

SYRING DEVELOPMENT LTD.
1488 Kenwood Center
Manasha, Wisconsin

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

This declaration made this *4th* 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 Northridge 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:

Northridge Manor Subdivision
City of Manasha, 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

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ARTICLE III
LAND USE (Continued)

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 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 with 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 style dwellings.....	1800 sq. ft.

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ARTICLE IV
BUILDING RESTRICTIONS AND CONTROLS
(Continued)

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 shall be no smaller than 22' x 22' 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 or noises 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 outbuilding 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. Storage of Vehicles. 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.

523686

Register & Office
Winnebago County, Wis.

Received for record
this 17th Day of

October

A. D. 1978 at P.

3:20 o'clock M.

John M. Payne

REGISTER OF DEEDS

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Sydney Dan. Rtd
955 Woodland Dr.
Mendota, Wis.