

Kings Hill Estates – 5th Edition Residential Covenants

April 10, 2003

1. Only one single family dwelling per lot is permitted. Mobile homes, tents campers or trailer homes are not permitted.
2. All homes must have single story 1,500 sq. ft. and two story 2,000 sq. ft. minimum living space above grade on ground level.
3. Garage required - 2 car minimum.
4. All outside walls of Residences shall be stone, brick, cedar, log or vinyl. Front of house must have a minimum of 100 sq. ft. of brick, stone or cedar.
5. Roofs must have at least minimum 4/12 pitch.
6. All drives must be blacktop, concrete, or crushed stone.
7. All entrances from street to lot must have decorative yard lights and be approved by the developer, and placed on street right of way and lot line.
8. Houses must be constructed by a builder with a plan to be approved in writing by developer prior to construction.
9. The exterior of all buildings shall be completed within twelve (12) months of the commencement or construction including the exterior siding.
10. Fences other than living shrubs and/or wood fences are not permitted.
11. Lots are subject to street opening fee for sewer and water hook-ups amount to be determined by the City of Tomahawk at buyers Expense.
12. All residences shall have indoor plumbing, running water, and sewage disposal systems conforming with state and local laws. No outhouses or privies shall be erected on any lot.
13. No livestock, animals or poultry of any kind shall be kept or maintained on any of the lots, except dogs, cats or other domestic household pets which may be kept for private family enjoyment, but no such animal shall be kept or maintained for breeding, sale, boarding or any

14. None of the lots, or any part of a lot, shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All refuse shall be disposed of in an orderly and sanitary manner. All garbage containers shall be kept in a clean and sanitary condition. No abandoned or unlicensed motor vehicles shall be kept on the premises.
15. Lots are subject to all applicable city, county and state building and zoning requirements.
16. No signs of any kind or description shall be erected, exhibited or displayed on any part of said property or structure erected thereon except such residential nameplates as conform and are in harmony with the surrounding properties: provided, however, "For Sale" and "For Lease" real estate signs shall be permissible.
17. Restrictions are subject to change or amendment by the Developer.
18. Storage building will be allowed, but must not exceed 8' x 14' and must be finished in a quality that conforms and is in harmony with surrounding properties.
19. Cutting of trees shall only be done in keeping with sound forestry practices and to provide areas for building, drives, reasonable lawn areas and similar improvements.
20. If one covenant is deemed invalid, it shall not affect the validity of any other covenant.
21. These covenants shall run with the land whether or not they are specifically mentioned in the conveyance subsequently executed.
22. These covenants may be enforced by the owner/developer and any other person having an equity interest in a lot. They may be enforced in law or in equity. However, the owner/developer shall not be held liable for any failure to enforce any covenant.
23. These covenants shall remain in full force and effect for 20 years from the date hereof. Thereafter, they shall continue in force until terminated or modified in writing by the owners of all the lots and such modification or termination must be filed with the Register of Deeds.