

DOCUMENT # 650509

Declaration of Restrictions
covering
Castle Rock Shores Homeowners
Association Document Title 1st Addn. to

Document Number

Recorded
JUNE 21, 2006 AT 11:00AM
CHRISTIE BENDER
REGISTER OF DEEDS
JANESVILLE CO., WI
Fee Amount: \$17.00

Lots #1-12 of Castle Rock Shores Subdivision
and
Lots # 13-58 Castle Rock Shores 1st Addition

Recording Area

Name and Return Address

Mamie Kammerer
5690 Cherokee Lane
New Lisbon, WI 53950

Parcel Identification Number (PIN)

Drafted by Judy Severino

This information must be completed by submitter: document title, name & return address, and PIN (if required) Other information such as the granting clauses, 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, 59.517. WRDA 2/96

CASTLE ROCK SHORES HOMEOWNERS ASSOCIATION

To The Public:

Declaration of restrictions Covering Castle Rock Shores Original and First Addition to the Township of Germantown, Juneau County, Wisconsin

NOW THEREFORE, Castle Rock Shores Homeowners Association, organized and existing under the laws of the State of Wisconsin by its duly designated officers, does hereby declare and establish for the mutual protection and benefit of itself, its successors and assigns, as long as any of them shall continue to own any part of said lands, but not to exceed the periods hereinafter set forth, as well as for the mutual benefit and protection of each and every purchaser and owner of a lot or parcel of land in the subdivision, the following restrictions, protections, easements, covenants, conditions, charges, and provisions, subject to which each lot or parcel of land herein, except those reserved for access points, shall be conveyed together with any additional provisions which may be included within a particular deed or conveyance at the time of sale:

1. All lots except herein provided shall be known and described as residence lots and no structure shall be erected, altered, placed, or permitted to remain on any lot or parcel other than one, single family dwelling, for the use of one family only which shall not exceed two stories in height with a private garage for not more than three cars. Nothing in this article shall prevent an owner who is engaged in a professional business from transacting some of said business at his residence, provided, however, that no signs, plaques, or other identification shall be erected on the property. The use of "For Sale" signs and "For Rent" signs shall be restricted to a size not exceeding five square feet. A building permit must be obtained from the building committee. A permit must be obtained for any additions to homes.

2. A building permit must be obtained from the building committee. A permit must be obtained for any additions to homes. All residences placed on lots in this subdivision must be new construction and no buildings may be moved thereon. Any person purchasing an unimproved lot must complete construction of a home within twelve months after commencing construction. All signs must be removed in 1 year.

3. Mobile homes, house trailers, tents, shacks, barns or other outbuildings may not be erected at any time. Garages or storage utility buildings may not be erected prior to the dwelling. Dwellings must be erected on a crawl space or basement.

4. No dwelling less than 1200 square feet of floor space, not including driveways, breezeways, or garages shall be built in this subdivision. The determination as to whether or not the dwelling meets these requirements shall be made by the building committee and the Board of Directors.

5. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. In the event of any questions as to what may be or become a nuisance, the question will be submitted to the Board of Directors designated by it for this purpose for a decision in writing and such shall be final. Eyesores on property aren't allowed. Dead trees should be removed because of fire danger. It is the responsibility of the Board of Directors to determine if said property is an eyesore.

6. No wall of any height shall be constructed on any lot until after the height, type, design and approximate location thereof shall have been approved thereof in writing by the Board of Directors. The heights or elevations of any wall shall be measured from the existing property elevations.

7. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats and other household pets may be kept provided that they do not constitute a nuisance to the neighborhood, as ascertained by the Board of Directors. No dog shall cause a nuisance by barking or yapping.

8. All garbage or trash containers, oil tanks and bottled gas tanks must be placed in a walled or screened-in area so that they shall not be visible from adjoining properties.

9. There shall be a side yard on each side of a building hereinafter erected or structurally altered of not less than 15 feet. There shall be a setback line of not less than 100 feet on waterfront lots, and 65 feet on all others, except those heretofore erected thereon. No accessory building shall project beyond the setback lines as herein established.

10. All residential structures erected or placed upon any building plot shall have complete sanitary facilities including toilet, wash basin, tub or shower and kitchen sink, and must be connected to sewage outlets conforming with the regulations of the State of Wisconsin and any local ordinances thereof.

11. The owners and occupants of lots shall not dump any trash or objectionable matter or otherwise cause any refuse to be piled upon any of said lots and in the event that said property owners shall permit such conditions to exist, the Board may enter upon said lands and remove the same at the expense of the owner, and such entry shall not be determined a trespass.

12. Violation or breach of any condition, restriction or covenant herein contained by any person, firm or corporation claiming under the Board of Directors shall give the Board of Directors, in addition to all other remedies, the right to proceed at law or in equity to compel a compliance with the terms of said conditions, restrictions, or covenants and to prevent the violation or breach of any of them. In addition to the foregoing, the Board shall have the right whenever there shall be built any structure which is in violation of these restrictions of these restrictions to enter upon the property where such violation exists and summarily abate or remove the same at the expense of the owner and such entry and abatement or removal shall not be determined a trespass.

13. The Board of Directors herein shall not in any way or manner be held liable or responsible for any violation of these restrictions by any person other than itself. Invalidation of any one of these covenants, by judgment or court order, shall not in any way affect the other provisions which shall remain in full force and effect. The Board of Director may include in any deed any additional restrictive covenants or any modifications of any of the covenants herein contained in said deed.

14. If any owner of land herein shall violate or attempt to violate any of the covenants, it shall be lawful for any other person or persons owning any real property herein to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him from so doing, or to recover damages for such violation.

15. These covenants and restrictions are to run with the land and shall be binding on all parties owning any land herein and all persons claiming under them for a period of 25 years for the date of plat, after which time said covenants shall cease unless at least one year before the date of expiration, a majority of the then owners of the lots shall execute and acknowledge and instrument in writing extending and continuing said covenants for an additional designated period of time.

Dated 6-13-2006

President: Mamie Kammerer

Mamie Kammerer

Vice President: Kathy Storaandt

Kathy Storaandt

Director: Art Buye

Art Buye

Director: Judy Seyerino

Judy Seyerino

Director: Wayne Mrolinski

Wayne Mrolinski

michelle schell
exp 11-1-09
Notarized Judy's signature
only



exp 11-1-09
Notarized Mamie
Kammerer only



Exp 4/24/06
Notarized Art Buye only



THE ROCK SHORES HOMEOWNERS ASSOCIATION

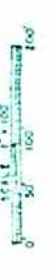
Susan L. Cercow
exp 12-24-06

Notarized Wayne Mrolinski only

Henry Duff
Exp 05/21/08
for Storaandt only

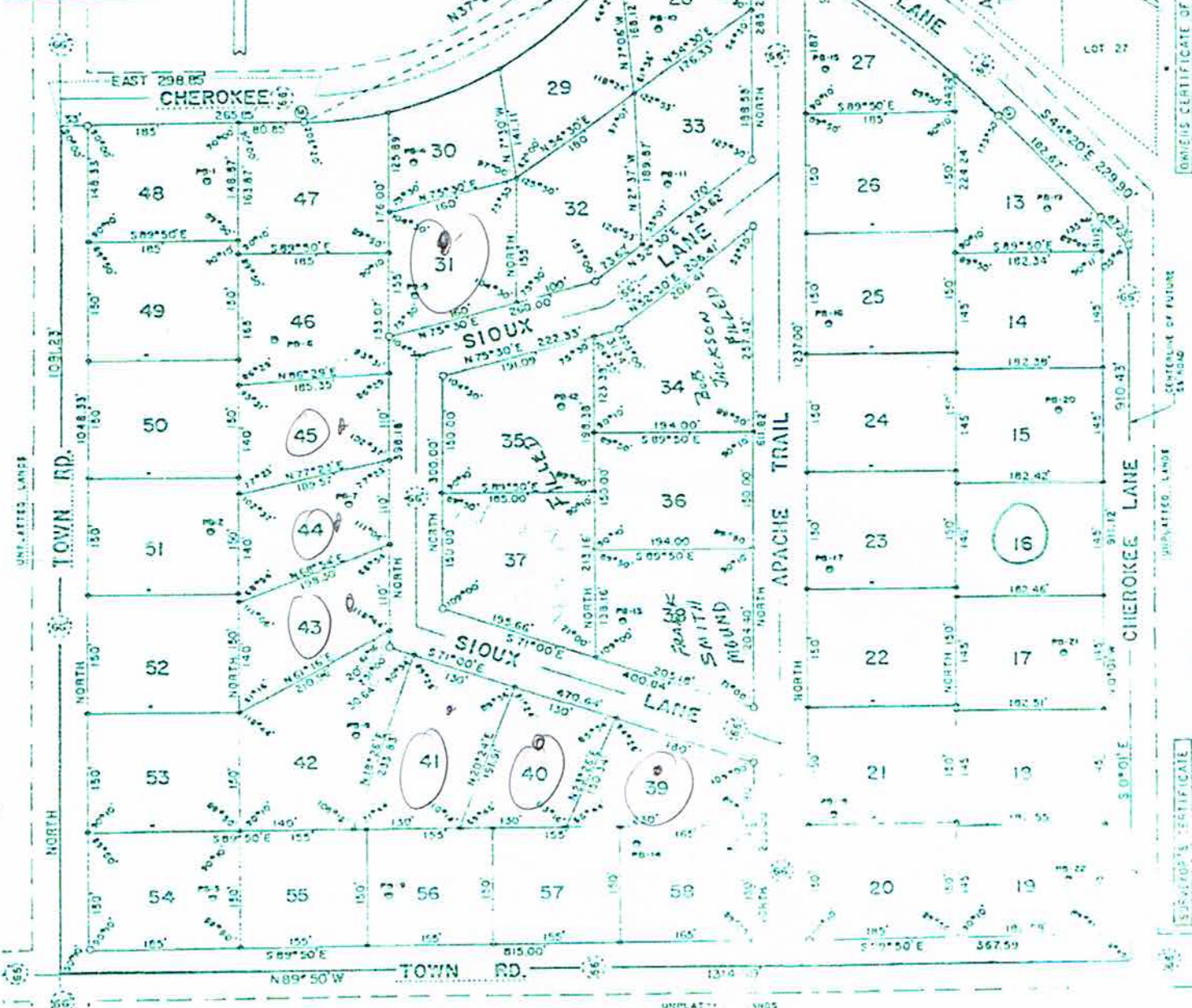
202-13 ONE RECD 6/27/87

CURVE DATA TABLE		CHECKS		CHORD BEARINGS		CENTRAL ANGLE		ARC LENGTH	
STATION	LOT	ARC NO.	LENGTH	CHORD BEARING	CHORD BEARING	ANGLE	ANGLE	LENGTH	LENGTH
1+00	1	1	148.33	N 65° 40' E	N 65° 40' E	32° 40'	32° 40'	429.56'	429.56'
1+00	2	2	104.79	N 03° 29' E	N 03° 29' E	12° 42'	12° 42'	105.01'	105.01'
1+00	3	3	149.51	N 08° 21' 12" E	N 08° 21' 12" E	17° 49' 43"	17° 49' 43"	147.40'	147.40'
1+00	4	4	101.22	N 48° 24' 12" E	N 48° 24' 12" E	26° 09' 26"	26° 09' 26"	103.03'	103.03'
1+00	5	5	167.44	N 78° 54' 55" E	N 78° 54' 55" E	33° 09' 20"	33° 09' 20"	193.03'	193.03'
1+00	6	6	172.07	N 80° 20' E	N 80° 20' E	36° 00'	36° 00'	199.25'	199.25'
1+00	7	7	303.54	S 50° 05' 15" E	S 50° 05' 15" E	13° 50'	13° 50'	301.23'	301.23'
1+00	8	8	223.24	S 49° 04' 38" E	S 49° 04' 38" E	9° 12' 56"	9° 12' 56"	229.07'	229.07'
1+00	9	9	75.11	S 45° 51' 32" E	S 45° 51' 32" E	2° 01' 04"	2° 01' 04"	76.14'	76.14'



LEGEND
 ○ 2" X 30" IRON PIPE, WEIGHT 3.55 LBS. PER LINEAR FOOT.
 ● 1" X 20" IRON PIPE, WEIGHT 1.13 LBS. PER LINEAR FOOT.
 ○ PERCOLATION AND SOIL BORING SITE.
 ○ RIGHT ANGLE STREET WIDTH.
 ○ NOTE. ALL DISTANCES MEASURED TO THE NEAREST HUNDREDTHS OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST MINUTE AND COMPUTED TO THE NEAREST SECOND.
 ○ THE WEST LINE OF SECTION 20 ASSUMED BEARING OF NORTH AS THE BASIS OF ALL PLAT BEARINGS.
 ○ THIS INSTRUMENT WAS DRAFTED BY PAUL T. CARROLL.

There are no objections to this plat with reference to Sacs 23A, 15, 23B, 16, 23C, 20 and 23D, 21(1) and (2), W. State and N. 45th of the W. 4th Admin. Code as provided by Sec. 235 12 10, W. Va. Stat.
 Certified this 10th day of August 1987
 Paul T. Carroll
 Director
 Department of Resource Development



OWNER'S CERTIFICATE OF DEDICATION

UNPLATTED LANDS
 CENTERLINE OF FUTURE HIGHWAY

UNPLATTED LANDS

OWNER'S CERTIFICATE

