. No structure shall be erected, placed or enlarged without the submission of two sets of construction plans to the Subdivision Control Authority, and subsequent written approval. Denial or approval shall be given within 30 days or the requirement is considered waived. Construction plans shall consist of 1/4" scale floor plans, foundation plan and front elevation, together with a scaled site plan showing position of building and driveway. The design, layout, and exterior appearance of each residence shall be such that, in the opinion of the Control Authority at the time of approving the building plans, the residence will be of high quality and will have no substantial adverse effect upon the property value of the neighborhood.

Section 3. Buildings may be located anywhere on the lot provided such location is in the opinion of the Control Authority consistent with the basic principals of good site interrelationship between various other buildings in the lot grouping.

Section 4. Minimum Area. Minimum gross living area exclusive of garages and basements shall be as follows:

Single level ranch style dwellings.....	1500 sq. ft.
Multi-level style dwellings.....	1800 sq. ft.
Two Story Dwellings.....	1800 sq. ft.

Section 5. Subdivision Control Authority reserves the right to waive the gross area restrictions if in the opinion of the Authority, the value of the adjacent properties is not severely endangered.

Section 6. Garages. All dwellings located within the Subdivision must have an attached garage. This garage must have an area of no smaller than 22'x22' and shall not exceed 26'x 40'.

Section 7. Construction. Construction of all residential buildings must be started within one year of transfer of title by deed. Any lot not having construction in compliance with this covenant, shall at the option of the Subdivision Control Authority be immediately offered for sale to the developer at the original purchase price.

Section 8. Nuisances. No noxious odors shall be permitted to escape from any building site and no activity which is, or may become, a nuisance or which creates unusually loud sounds of noise, shall be suffered or permitted on any building site.

Section 9. Temporary Structures. No structure of a temporary character and no trailer, basement, tent, shack, garage, barn, or other out-building shall be used on any lot at any time as a residence or storage building either temporarily or permanently. No house or other structure shall be moved on to any lot or portion thereof.

Section 10. Commercial Vehicles, trailers and Shanties. After final completion and occupancy of the dwelling no commercial vehicles, junked or inoperable automobiles, construction or like equipment, or mobile homes, motor homes, trailers, fish shanties boats or snowmobiles of any kind shall be stored on any lot of the subdivision. Storage of any of these items must be contained within the attached garage of the residence.

ARTICLE V GENERAL PROVISIONS

Section 1. Modification and Enforcement. These declarations can be amended at any time with the execution of an amendment by ninety five percent of the landowners.

SIGNED: Syring Development Ltd. By: Kenneth C. Syring, President
Kathleen A. Syring, Secretary.

ACKNOWLEDGED October 3, 1978 by Kenneth C. Syring, President and Kathleen A. Syring, Secretary of the Corporation.

In the Presence of:

Armin F. Schrader
Mary A. Strange

Marine National Bank of Neenah
(Corporate Seal)
Vice President & Cashier
Personal Banking Officer

Recorded October 4, 1978, 3:18 P. M. as Document No. 523685.