

Pine Blossom
Amended
Covenants and Restrictions
2/4/03

Declaration of Covenants & Restrictions

Location: Sec. 25-10-03 and Sec. 26-10-03

Applying to Tracts 1 through 13

Any further subdividing of tracts will be subject to Brown County Plan Commission.

Residences are to be constructed in accordance with Brown County R-2 zoning ordinance. No commercial buildings or uses are allowed. Home occupation is allowed as long as there are no employees, commercial vehicles or signs, non-residential noise or lighting, etc. Renting, or leasing of residence for a period of one month or less is not considered commercial.

The minimum building requirements shall be 1200 square feet of living space. Exterior wall surfaces may be stone, brick, or natural wood. No used structures, mobile homes, modular homes or manufactured homes may be placed on any home site.

All future additions must be approved by and a building permitted issued by the Brown County Plan Commission.

The minimum building setback requirements for all structures, will be no closer than 50 foot from the road right of way, 25 feet from sides of a lot and 50 feet from the rear of a lot.

A fence enclosing a small part of a lot to serve a specific purpose may be erected, however, a farm style fence enclosing a substantial portion of a lot will be permitted if the use for said fence is to contain farm animals. No privacy fences shall be installed, other than in immediate area of residence structure. Entryways of property can be gated and fenced, subject to Brown County Fire Department Regulations.

All construction and land uses shall be in compliance with Brown County Building Codes as set forth by the Brown County Plan Commission unless otherwise stated in these Covenants and Restrictions.

Construction, once commenced, shall be completed within twelve (12) months.

Only one residence shall be constructed on any tract. There shall be no duplexes.

There shall be no clear cut of trees allowed.

Each owner shall be responsible for maintenance of their Tract and the improvements thereon. The exterior of all buildings shall be maintained in good condition at all times. Each lot shall be kept free of all litter.

No owner is permitted to accumulate any inoperable or unlicensed vehicles.

Refuse containers shall be kept shielded.

There will be no underground fuel tanks or any large containers of fuels or chemicals installed or stored on any lot. Above ground fuel tanks, such as propane, shall be screened by landscaping.

All Tracts and owners are responsible for getting electricity and water from the road to the home site.

Tracts #1, #5, #8, 12 and 13 will have lake rights only to those lakes located on or within their property lines. Separate maintenance agreements to each Tract will be established.