

Document No.	RESTRICTIVE COVENANTS FOR THE WOODS AT BAIRD'S CREEK
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**3052810**  
**CHERYL BERKEN**  
**BROWN COUNTY**  
**REGISTER OF DEEDS**  
**GREEN BAY, WI**  
**RECORDED ON**  
**12/12/2023 09:53 AM**  
**REC FEE: 30.00**  
**TRANS FEE:**  
**EXEMPT #**

**PAGES: 5**

Drafted By:  
Mr. Jeremy Dobbe  
Green Viper Inc.  
2929 Walker Dr.  
Green Bay, WI 54311

*eps*

21-8467, 21-8468, 21-8469, 21-8470, 21-8471, 21-8472, 21-8473, 21-8474, 21-8475, 21-8476, 21-8477, 21-8478, 21-8479, 21-8480, 21-8481, 21-8482, 21-8483, 21-8484, 21-8485, 21-8486, 21-8487, & 21-8488

Parcel Identification Number

Restrictive Covenants for Brown County, WI

Recorded in Volume of plats, Page THE WOODS AT BAIRD'S CREEK  
Document Number

1. Purpose: The purpose of these restrictions is to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, and to maintain the desired tone of the community, and thereby insure each lot owner the full benefit and enjoyment of his or her home, with no greater restriction on the free and undisturbed use of the lot than is necessary to insure the same advantages to the other lot owners.
2. Land Use and Buildings: All Lots are single family. No building shall be erected, altered, placed, or permitted to remain on any lot other than the dwellings and outbuildings provided for in these covenants. No building erected elsewhere shall be moved onto any lot. All single-family homes shall have a full basement and shall be site constructed.
3. Minimum Requirements: Residences must meet the following minimum space requirements (excluding garages, basement-finished or unfinished, open porches, sun porches, three season rooms, and breezeways.)
  - a. Lots 1-11 and 22 Single Story Ranch: 1750 sq. ft. Two story and multi-level homes: 2100 sq. ft.
  - b. Lots 12-21 Single Story Ranch: 2000 sq. ft. Two story and multi-level homes: 2350 sq. ft.
  - c. All homes must have a minimum 33% masonry on the front elevation of the home.
  - d. Lot 4 Home to be approved before development due to the lot characteristics and Environmentally Sensitive Area (E.S.A.)
  - e. None masonry siding on all homes in the development shall have either vinyl, minimum of .046 thickness grade, or smart board siding or similar product.
  - f. Minimum roof pitch 7/12.
4. Developer Review: The Developer reserves the right of architectural and design review for homes proposed to be constructed in the subdivision. The Developer's review shall include but not be limited to the covenants within this document as well as the overall design placement of the proposed structure. The Intent of this review is to encourage the same quality and standards throughout the development. Proposed plans shall be given to the Developer prior to seeking a building permit from the City of Green Bay. Any walkouts or exposed windows from lower level must have developer, Surveyor, or Engineer approval at the time of plan submission and be clearly indicated on the plans submitted for approval. The Developer shall review and comment on the proposed plan within 10 days of receipt of the plan. Failure to comment, by the Developer, within 10 days shall constitute approval. Developer approval of plans shall in no way constitute approval of any condition which would be contrary to any village, county, or state requirements.
5. Removal of Dirt: No fill or topsoil shall be removed from the subdivision without written consent from the Developer. So long as the Developer owns any lot, Developer reserves the right to direct the disposition of any dirt (soil) that is to be moved from the lot.
6. Grading: No lot owner shall block, dam, or otherwise obstruct the flow of surface water drainage so as to cause such water to back-up onto the lot of another property owner or so as to restrict the use or enjoyment of any other lot by any other lot owner. Each lot owner is responsible for maintaining established grade. Lawn and landscaping to be completed within one year of

occupancy in strict compliance with approved subdivision drainage plan. All sump pumps are required to discharge into the storm sewer.

7. Temporary Structures: No structure of a temporary character, trailer, basement, tent, shack, garage, or other outbuilding shall be used on any parcel at any time as a residence either temporarily, or permanently. No structure other than a fully completed residence shall be occupied.
8. Completion Date: All homes must be completed twelve months and shall have the exterior completed within 6 months after commencement of building. Initial landscaping and lawn must be completed within 12 months after commencement of building. All driveways must be hard surfaced within 12 months after completion.
9. Access: During construction, no access to the building site shall be allowed over adjacent lots. If any damage is done to the adjacent lots, the owner of the home under construction shall restore or pay the developer for the restoration of said property to its pre-damaged condition.
10. Maintenance:
  - a. Parking: Non-operable vehicles, boats, trailers, RV's, campers, and other such vehicles may not be parked or stored outside for more than 2 weeks. Storage, temporary or permanent of these vehicles must be kept in an enclosed garage. Vacant lots may not be used for parking or storage of any kind.
  - b. Landscape: All lawns and landscaping shall be maintained in an attractive manner. All lawns must be kept clipped; no "wildlife" or "prairie" lawns are permitted in front of the primary structure. The cutting and storage of firewood shall be contained to an area concealed from the view of neighbors and be maintained in an orderly fashion.
  - c. The lot owner is required to perform all necessary maintenance and upkeep of the lot prior to construction, including keeping the lot free of trash, waste, brush, weeds, and long grass. At all times during construction, the site shall be maintained to developer's reasonable satisfaction in a neat and orderly manner. Construction debris shall be contained at all times in some manner as will prevent such material from blowing unto neighboring properties and/or streets.
11. Accessory Buildings: One accessory building shall be allowed per lot and shall not exceed 14'x14'. Outbuilding plans and specifications shall be submitted for approval by the proprietors of this plat prior to commencement of construction. Failure to receive written approval prior to construction may result in the Developer or any resident of this plat enforcing removal of the structure. All buildings shall have a concrete floor. Any accessory building shall be built on site of 2x4 construction or equal, with a shingled roof with a minimum roof pitch to match the principal structure. The accessory building shall be constructed of similar materials, in a manner to be harmonious in style and color to the principal structure.
12. Structures other than Accessory Buildings:
  - a. Pets: Dog kennels cannot exceed 100 sq. ft. with a maximum height of 6 feet and must respect the same side and rear setbacks as are required for the primary structure. Plans and specifications shall be submitted to and applied by the proprietors of this plat prior to commencement of construction. Failure to receive written approval prior to construction may result in the Developer or any resident of this plat enforcing removal of the structure. The developer may require extra landscaping and/or design elements to promote harmony with surrounding structures and residents. No dog house or kennel shall be allowed in front of the primary structure. All pets must be maintained so that they do not cause disturbance

or create odors which are offensive to neighbors. However, nothing contained herein shall be construed to permit the keeping of any dog, cat, or any other pet which shall in any way constitute a nuisance.

- b. Fences: No chain link type fences permitted, decorative fencing may be used. No fences shall be allowed in front of the primary structure and must comply with all city ordinances.
  - c. No sport courts (basketball, tennis, pickleball, multi-sport) shall be built in the rear of any lot.
  - d. Pools will be permitted with the following restrictions. Lots 12-22 only in-ground pools shall be permitted. Lots 1-11 in-ground pools or permanent above ground pools shall be permitted. No temporary pools shall be allowed in the development.
13. These covenants and restrictions may be removed, modified, annulled; waived, changed, or amended at any time; and in any manner by a written declaration setting forth such amendment, which has been executed by the owners of at least 65% of the lots in said plat, in such form as to entitle it to be recorded with the Register of Deeds Office for Brown County, Wisconsin, provided however, that such amendment, to be effective shall require written approval, of recordable form of Developer, so long as they own any of the lots in this Plat; further provided, however, that the written approval of Developer shall not be required if the only lot he owns is for a primary residence. All covenants set forth within this document shall apply exclusively to this development and in no way shall a variance or special exception to these covenants be pursued through governmental channels associated with Brown County All rights and responsibilities of the Developer shall expire upon concluding sale of all parcels in said development. If the Developer or heirs of the developer own property within the development for personal residential purposes then their roles and responsibilities within the development shall be the same as that of any other owner within the development.
14. Enforcement: Enforcement of these covenants and restrictions shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant or restriction either to restrain a violation or to recover damages. Legal filing of violation of these covenants shall be permitted by any resident of the development, by the Developer if still holding a share of the development, or in the case of violating the adopted storm water management plan and overall grading plan, Brown County shall have the right to file. In the event of litigation to enforce these conditions, covenants, and restriction shall reimburse the Developers and/or owners for all out of pocket expenses Including actual attorney's fees and court costs incurred in enforcing these conditions, covenants, and restrictions.
15. All Decisions of the developer shall be enforceable against any lot owner if made in a good faith exercise of the Judgment or discretion of its members so long as such decision is not clearly in conflict with the express provisions of this declaration. Any lot owner or other person seeking to avoid, set aside or challenge any such decision of the developer shall have the burden of proof to establish that such standards were not met at the time the decision was made.
16. Variations in any of these covenants may be permitted by the developer where he is reasonably satisfied that such variations will be pleasing and generally in keeping with the character of surrounding properties and will not be a detriment to the subdivision, as a whole.
17. Severability: Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
18. Lots 1 along Baywood Trail and 4-11 are required to have sidewalks installed prior to occupancy

permit.

WITNESS THE HAND OF SAID OWNER THIS 27TH DAY OF OCTOBER  
IN THE PRESENCE OF:

*Jeremy R. Dobbe*

Jeremy R. Dobbe Dir. Legal and Compliance of Green Viper Inc.

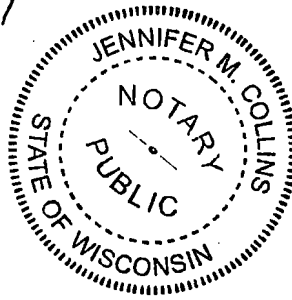
STATE OF WISCONSIN  
BROWN COUNTY

PERSONALLY CAME BEFORE ME THIS 27TH DAY OF OCTOBER  
THE ABOVE NAMED PERSONS TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE  
FOREGOING INSTRUMENT

*Jennifer M. Collins*

NOTARY PUBLIC

BROWN COUNTY, WISCONSIN  
MY COMMISSION EXPIRES 2-13-27



DRAFTED BY:  
GREEN VIPER INC.