

Deed Restrictions

Wade and Merri King of the Town of Elk Mound, Dunn County, State of Wisconsin, intend that the lands which they currently own shall be the subject to the following conditions, reservations and restrictions, which will run with the land. A grantee, by accepting the deed to any of the property, shall accept such land subject to the conditions, reservations and restrictions for himself, his heirs, administrators and assigns. If any land purchased is subsequently subdivided into smaller parcels, these conditions, reservations and restrictions shall be applicable to each parcel.

- 1.- No structure other than new construction shall be erected, placed or permitted on any lot, lots or parts thereof.
- 2.- No home shall be less than one story high above the ground level. A basement is required unless high ground water proves a problem.
- 3.- No home shall be permitted which is mobile and double-wide prefabricated. Prefabricated modular homes will be allowed if the following conditions are met:
 - a. 5/12 pitch roof or greater
 - b. minimum of 12" roof overhang
 - c. wood floor joist system
 - d. more than 4 corners on the outside perimeter
- 4.- All homes are to be single-family and used for residential use only. Single story homes must be 1500 sq. ft or greater. Story and a half / two stories must have 900 sq. ft. on the main level. All homes must have a garage.
- 5.- No parcel of land shall be used in whole or in part for the storage of rubbish of any character whatsoever, nor for the storage of any property or thing that will cause such parcel to appear in an unclean or untidy condition or that will be obnoxious to the eye. The burning of trash or rubbish is not allowed on this property.
- 6.- Dogs shall be kenneled or under owner supervision at all times and shall not be allowed to run free. Nuisance barking shall not be allowed.
- 7.- No cows, goats, sheep, pigs, poultry or farm animals of any kind or any domestic animals allowed, except for dogs, cats and horses which will be permitted.
- 8.- Outbuildings shall be allowed as long as they are not to be used as a business which would create excessive noise and traffic. An attempt should be made to match color and/or material to the home.
- 9.- These conditions/reservations shall remain in effect for a period of thirty (30) years from the date of recording with the Register of Deeds, Dunn County, State of Wisconsin.