

EXHIBIT F

DECLARATION OF RESTRICTIONS

COUNTRY BROOK ESTATES PHASE I

COUNTRY BROOK ESTATES LEGALLY DESCRIBED AS:

Country Brook Estates; being a subdivision of lands in the Southeast 1/4 & Southwest 1/4 of the Northeast 1/4 & a part of the Northeast 1/4 & Northwest 1/4 of the Southeast 1/4 of Section 16, Township 5 North, Range 20 East, City of Muskego, Waukesha County, Wisconsin.

DEVELOPERS: Donald G Miller & Glen A Miller

GENERAL PURPOSE

The purpose of this declaration is to insure the better use and appropriate development and improvement of each building site thereof; to protect owners of building sites against such use of surrounding building sites as will detract from the residential value of their property; to guard against the erection thereon of poorly designed or proportioned structures; to obtain harmonious use of material and color schemes; to insure the highest and best residential development of said property; to incur and secure the erection of attractive homes thereon with appropriate locations thereof on building sites; to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from street and adequate free spaces between strictires; and in general to provide adequately for a high type and quality of improvement on said property, and thereby to preserve and enhance the value of investments made by purchasers of building sites therein.

All lots subject to these restrictions shall be subject to all ordinances, zoning laws and other restrictions of the City of Muskego, Waukesha County, and the State of Wisconsin, applicable thereto and, in addition, to the following reservations and conditions for a term of twenty-five (25) years from the date of recording hereof;

1. The lots subject to these restrictions may not be divided and may not be redivided except for the sale or exchange of parcels of land between owners.
2. No building structure shall be erected, constructed or maintained on any lot excepting only as a private single family dwelling designed for and adapted for the occupancy of not more than one family, with private garage and other auxiliary buildings, except otherwise changed by the City of Muskego.

3. No dwelling, garage or auxiliary building shall exceed two and one-half (2 1/2) stories in height. The ground area within the perimeter of buildings exclusive of porches, garages, patios, breezeways, and similar additions shall not be less than following.

- A. One (1) story dwelling 1700 square feet. Minimum.
- B. One and one-half (1 1/2) story dwelling 1800 square feet minimum with a minimum of 1200 square feet on the first floor.
- C. Two (2) story dwelling 1800 square feet minimum, with a minimum of 1000 square feet on the first floor.
- D. Split level 1700 square feet minimum, with a minimum of 1000 square feet on the upper two levels.
- E. Bi-level 1600 square feet minimum, with a minimum of 1000 square feet on upper level.

Above square footage minimum requirements reflect actual living area.

4. The determination as to what constitutes a two and one-half (2 1/2) story or a one and one-half (1 1/2) story dwelling shall be made by the "Architectural Committee" in its sole discretion. All Buildings shall be completed within one (1) year from the date ground is broken for each building unless a further extension of time is given by the "Architectural Committee."

5. Each dwelling shall have a minimum of one and one-half (1 1/2) baths. No garage shall be smaller than two cars in size or larger than 3 cars in size and shall be either an integral part of the dwelling or connected by a porch or breeze-way to the dwelling.

6. No structure of any kind shall be moved onto any lot and no living quarters of temporary character shall be permitted at any time, it being the intention that only permanent, private dwellings and garages shall be permitted.

7. All electric, gas and telephone lines shall be placed underground.

8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except not more than two (2) dogs, two (2) cats or other small household pets are permitted provided that they are not maintained for commercial purposes.

9. The lots subject to these restrictions shall be subject to any easements granted or hereafter to be granted by the undersigned or its successors and assigns to City of Muskego and easements granted or hereafter to be granted for the erection and maintenance of electric power lines and telephone lines, gas or other utilities upon, under and over portions of any lot. The undersigned does hereby reserve for itself and its successors and assigns and for the benefit of

the City of Muskego and public or semi-public utility companies, the easement and rights-of-way for the erection, construction and maintenance of all poles, wires, pipes and conduits for the transmission of electricity for lighting, telephone and for other purposes, and for the placing of the necessary attachments in connection therewith for public and private sewers, storm water drains, gas mains, water pipes and mains, and other similar services, and for performing any public or quasi-public utility or function which they or the City of Muskego may deem fit and proper for the improvement and benefit of the subject lots. Such easements and rights-of-way shall be confined, so far as possible, in the area within ten feet of all lot lines, with the necessary right to ingress and egress therefrom and with the right to do whatever may be necessary to carry out the purposes for which this easement is created.

10. The natural established grade of said lots, as determined by the "Architectural Control Committee" shall not be changed or altered in any way by the purchasers. All dirt from excavations on any lot which is not used on the premises may be deposited in such a place in the subdivision as shall be directed by the "Architectural Control Committee".

No action shall be permitted which may damage or interfere with the established slope ratios, create erosion or sliding problems, or which may change the direction of flow of drainage in natural or man-made drainage channels. The slope of each lot shall be maintained by the purchaser of the lot.

11. No building or attached appurtenances or garage shall be located on any lot nearer the front lot line or the side street line, than 40 feet, or nearer to the side line of an adjoining lot or a rear lot line than 15 feet or as hereafter established from time to time by the "Architectural Control Committee".

12. In order to maintain harmony in appearance and for the protection of the owners of the lots, no building, fence, sign, wall or other structure shall be erected or maintained upon any lot, nor shall a change or alteration be made thereon unless the complete plans and specifications therefor, plot plan showing the exact location of such building, garage, fence, wall, or other structure, elevation thereof and the grade of the lot and a sketch or view of such building or structure or changes, shall have been submitted by and approved in writing by a committee of three members designated and appointed by the undersigned or its successors and assigns as herein provided, said committee being referred to as the "Architectural Control Committee". The decision of the "Architectural Control Committee" with respect to any such matter shall be final and binding upon all parties. The "Architectural Control Committee" shall have the right to refuse to approve any such plans or specifications which in the conclusive judgment of a majority of its members are not in conformity with these restrictions or are not desirable for esthetic or for any other reason. In passing upon such plans and specifications, the "Architectural Control Committee" may take into consideration the suitability of the proposed building or other structure, design, elevation and the materials of which is or is to be constructed on the proposed site; the harmony thereof with the surrounding buildings and the view or outlook from the adjacent property. All decisions of the "Architectural Control Committee" on said matter shall be final. The "Architectural Control Committee" shall have the right to waive minor infractions of deviations from these restrictions in cases of hardship. Every such approval shall be based upon the promise

and commitment of the owner of the lot seeking, to seed or sod and landscape said lot in a manner in keeping and harmony with the adjacent and neighboring properties within 18 months after date of occupancy permit. The "Architectural Control Committee" may from time to time, in its discretion, require greater setbacks than those required by this declaration.

The Architectural Control Committee approval or disapproval as required in these covenants, shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within thirty days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenant shall be deemed to have been fully complied with.

The original Architectural Control Committee shall be composed of Donald G. Miller, Naomi A. Miller and Glen A. Miller. A majority of the "Architectural Control Committee" may designate a representative to act for it. In the event of death or resignation of a member of the "Architectural Control Committee", the remaining members shall have full authority to designate a successor. In the event of death or resignation or refusal to act of any of the members of the "Architectural Control Committee" while any unimproved lot remains unsold by the undersigned or its successors or assigns, then their respective successors to the committee shall be appointed in writing by the undersigned or its successors or assignees.

13. No lot shall be used in whole or part for the storage of rubbish or building materials of any character whatsoever, nor for the storage of any property or thing that will cause such lot to appear in an unclean or untidy condition or that will be obnoxious to the eye, nor shall any substance, thing or material be kept upon any lot that will emit foul or obnoxious odor, or that will cause any noise that will or might disturb the peace, quiet, comfort or serenity of the occupants of surrounding property.

14. Any violation of these restrictions which shall exist for a period of one year without a written protest thereof being received by the owner of the lot involved shall be considered a violation thereafter. These restrictions may be changed, modified and amended at any time by written declaration, executed so as to permit the recording thereof in the office of the Register of Deeds, setting forth such change, modification or amendments, signed by the owners of at least sixty percent of the lots subject to these restrictions, and by the DEVELOPER, so long as it shall own any such lot, said declaration shall be executed as required by law so as to entitle it to be recorded and it shall be recorded in the office of the Register of Deeds, Waukesha County, Wisconsin, before it shall be effective. These restrictions shall be deemed and construed to run with the land and shall be binding upon the respective owners of each of the lots and upon all persons holding or claiming under or through them. Upon the violation of any one or all of these restrictions by any owner or owners of any said lot, their heirs, executors, administrators

or assigns, or by any persons holding under them, then, and upon the happening thereof, any person or persons owning any lots shall have the right to proceed at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction, and shall be entitled to both equitable and legal relief.

15. Developer reserves the right for a period of six months after the execution hereof, to grant easements as detailed in paragraph 10, to Wisconsin Electric Power Company and Wisconsin Bell, Inc., for utility purposes over, upon, under or across All lots in this subdivision, whether owned by the developer or third parties. Such easements shall be granted on standard utility forms.

16. Invalidation of any one of these covenants and restrictions by judgment or court order shall in no way effect any of the other provisions, each of which shall be construed and deemed severable and all of which are not so invalidated shall remain in full force and effect.

17. Any violation of these restrictions shall not result in a forfeiture or reversion of title to any lot.

18. In order to maintain harmony in appearance and for the protection of the owners of the lots the view or outlook from the adjacent property, the owners of said lots within 6 months after date of occupancy permit shall plant the species and number of street trees approved by the Developer and the City of Muskego for each fifty feet of frontage on all streets.

Therefore, it be resolved that the City of Muskego and the Developer approves the following species as being suitable for street trees:

- A. Norway Maple-Acer Plantanoides
- B. Red Maple-Acer Rubrum
- C. Sugar Maple-Acer Saccharum
- D. White Ash-Fraxinum Americana
- E. Marshall Seedless Green Ash-Fraxinus Pennsylvanis Subintegurima
- F. Crabapples-Malus Varieties
- G. Kentucky Coffeetree-Gymnocladus Dioicia
- H. Haphorbeam or Ironwood-Ostrya Virginiana
- I. Red Oak-Quercus Rubra
- J. Greenspire Linden-Tilia Cordata

Be it further resolved that these trees, one per every fifty feet of frontage, shall be located within fifteen feet of the front lot line on streets with rural cross sections; that all the trees shall be Class A nursery stock, free of all disease; that all trees shall be 6 to 10 feet in height with 1.25 caliper at the point on the trunk 6 inches above grade after planting; that all trees shall be planted and staked using proper and appropriate methods; that the bonds for all street trees shall be in effect for 18 months after planting. The owners of said lots will bear the full cost of the purchasing, planting, and maintaining the street trees. Any violation of said above restriction shall result in the Developer hiring a reliable nursery to purchase and plant the street trees at the owners expense. A temporary easement will be granted through the "Architectural Control Committee" for the reliable nursery.

19. All Driveways are required to be a hard surface, asphalt, cement, or brick, within one year of occupancy.
20. City of Muskego requires buyer to install front pole light.
21. Lots # 13,12,11,10,9,8,7,6,5,1, shall not have direct access to Woods Road. These lots must also maintain their part of the burm. Said burm; can not be removed or changed.

22. When all the lots in the subdivision have been sold by the undersigned, or its successors or assignees, the Architectural Control Committee shall stay in existence and shall not expire. At this time all lot owners may form an Association for Country Brook Estates Subdivision. The Association must uphold the declaration of restrictions, and Architectural Control for this subdivision and any restrictions of all ordinances, zoning laws and other restrictions of the City of Muskego, Waukesha County, and the State of Wisconsin.

Dated this 11 day of November, 1991

Donald G. Miller
Donald G Miller

Naomi A. Miller
Naomi A Miller

Glen A. Miller
Glen A Miller

ACKNOWLEDGEMENT

STATE OF WISCONSIN) SS
Waukesha County)

Personally came before me this 11 day of November, 1991 the above named Donald G Miller, Naomi A Miller, and Glen A Miller to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Donna Brady
Notary Public - Waukesha County
My Commission Expires 9-17-95

This instrument was drafted by Donald G Miller.

