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James M. Mrodt
JAMES M. MRODT REG. OF DEEDS, DUNN, CO. WI 12.00

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**DECLARATION ESTABLISHING RESTRICTIVE COVENANT
PLAT OF CREEK RIDGE****418210**

THIS DECLARATION is made by Menomonie Venture, a Joint Venture, hereinafter referred to as the "Declarant" which holds record title to the following-described land in Dunn County, Wisconsin:

Lots 26 through 50, Plat of Creek Ridge, City of Menomonie, Dunn County, Wisconsin.

The Declarant, for the benefit of the land and its present and subsequent owners, hereby imposes upon the land above-described the following conditions, restrictions, covenants and charge which shall run with the land and be binding upon and inure to the benefit of the owners thereof, their heirs, successors, administrators, grantees and assigns unless an instrument signed by the then owners of a majority of the parcels and approved by the City of Menomonie has been recorded, agreeing to change these covenants in whole or in part.

The Declarant conveys said land subject to the following:

1. **Conservancy Area.** Any portion of lot(s) lying below the 850 foot U.S.G.S. contour line shall be designated as conservancy area. No building or other structure of any kind (including, without limitation, any pool, deck or fence) shall be erected, placed, or permitted to remain on or over any portion of the lot(s) lying below the 850 foot U.S.G.S. contour line. All owners shall use their best efforts to protect the trees and other natural vegetation in the conservancy area and will not remove trees and other natural vegetation.

2. **Violations.** If any party violates, or attempts to violate any of the covenants, conditions or restrictions herein provided, it shall be lawful for any party or parties in interest in the above-described lands or the City of Menomonie to institute and prosecute proceedings at law or in equity against the parties violating, or attempting to violate, either to prevent said violation or to recover damages.

Dated: July 13, 1995

MENOMONIE VENTURE, a Joint Venture

By: 
C. Thomas Dow, Joint Venturer/Partner

By: 
Michael E. Hopkins, Joint
Venturer/Partner

AUTHENTICATION

Signatures of C. Thomas Dow and Michael E.
Hopkins, Joint Venturers/Partners
authenticated this 17th day of
July, 1995.



B. James Colbert

TITLE: MEMBER STATE BAR OF WISCONSIN

THIS DOCUMENT WAS DRAFTED BY
Attorney B. James Colbert .