

**RESTRICTIVE COVENANTS**

Document Number

Document Title

Lots 1-10, Block 1; Lots 1-3, Block 2; Lots 1-27, Block 3; and Lots 1-13, Block 4, according to the recorded Plat of Howards Crossing, in the Village of Howard, Brown County, Wisconsin.



8 0 5 1 0 6 5 2

Tx:40332469

**2876777**

**CHERYL BERKEN  
BROWN COUNTY RECORDER**

**GREEN BAY, WI  
RECORDED ON**

**10/09/2019 02:57 PM**

**REC FEE: 30.00**

**TRANS FEE:**

**EXEMPT #**

**PAGES: 8**

Recording Area

Name and Return Address

**TYCORE BUILT LLC  
445 CARDINAL LANE, STE 102  
GREEN BAY, WI 54313**

**EVANS TITLE** *GPS*

**PARENT PARCEL NO. VH-20-3**

Parcel Identification Number (PIN)

Drafted By: Wade T. Micoley

**THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.**

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

## **HOWARDS CROSSING**

### **RESTRICTIVE COVENANTS**

**REAL ESTATE:** Lots 1-10, Block 1; Lots 1-3, Block 2; Lots 1-27, Block 3; and Lots 1-13, Block 4, according to the recorded Plat of Howards Crossing, in the Village of Howard, Brown County, Wisconsin.

**Use Restrictions:** All Lots shall be used for single-family residential purposes only.

**Governmental Permits:** All homes in Howards Crossing are subject to permits and fees as required by the Village of Howard and Brown County and any other that may apply. Developer discloses a portion of certain lots may contain wetlands, floodplains, environmental corridors or other sensitive areas subject to laws and regulations further restricting use.

**Easements:** There is a storm water drainage easement. Property owners must comply with these drainage easements at all times (before, during, and after construction). See also "Storm Water Drainage Easement" notes on the recorded Plat of Howards Crossing.

**Plan Approval:** Complete copies of Plans (Construction Blueprint), including the plan for each level of home containing finished living space (above or below ground), all elevations, and plot plan must be submitted to the Developer for approval prior to the start of construction and shall remain on file with the Developer.

All homes to have a minimum of 6/12 roof pitch

All homes to have a minimum 2 stall attached garage

All homes to have a concrete driveway

All homes to be built on site

All homes must have Basements

All homes shall have a minimum of ¼ masonry front, excluding doors and windows

All single story homes shall be a minimum of 1400 square feet and two story homes 1600 square feet in size

**Developer Approval:** The approved plan on each Lot or any alteration thereof shall be subject to the approval of the Developer or their Designee which has the authority to approve or reject the building plan, design, floor plan, elevation, and site location of improvements on any Lot in order to preserve and protect the integrity and harmony of the plat. Such approval may be

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evidenced on the blueprint itself or on a separate written instrument, signed by the Developer or their Designee.

**Building Relocation:** No building erected elsewhere may be moved onto any Lot or Lots within the plat.

**Temporary Structures:** No temporary structures (including, within exclusions of others, trailers, basement without residence above, tent, shack, garage, or barn of any kind) will be permitted for dwelling purposes.

**Grade:** Every house shall have a full foundation below the frost line. Every house shall be placed on the lot to establish the top of the foundation at a minimum of 18" above the curb height. Final grade, after construction; the construction area and land occupied by public easement shall not be graded in such a manner as to interfere with drainage of stormwater and said lot or neighboring lots. Exposed or walk-out lots shall not have lower level openings below the current known high water elevation for the area. Said use shall be identified with plans submitted for plan approval and the individual lot owner shall be solely responsible to insure that the structure is properly placed so as to not cause themselves, their neighbors, or the rest of the development drainage problems in the future.

**Start Date/Completion:** Projects must be completed within one year of start of construction (issuance of building permit by the Village of Howard). Every structure shall have a permanent finish on the exterior within six months of start. Completion of a project includes the dwelling and the Lot, which shall be finally graded to meet existing grade requirements, landscaping, lawn, and hard surface driveway.

**Lot Stakes/Corner Markers:** Survey Stakes (metal pipes in the ground) identify every Lot corner. Whether done by individual lot owner, their builder, or professional surveyor, the Lot owner is responsible to locate corner markers. The home must be placed within the legal limits of the Lot/plat and the requirements of the Village of Howard. Lot owners shall be solely responsible for maintaining all survey markers and must be sure they are not moved or removed during the construction of their individual homes. A disturbance of a survey stake by anyone is a violation of Section 236.32 of the Wisconsin Statutes.

**Maintenance of Vacant Lot:** The Lot owner is responsible for maintenance and upkeep of the Lot prior to the start of construction, including but not limited to keeping the Lot free of trash and debris and cutting long grass and weeds.

**Suitability of Soil:** During the development process, soil(s) may be have been moved on to/off of/across Lots in this development. Developer makes no representation or warranty whatsoever, express or implied, regarding the physical condition of any Lot. Developer recommends prospective buyers have their Lot inspected and tested by a qualified professional regarding subsurface conditions or any other matter which may be of concern.

**Construction Debris/Curb Cuts:** The Lot owners shall dispose of all debris created during construction, including curb cuts. Any cost incurred by Developer for removal of such debris shall be billed to the homeowner who was responsible for removal of such debris.

**Outbuildings:** No storage shed structure shall be constructed in any setback or placed in such a way as to block a scenic view. No structure shall exceed the maximum size of 10' x 12'. All such structures shall be of an exterior material to match the roof and siding of the residence. All such structures shall comply with all zoning regulations and building codes of the Village of Howard and shall require prior written approval (including the specific location(s) of such structure).

**Outdoor Storage:** No long term exterior storage (in excess of 15 days) of boats, motor homes, RVs or recreational vehicles of any kind or inoperable automobiles is permitted on lots within the subdivision.

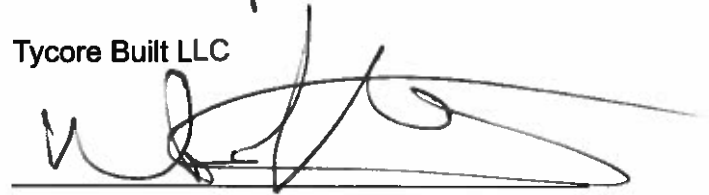
**Outdoor Kennels or Runs:** No outdoor animal kennels or runs shall be allowed in the subdivision.

**Fences:** No chain link or barricade fences of any kind shall be permitted on any Lot. All fences must be located by a professional surveyor and must comply with all restrictions imposed by the Village of Howard.

**Duration:** The covenants are restrictions of this Declaration and shall remain in effect for a period of twenty (20) years from the date hereof and thereafter shall automatically continue to be in effect for additional periods of five (5) years unless terminated or otherwise limited or enlarged by the recording of an instrument executed and acknowledged by the then owners of at least seventy-five percent (75%) of the Lots covered by this Declaration.

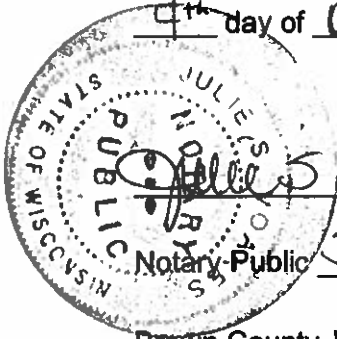
Executed at Green Bay, Wisconsin this 26<sup>th</sup> day of September, 2019.

Tycore Built LLC



By: Wade T. Micoley

Subscribed and sworn to before me this 4<sup>th</sup> day of October, 2019.



Julie S. Voakes  
Notary Public Julie S. Voakes

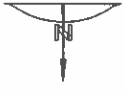
Brown County, Wisconsin

My commission expires: 7-25-2021

# PLAT OF HOWARDS CROSSING

LOT 1, CERTIFIED SURVEY MAPS VOLUME 39, PAGE 25, RECORDED AS CERTIFIED SURVEY MAP NUMBER 5062, DOCUMENT NUMBER 1471684 BEING PART OF THE SOUTHEAST 1/4, NORTHEAST 1/4, AND PART OF THE NORTHEAST 1/4, SECTION 2, TOWNSHIP 24 NORTH RANGE 19 EAST VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN

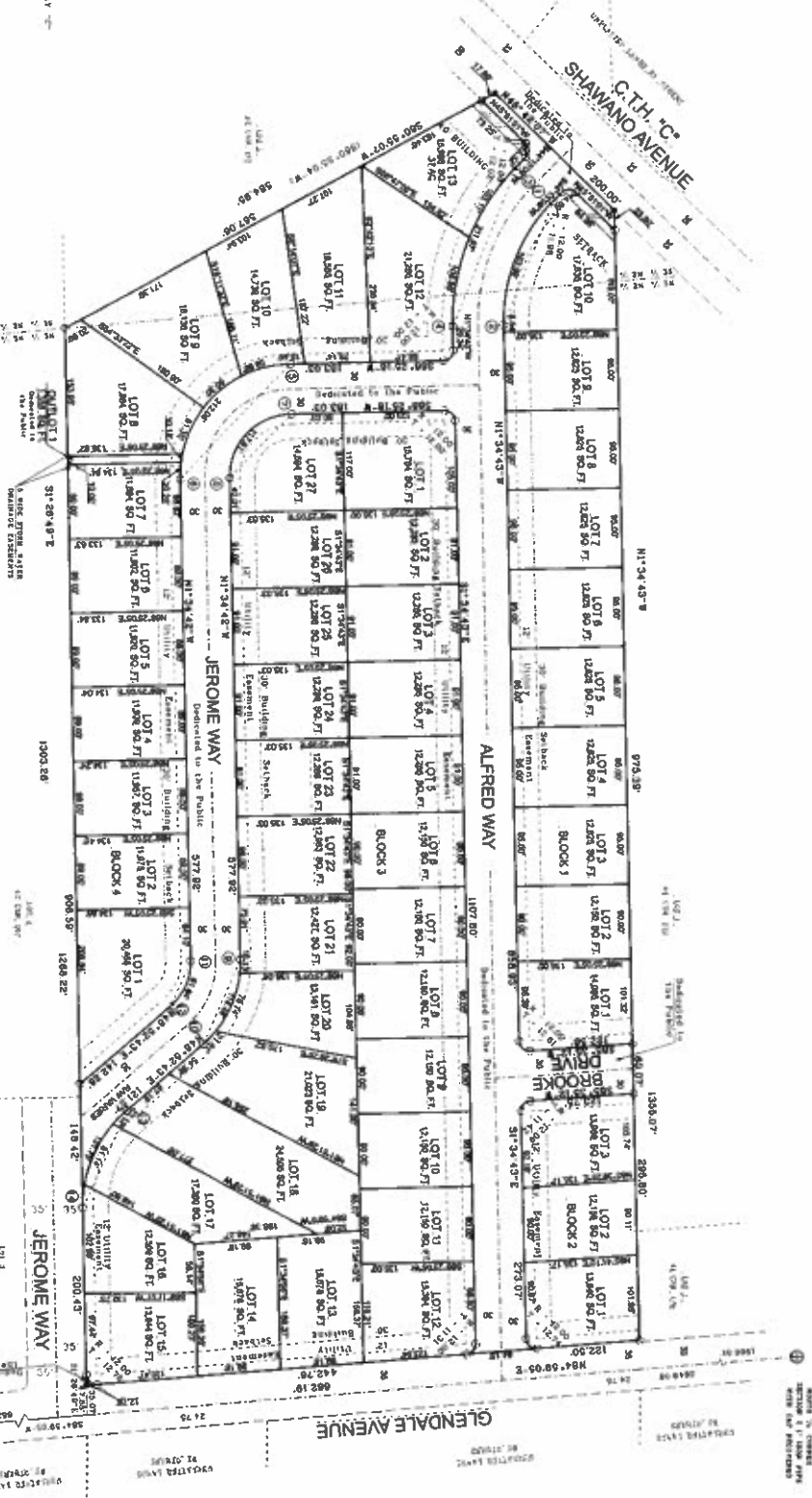
DATE OF SURVEY: April 9th, 2019  
BY: [Signature]  
CITY OF HOWARD, WISCONSIN



NOTES: METERS STATIONS IN THE MAIN LINE OF THE SURVEY, SECTION 2, RECORDED MAP NO. 5062, COUNTY OF HOWARD, WISCONSIN.

### LEGEND

- INTERSECT 2" OR 3" IR - 80# PIPE AIR WT 300 LBS LIN FT SET
  - 1.25" O.D. IRON PIPE ROUND
  - ⊕ BROWN COUNTY SURVEY MARKER AS INDICATED
  - ① RECORDED AS ALL OTHER CORNERS 1.25" O.D. LINEAR FOOT SET
- NO ACCESS RESTRICTION TO COURT HIGHWAY



STATE OF WISCONSIN  
JEROME WAY  
RETIRED SURVEYOR  
2015 RE-EXAMINATION DATE: 01/31/2018

### Surveyors Certificate

I, the undersigned, Surveyor, do hereby certify, that in accordance with the provisions of Chapter 236 of the Statutes of the State of Wisconsin, I have personally supervised the surveying operations and that the survey was conducted in accordance with the provisions of the Wisconsin Surveying Code and that the survey was conducted in accordance with the provisions of the Wisconsin Surveying Code and that the survey was conducted in accordance with the provisions of the Wisconsin Surveying Code.

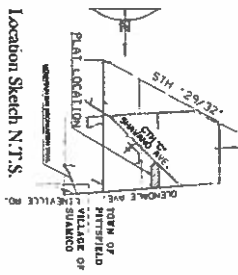
Executed on the 9th day of April, 2019  
at Howards Crossing, Wisconsin

THIS INSTRUMENT RELATED BY ALFRED H. HOWARD

### NOTES

1. All corner measurements have been made to the nearest 0.01 foot.
2. All corner measurements have been made to the nearest 0.01 foot.
3. The plat is prepared in accordance with the provisions of Chapter 236 of the Statutes of the State of Wisconsin.
4. All other corners are as indicated.
5. All other corners are as indicated.
6. All other corners are as indicated.
7. All other corners are as indicated.
8. All other corners are as indicated.
9. All other corners are as indicated.
10. All other corners are as indicated.

These are original copies of this plat with respect to  
S 236 (1), 236 (1a), 236 (2) and 236 (3) of the Statutes of Wisconsin.  
Certified March 21st, 2019  
[Signature]  
Department of Administration



Location Sketch N.T.S.

Approved by the Brown County Planning Commission this 9<sup>th</sup> day of April, 2019.



Certificate of the Village of Howard

For the County of Howard, Wisconsin, which has been duly laid out by the approval of the Village of Howard for the Village Board of Howard this 20<sup>th</sup> day of April, 2019.

Village of Howard Treasurer's Certificate

As duly elected Brown County Treasurer, I hereby certify that the amount of the Village of Howard's...

Brown County Treasurer's Certificate

As duly elected Brown County Treasurer, I hereby certify that the amount of the Village of Howard's...

Restrictive Covenants

1. The land on which this plat is shown is subject to the following restrictive covenants...

Notes

1. The project is subject to the terms of all applicable zoning and subdivision regulations...

Consent of Corporate Mortgage

Community First Credit Union has caused these persons to be signed by Brian D. Jensen, its Vice President...

Consent of Corporate Certificate

Tractor Built, LLC, a Limited Liability Company, duly organized and existing under and by the laws of the State of Wisconsin...

Consent of Restriction

Partially from State Pub. Sec. 257A - City of Menasha, 2010, the above named state highway, proposed by Tractor Built, LLC...

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LOT 1, CERTIFIED SURVEY MAPS VOLUME 33 PAGE 25, RECORDED AS CERTIFIED SURVEY MAP NUMBER 5082, DOCUMENT NUMBER 1471684, BEING PART OF THE SOUTHEAST 1/4, NORTHEAST 1/4, AND PART OF THE NORTHEAST 1/4, SECTION 2, TOWNSHIP 24, NORTH RANGE 19, EAST VILLAGE OF HOWARD, BROWN COUNTY, WISCONSIN

Storm Water Drainage Easement

Storm Water Drainage Easement granted to the VILLAGE OF HOWARD, a Wisconsin municipal corporation, over, under and through the property by the under signed owners of the property and grantor herein.

Utility Easement Provisions

As evidenced by Electric, Natural Gas and Communications service as hereby granted by Tractor Built, LLC.

Curve Table Data table with columns: CURVE, NUMBER, ARC LENGTH, CHORD BEARING, BEARING, CHORD ANGLE, TANGENT LENGTH, AREA.

There are no objections to this plat in this respect to 4, 23b(1), 210 (b), 23d, 20 and 210.21 (1) and (2), Wis Stats as provided by 7, 23b(2), Wis Stats.

Kevin D. Penick, Department of Administration



TRACTOR BUILT, LLC, 10000 WISCONSIN AVENUE, MENASHA, WISCONSIN 54952