

Document Number

Declaration of Restriction  
Establishing Maximum Allowable  
Building Footprint Relative to  
Lot Area Document Title

0829177

RONALD A. VOIGT  
OZAUKEE COUNTY  
REGISTER OF DEEDS  
PORT WASHINGTON, WI  
TXID: 23477

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Recording Area

Name and Return Address

Christopher S. Frommell  
Lakeside Development Company  
10033 N. Port Washington Rd.  
Mequon, WI 53092

821/PA

15-019-01-002.00 \*

Parcel Identification Number (PIN)

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. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m). WRDA HB Rev. 1/8/2004

DECLARATION OF RESTRICTION  
ESTABLISHING MAXIMUM ALLOWABLE BUILDING FOOTPRINT  
RELATIVE TO LOT AREA

This declaration of Restriction Establishing Maximum Allowable Building Footprint Relative to Lot Area is made this 21 day of October, 2005 by Lakeside Development Co. (1986) (hereinafter called "Developer")

WHEREAS, Developer owns certain real property situated in the City of Mequon, Oazukee County, Wisconsin, described in Exhibit B attached hereto and depicted in the Plat map attached hereto as Exhibit A and incorporated herein, which development is known as The Preserve at Glen Oaks (hereinafter, "the Property"); and

WHEREAS, Developer has subdivided the Property; and,

WHEREAS, upon approval of the final plat for the subdivision it will be a platted subdivision consisting of 17 lots and 2 outlots, Outlots 1 and 2 being designated as common areas to remain as open space; and,

WHEREAS, the City has, pursuant to its land divisions and zoning ordinances, and engineering standards regulating land development and design and performance standards associated therewith, imposed certain conditions upon plat and other approvals relating to building footprint as a percentage of lot area, and the parties have entered into a Development Agreement to insure, in part, compliance with such conditions; and,

WHEREAS, Developer desires to subject the lots as platted within the Subdivision, as depicted on the final plat for the Subdivision, to the restriction hereinafter set forth, for the benefit of the Subdivision as a whole and for the benefit of each Lot Owner.

DECLARATION OF RESTRICTION

NOW, THEREFORE, Developer hereby declares that the Property described on the attached Exhibit B and depicted on the attached Exhibit A and all Lots within such Property shall be used, held, transferred, sold and conveyed subject to the Restriction and Covenant hereinafter set forth, which shall inure to the benefit of and shall pass with each Lot as a restriction and covenant running with the land and shall apply to and bind all successors in interest, users and owners.

1. Size Restriction. No home shall be constructed upon any Lot in the Subdivision the footprint of which home, measured in square feet and including the footprint of the garage, shall exceed ten per cent (10%) of the total area of the subject Lot measured in square feet. Any departure from strict enforcement of the size restriction shall require the prior written approval of the Preserve at Glen Oaks Homeowners' Association and the City of Mequon.

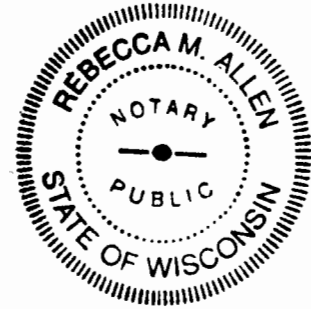
2. Covenants and Restrictions Run With the Land. All terms, conditions and restrictions of this Declaration (and as may be amended) shall constitute covenants and restrictions running with the land.



STATE OF WISCONSIN    )  
  ) SS  
OZAUKEE COUNTY        )

Personally came before me this 21 day of Oct., 2005, the above-named Christine Nuernberg and Lee Szymborski, Mayor and Clerk of the City of Mequon respectively, to me known to be such officers and acknowledge that they executed the foregoing instrument in such capacity.

Rebecca Allen  
Notary Public, Ozaukee County, Wisconsin  
My commission (expires) (is) 4-27-08



DRAFTED BY:  
John M. Filachek  
Chernov, Stern & Krings, SC  
330 E. Kilbourn Ave., Suite 1275  
Milwaukee, WI 53202  
Phone: (414) 276-4080

# EXHIBIT A

## THE PRESERVE AT GLEN OAKS

A REDVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2487 BEING A PART OF THE  
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 9 NORTH,  
RANGE 22 EAST, IN THE CITY OF MEDON, CLAY COUNTY, WISCONSIN.

HIDDEN RIVER DRIVE

GLEN OAKS LANE

WOODSIDE LANE

N. PORT WASHINGTON ROAD (CTH #W)

RESTRICTIONS:

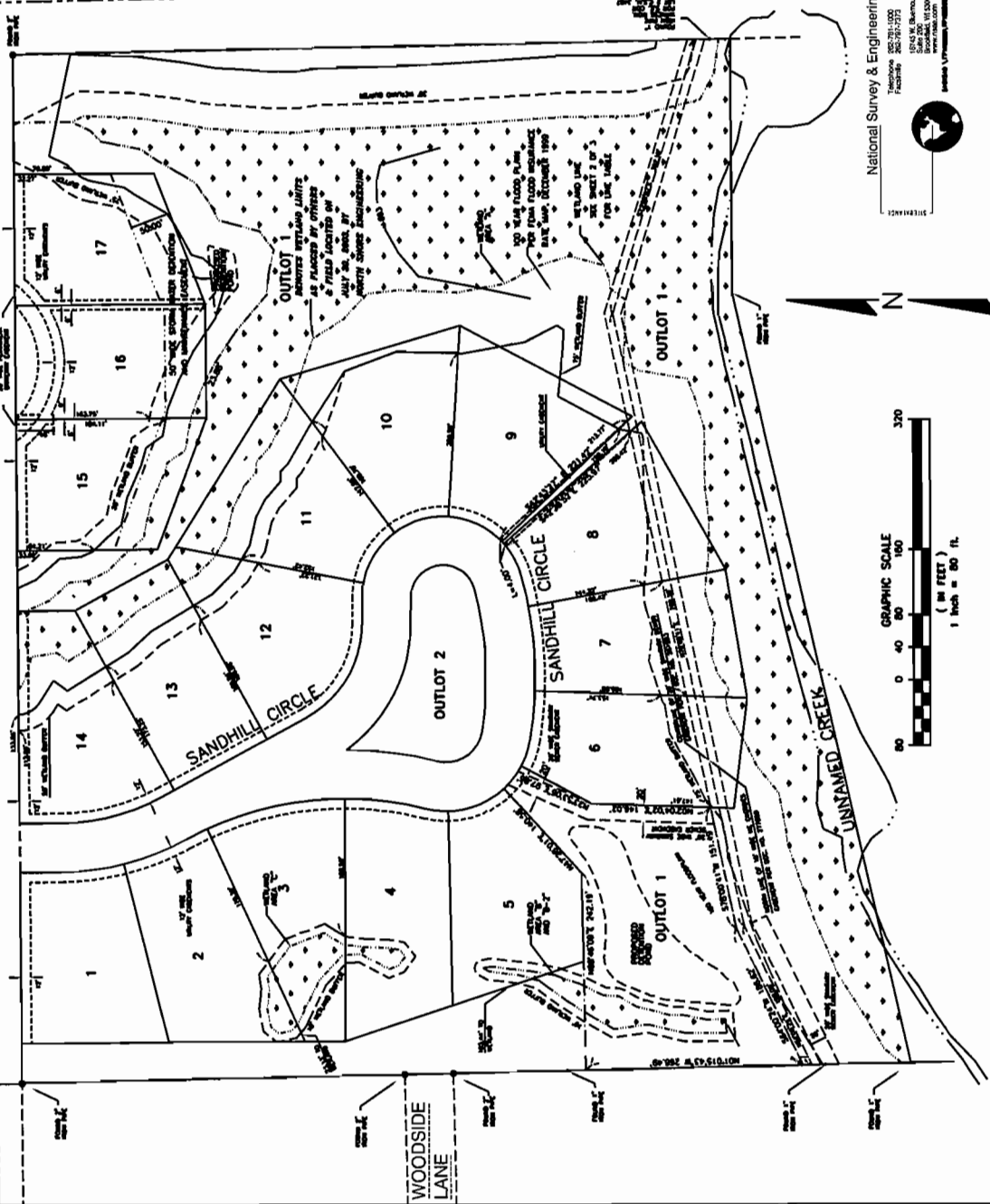


INDICATES AREA OF NO FILLING, NO GRADING, AND NO MOORING

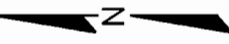
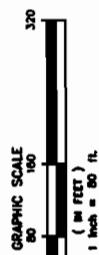


INDICATES STORMWATER EXPOSURE AREA

NO FILLING OR SIGNIFICANT GRADING IN THE 100 YEAR FLOODPLAIN  
NO FILLING OR GRADING IN THE WETLAND BUFFER AREA



LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	11.88	S89°28'34\"	L15	11.88	S89°28'34\"
L2	11.88	S89°28'34\"	L16	11.88	S89°28'34\"
L3	11.88	S89°28'34\"	L17	11.88	S89°28'34\"
L4	11.88	S89°28'34\"	L18	11.88	S89°28'34\"
L5	11.88	S89°28'34\"	L19	11.88	S89°28'34\"
L6	11.88	S89°28'34\"	L20	11.88	S89°28'34\"
L7	11.88	S89°28'34\"	L21	11.88	S89°28'34\"
L8	11.88	S89°28'34\"	L22	11.88	S89°28'34\"
L9	11.88	S89°28'34\"	L23	11.88	S89°28'34\"
L10	11.88	S89°28'34\"	L24	11.88	S89°28'34\"
L11	11.88	S89°28'34\"	L25	11.88	S89°28'34\"
L12	11.88	S89°28'34\"	L26	11.88	S89°28'34\"
L13	11.88	S89°28'34\"	L27	11.88	S89°28'34\"
L14	11.88	S89°28'34\"	L28	11.88	S89°28'34\"
L15	11.88	S89°28'34\"	L29	11.88	S89°28'34\"
L16	11.88	S89°28'34\"	L30	11.88	S89°28'34\"
L17	11.88	S89°28'34\"	L31	11.88	S89°28'34\"
L18	11.88	S89°28'34\"	L32	11.88	S89°28'34\"
L19	11.88	S89°28'34\"	L33	11.88	S89°28'34\"
L20	11.88	S89°28'34\"	L34	11.88	S89°28'34\"
L21	11.88	S89°28'34\"	L35	11.88	S89°28'34\"
L22	11.88	S89°28'34\"	L36	11.88	S89°28'34\"
L23	11.88	S89°28'34\"	L37	11.88	S89°28'34\"
L24	11.88	S89°28'34\"	L38	11.88	S89°28'34\"
L25	11.88	S89°28'34\"	L39	11.88	S89°28'34\"
L26	11.88	S89°28'34\"	L40	11.88	S89°28'34\"
L27	11.88	S89°28'34\"	L41	11.88	S89°28'34\"
L28	11.88	S89°28'34\"	L42	11.88	S89°28'34\"
L29	11.88	S89°28'34\"	L43	11.88	S89°28'34\"
L30	11.88	S89°28'34\"	L44	11.88	S89°28'34\"
L31	11.88	S89°28'34\"	L45	11.88	S89°28'34\"
L32	11.88	S89°28'34\"	L46	11.88	S89°28'34\"
L33	11.88	S89°28'34\"	L47	11.88	S89°28'34\"
L34	11.88	S89°28'34\"	L48	11.88	S89°28'34\"
L35	11.88	S89°28'34\"	L49	11.88	S89°28'34\"
L36	11.88	S89°28'34\"	L50	11.88	S89°28'34\"
L37	11.88	S89°28'34\"	L51	11.88	S89°28'34\"
L38	11.88	S89°28'34\"	L52	11.88	S89°28'34\"
L39	11.88	S89°28'34\"	L53	11.88	S89°28'34\"
L40	11.88	S89°28'34\"	L54	11.88	S89°28'34\"
L41	11.88	S89°28'34\"	L55	11.88	S89°28'34\"
L42	11.88	S89°28'34\"	L56	11.88	S89°28'34\"
L43	11.88	S89°28'34\"	L57	11.88	S89°28'34\"
L44	11.88	S89°28'34\"	L58	11.88	S89°28'34\"
L45	11.88	S89°28'34\"	L59	11.88	S89°28'34\"
L46	11.88	S89°28'34\"	L60	11.88	S89°28'34\"
L47	11.88	S89°28'34\"	L61	11.88	S89°28'34\"
L48	11.88	S89°28'34\"	L62	11.88	S89°28'34\"
L49	11.88	S89°28'34\"	L63	11.88	S89°28'34\"
L50	11.88	S89°28'34\"	L64	11.88	S89°28'34\"
L51	11.88	S89°28'34\"	L65	11.88	S89°28'34\"
L52	11.88	S89°28'34\"	L66	11.88	S89°28'34\"
L53	11.88	S89°28'34\"	L67	11.88	S89°28'34\"
L54	11.88	S89°28'34\"	L68	11.88	S89°28'34\"
L55	11.88	S89°28'34\"	L69	11.88	S89°28'34\"
L56	11.88	S89°28'34\"	L70	11.88	S89°28'34\"
L57	11.88	S89°28'34\"	L71	11.88	S89°28'34\"
L58	11.88	S89°28'34\"	L72	11.88	S89°28'34\"
L59	11.88	S89°28'34\"	L73	11.88	S89°28'34\"
L60	11.88	S89°28'34\"	L74	11.88	S89°28'34\"
L61	11.88	S89°28'34\"	L75	11.88	S89°28'34\"
L62	11.88	S89°28'34\"	L76	11.88	S89°28'34\"
L63	11.88	S89°28'34\"	L77	11.88	S89°28'34\"
L64	11.88	S89°28'34\"	L78	11.88	S89°28'34\"
L65	11.88	S89°28'34\"	L79	11.88	S89°28'34\"
L66	11.88	S89°28'34\"	L80	11.88	S89°28'34\"
L67	11.88	S89°28'34\"	L81	11.88	S89°28'34\"
L68	11.88	S89°28'34\"	L82	11.88	S89°28'34\"
L69	11.88	S89°28'34\"	L83	11.88	S89°28'34\"
L70	11.88	S89°28'34\"	L84	11.88	S89°28'34\"
L71	11.88	S89°28'34\"	L85	11.88	S89°28'34\"
L72	11.88	S89°28'34\"	L86	11.88	S89°28'34\"
L73	11.88	S89°28'34\"	L87	11.88	S89°28'34\"
L74	11.88	S89°28'34\"	L88	11.88	S89°28'34\"
L75	11.88	S89°28'34\"	L89	11.88	S89°28'34\"
L76	11.88	S89°28'34\"	L90	11.88	S89°28'34\"
L77	11.88	S89°28'34\"	L91	11.88	S89°28'34\"
L78	11.88	S89°28'34\"	L92	11.88	S89°28'34\"
L79	11.88	S89°28'34\"	L93	11.88	S89°28'34\"
L80	11.88	S89°28'34\"	L94	11.88	S89°28'34\"
L81	11.88	S89°28'34\"	L95	11.88	S89°28'34\"
L82	11.88	S89°28'34\"	L96	11.88	S89°28'34\"
L83	11.88	S89°28'34\"	L97	11.88	S89°28'34\"
L84	11.88	S89°28'34\"	L98	11.88	S89°28'34\"
L85	11.88	S89°28'34\"	L99	11.88	S89°28'34\"
L86	11.88	S89°28'34\"	L100	11.88	S89°28'34\"



National Survey & Engineering  
 Telephone 920.221.1225  
 Fax 920.221.1223  
 Email nsurvey@nsurvey.com  
 Scale 200' = 1\"/>

**EXHIBIT B**  
**Description of the Property**

The Preserve at Glen Oaks, being a redivision of Lot 2 of Certified Survey Map No. 3487 being a part of the northeast 1/4 of the northeast 1/4 of section 19, Township 9 North, Range 22 East, in the City of Mequon, Ozaukee County, Wisconsin.