

RESTRICTIONS FOR HUNTERS RIDGE ESTATES SUBDIVISION
VILLAGE OF MENOMONEE FALLS

WHEREAS, JEROME A. BENGE, JR., is the owner of certain lands described as follows: HUNTERS RIDGE ESTATES

LEGAL DESCRIPTION: (PRD ⁴ to R-5)

Running thence South $89^{\circ}39'17''$ West on and along the North line of residential properties having their frontage along the North line of Colony Road, 1560.28 feet to a point; said point being 8.29 feet North of and measured at right angles from the South line of the said Northeast 1/4 Section; thence North $03^{\circ}13'39''$ West, 184.16 feet to a point; Thence North $41^{\circ}24'00''$ West, 60.00 feet to a point in a curve; thence Northwesterly, 36.39 feet along the arc of said curve, whose center lies to the Northwest, whose radius is 160.00 feet and whose chord bears North $42^{\circ}05'04.5''$ East, 36.31 feet to a point; thence North $37^{\circ}38'41''$ East, 60.00 feet to a point in a curve; thence Southeasterly, 8.39 feet along the arc of said curve, whose center lies to the Northeast, whose radius is 460.00 feet and whose chord bears South $52^{\circ}52'39.5''$ East, 8.39 feet to a point; Thence North $36^{\circ}36'00''$ East 134.82 feet to a point; thence North $59^{\circ}11'17''$ West 100.05 feet to a point; thence north $30^{\circ}33'00''$ East, 121.00 feet to a point in a curve; thence Northwesterly, 22.09 feet along the arc of said curve, whose center lies to the Northeast, whose radius is 730.00 feet and whose chord bears, North $58^{\circ}35'00''$ West, 22.08 feet to a point; thence North $32^{\circ}17'00''$ East, 175.00 feet to a point; thence South $66^{\circ}23'07''$ East, 91.61 feet to a point; thence South $88^{\circ}54'37''$ East 235.94 feet to a point; thence South $10^{\circ}55'00''$ West 30.00 feet to a point; thence South $78^{\circ}04'32''$ East, 123.95 feet to a point; thence South $74^{\circ}49'00''$ East. 60.00 feet to a point; thence South $15^{\circ}11'00''$ West, 10.00 feet to a point; thence South $74^{\circ}00'18''$ East, 135.21 feet to a point; thence North $29^{\circ}17'44''$ East. 27.35 feet to a point; thence North $86^{\circ}48'00''$ East, 138.00 feet to a point in a curve; thence North westerly, 7.05 feet along the arc of said curve, whose center lies to the Northeast, whose radius is 1730.00 feet and whose chord bears North $03^{\circ}05'00''$ West, 7.05 feet to a point; thence North $87^{\circ}02'00''$ East, 201.25 feet to a point; thence North $00^{\circ}43'24''$ East, 44.42 feet to a point; thence north $89^{\circ}52'57''$ East, 433.00 feet to a point in the East line of the Northeast 1/4 of Section 15 and the centerline of Pilgrim Road; thence South $00^{\circ}07'03''$ East along the East line of the Northeast 1/4 of Section 15 and the centerline of Pilgrim Road, 646.92 feet to the place of beginning.

Also, Commencing at the Southeast corner of the northeast 1/4 of Section 15, running thence South $89^{\circ}39'17''$ West on and along the North line of residential properties having their frontages along the North line of Colony Road, 2310.45 feet to the place of beginning of lands hereinafter described, said point being 12.28 feet North of and measured at right angles from the South lines of the said Northeast 1/4 Section;

Running thence South $89^{\circ}39'17''$ West, 266.00 feet to a point; thence South $00^{\circ}20'43''$ East 13.69 feet to a point in the South line of the Northeast 1/4 of Section 15; thence South $89^{\circ}21'01''$ West 77.24 feet to the Southwest corner of the said Northeast 1/4 Section; thence South $89^{\circ}21'01''$ West along the South line of the Northwest 1/4 of Section 15, 1327.98 feet to the West line of the Southeast 1/4 of the Northwest 1/4 of Section 15; thence North $00^{\circ}04'09''$ West along the West line of the said South 1/4 of the Northwest 1/4 Section 1330.71 feet to the Northwest corner of the said Southeast 1/4 of the Northwest 1/4 Section; thence North $89^{\circ}19'58''$ East along the South line of "Community Hills", a subdivision of record, and its extension to the West, 1515.95 feet to a point; thence South $08^{\circ}14'00''$ West, 186.97 feet to a point in a curve; thence Northwesterly, 14.98 feet along the arc of said curve, whose center lies to the Northeast, whose radius is 780.00 feet and whose chord bears North $81^{\circ}13'00''$ West, 14.98 feet to a point thence South $14^{\circ}51'19''$ West, 128.66 feet to a point; thence South $85^{\circ}45'33''$ East, 67.56 feet to a point; thence South $05^{\circ}34'00''$, 128.00 feet to a point; thence South $84^{\circ}26'00''$ East, 32.74 feet to a point; thence South $05^{\circ}34'00''$ West, 205.00 feet to a point thence South $89^{\circ}38'01''$ East, 63.80 feet to a point; thence South $00^{\circ}06'00''$ West, 182.00 feet to a point in a curve; thence Southwesterly, 27.10 feet along the arc of said curve, whose center lies to the Southeast, whose radius is 225.00 feet and whose chord bears South $86^{\circ}39'00''$ West, 27.08 feet to a point, thence South $06^{\circ}48'00''$ East, 107.94 feet to a point; thence South $56^{\circ}45'48''$ East, 67.17 feet to a point; thence South $14^{\circ}21'35''$ East, 51.73 feet to a point; thence South $02^{\circ}07'27''$ East, 91.19 feet to a point, thence South $13^{\circ}23'38''$ East, 99.20 feet to a point; thence South $10^{\circ}20'48''$ East 106.41 feet to the place of beginning.

WHEREAS, said JEROME A. BENCE, JR., intends to develop and improve the above described lands into building lots and is desirous of maintaining fair and adequate values in the above described lands, and of continuing said lands as a desirable residential area within the Village of Menomonee Falls, Waukesha County.

NOW, THEREFORE, in consideration of the foregoing said JEROME A. BENCE, JR., does hereby impose and charge said lands with the following covenants and restrictions:

1. STRUCTURES PERMITTED - On lots zoned for residential purposes, no structure or structures shall be erected, altered, placed or permitted to remain upon any lot except a residential dwelling and a private garage.

2. ARCHITECTURAL CONTROL - No structure shall be erected, altered, or placed upon any lot unless and until the building plans, specifications and plot plans showing the location of such structure have been approved in writing as to the materials to be used in construction, the conformity and harmony of external design and color of the structure to be erected, with existing or contemplated structures, and the location of the structure to be erected with respect to lot lines by an Architectural Committee composed of JEROME A. BENCE, JR., of Colgate, Wisconsin, BRIAN J. BENCE, of Colgate, Wisconsin, SCOTT J. BENCE, of Colgate, Wisconsin, THERESA MARIE BENCE, of Colgate, Wisconsin, either member of the Committee can approve.

In the event of the death or resignation of any member or members of said committee, the remaining member or members shall have full authority to appoint by majority vote a successor member or members to serve on said committee and, pending such appointment, to approve or disapprove any plans, specifications or plot plan as herein provided. In the event said committee or its designated representative fails to approve or disapprove any plans, specifications or plot plans as herein provided within thirty (30) days after the erection of such structure or the making of such alterations has been commenced prior to one (1) year from the completion thereof, such approval will not be required, and this provision shall be deemed to have been fully satisfied. None of the members of such committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this provision.

3. CONSTRUCTION All Structures on any lot in said subdivision shall be enclosed and under roof with the finished exterior materials in place within one (1) year after the commencement of construction.

4. OCCUPANCY - No residence shall be occupied prior to the completion of the exterior surfacing of said dwelling and the lot finished to rough grade.

5. SIGNS - No sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than one square foot, one sign of not more than five square feet Advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

6. ANIMALS - No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose, nor exceed two (2) in number.

7. WASTE DISPOSAL - No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers.

8. TEMPORARY STRUCTURES - No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out buildings shall be used on any lot at any time as a residence, either temporarily or permanently.

9. TERM - The covenants, conditions, easements and restrictions contained in this declaration are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date this declaration is recorded.

10. ENFORCEMENT - Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, conditions, easements and restrictions, either to restrain such violation or to recover damages.

11. Each home is required to have an attached garage of at least 400 square feet.

12. Minimum 1400 square feet for Ranch type. Minimum 1000 square feet first floor per a two (2) story with a total minimum 1800 square feet.

13. Driveways are required to be hard surface either asphalt or concrete within 18 months after occupancy.

14. Exterior Mail box is to be in conformity with the design approval by the Architectural Control Committee.

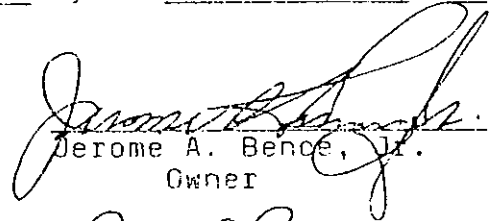
As per attach Brochure - Streamliner Contemporary design available at Falls True Value, N83 W15679 Appleton Ave, Menomonee Falls, Wisconsin.

15. ELECTRIC YARD LIGHTS

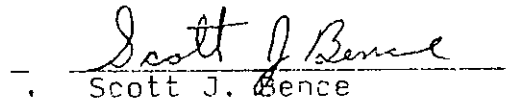
(a) For purposes of safety, the DEVELOPER shall require the installation of an electric yard light on each platted residential lot. Each such light shall be of a reasonably uniform design throughout the subdivision and place on the lot at the time of finish grading of the yard by the homeowner within ten (10) feet of the access street right-of-way and aligned with the front entrance walkway to the residence.

(b) If the yard light is not so installed within nine (9) months from the date the residence is occupied, the VILLAGE may, after notice, either install the yard light and charge the full cost of such installation to the owner of the lot: or, install the yard light and place a lien on the property for the full cost of such installation plus interest at the rate of seven (7) percent per annum.

This document has been executed this 20th day of October 1987


Jerome A. Bence, II.
Owner

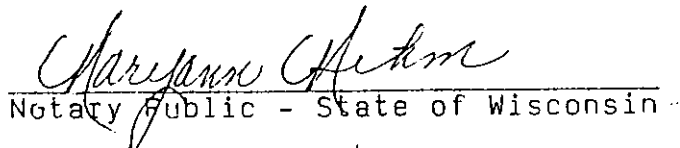

Brian J. Bence


Scott J. Bence


Theresa Marie Bence

State Of Wisconsin
Waukesha County

On the above date the following instrument was acknowledge before me by the above named officers.


Notary Public - State of Wisconsin

This instrument was drafted by: My commission expires 8/4/91

LANCASTER

Series 5000

A unique leather-like texturing highlights the simple clean lines of Lancaster. Three sizes and models for every application.

STANDARD FINISHES

- A—Black
- S—Antique Silver
- T—Antique Bronze

OPTIONAL FINISHES

- D—Handrubbed Bronze
- E—Swedish Iron

STANDARD PANELS

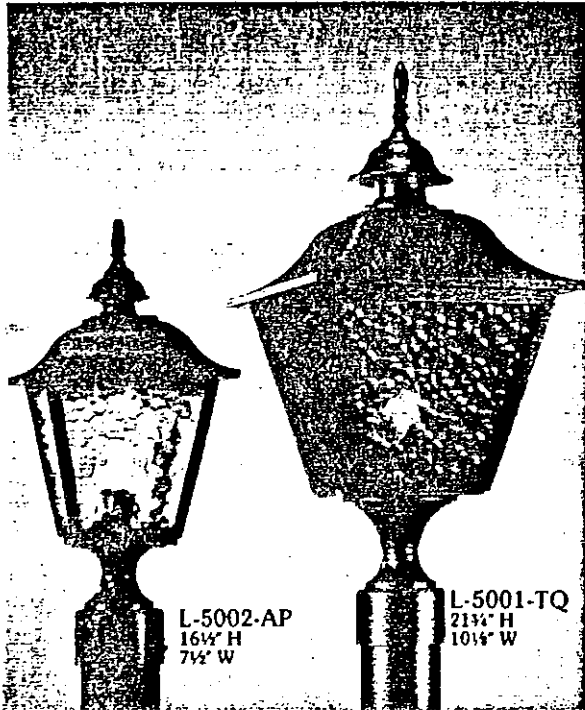
- P—Clear Textured Acrylic
- Q—Amber Textured Acrylic

C—5030 ONLY

- I—Clear Ice Acrylic
- O—Amber Ice Acrylic

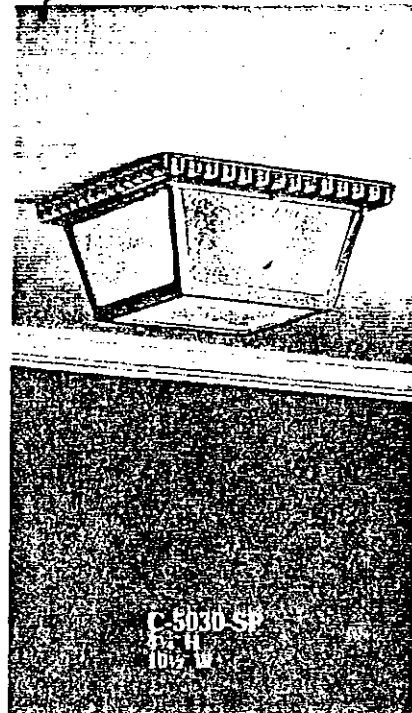
OPTIONAL LAMPING

- F—Fluorescent
(not available in Mini Series or C-5030)

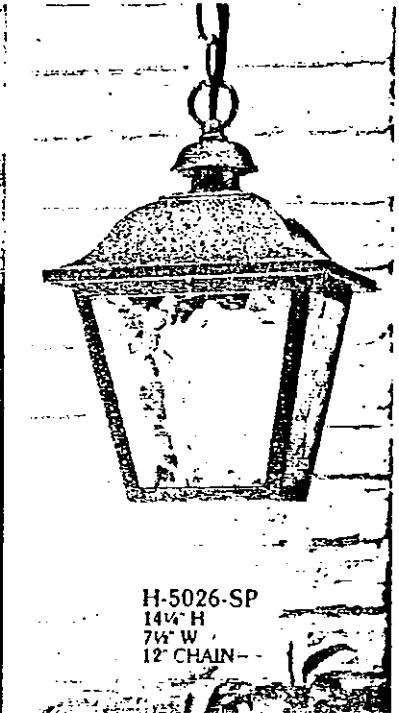


L-5002-AP
16 1/2" H
7 1/2" W

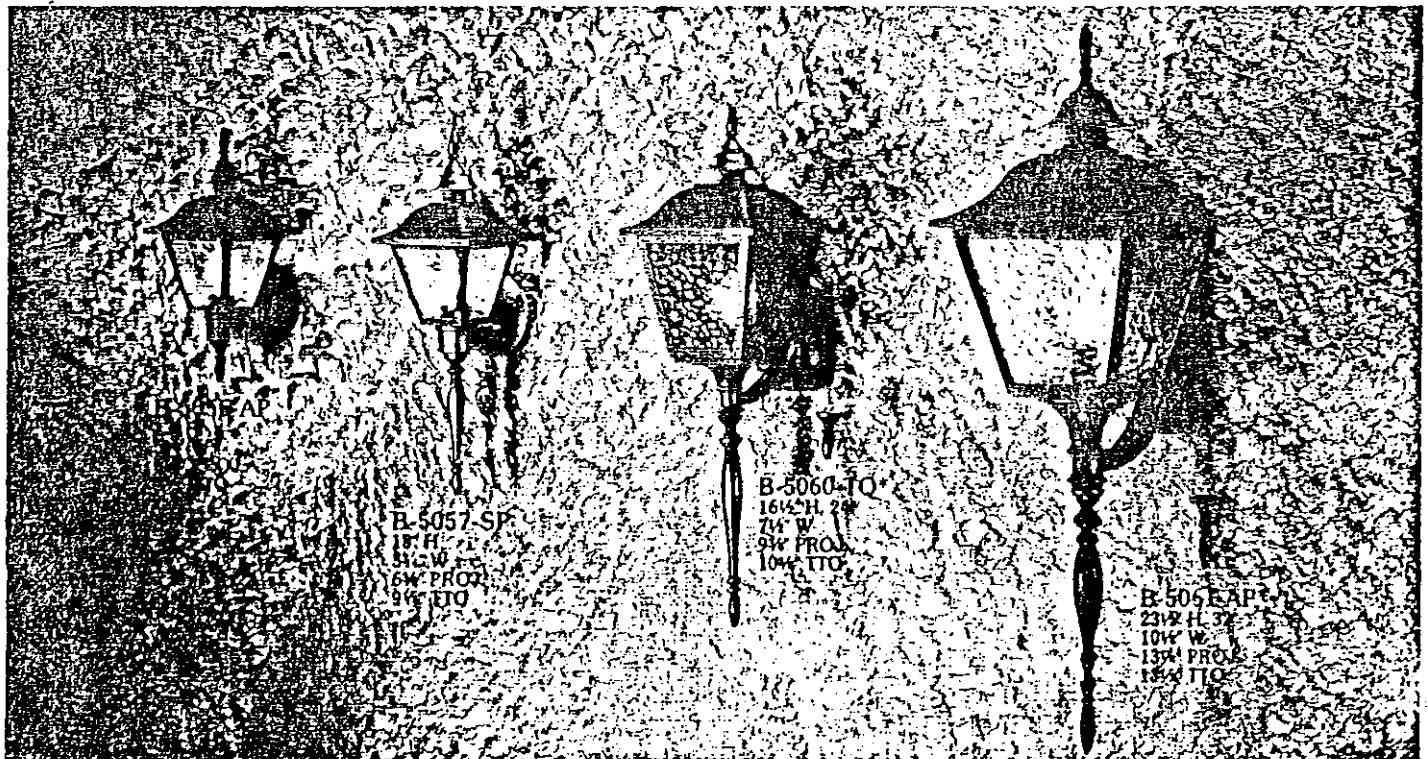
L-5001-TQ
21 3/4" H
10 1/4" W



C-5030-SP
15" H
10 1/2" W



H-5026-SP
14 1/4" H
7 1/4" W
12" CHAIN



B-5057-SP
18" H
8 1/2" W
6 1/2" PROJ
8 1/2" T/O

B-5060-TQ
16 1/2" H
7 1/4" W
9 1/4" PROJ
10 1/4" T/O

B-5065-AP
23 1/2" H
10 1/4" W
13 1/4" PROJ
15 1/4" T/O

GENERAL SPECIFICATIONS

- Cast Aluminum Construction
- Medium Base Socket
- Hinged Roof for Easy Relamping
- Impact Resistant Acrylic Panels
- Craftcoat Protective Finish
- All post units 3" slip fitter

*Includes both long and short spindles

MAXIMUM WATTAGE

- Mini & Medium—60 Watts
- Large—100 Watts
- Fluorescent (optional)

ORDERING EXAMPLE

Model Finish Panel Lamping
L-5001 T O F

YORK

Series 5100

A truly versatile series at home in a myriad of architectural settings. The graceful lines and contours coupled with the quality, styling and features of more expensive fixtures make York an all time favorite.

STANDARD FINISHES

- A—Black
- S—Antique Silver
- T—Antique Bronze

STANDARD PANELS

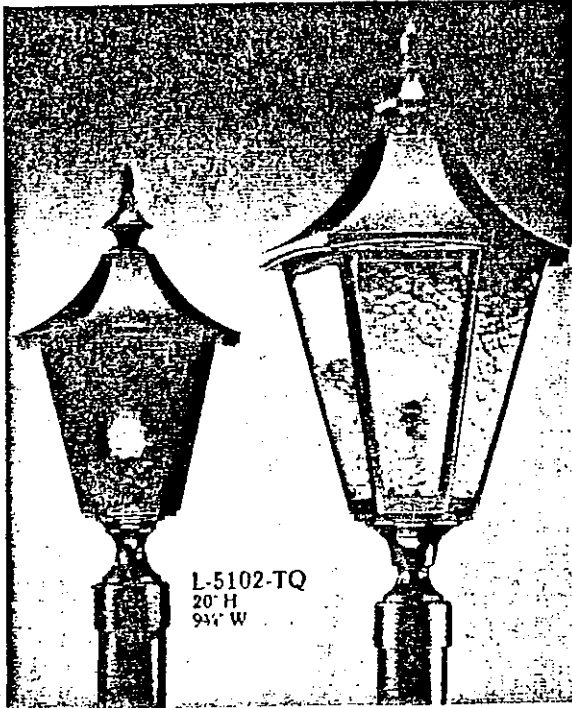
- P—Clear Textured Acrylic
- Q—Amber Textured Acrylic

OPTIONAL FINISH

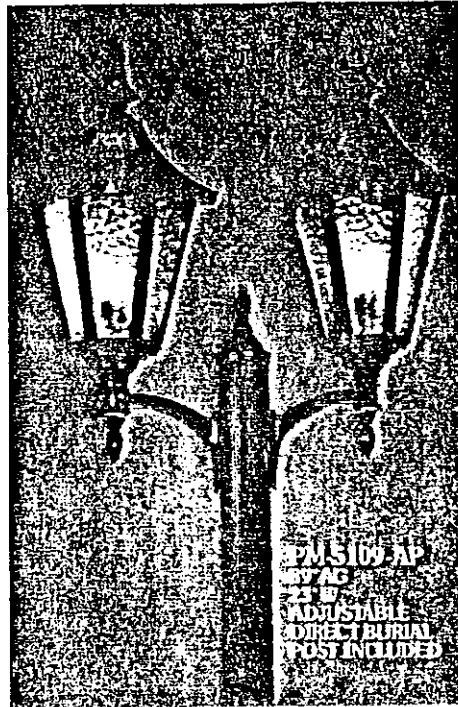
- D—Handrubbed Bronze
- E—Swedish Iron

OPTIONAL LAMPING

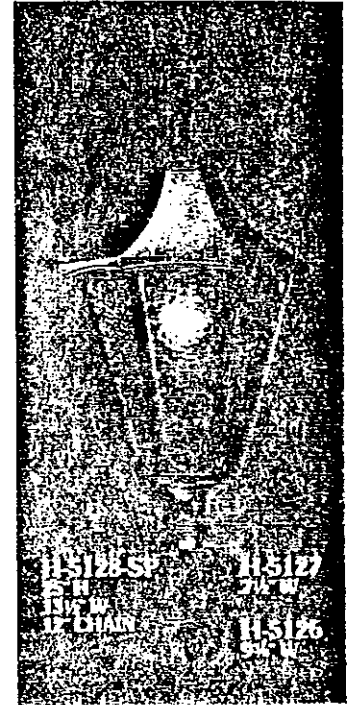
- F—Fluorescent (Not available in Mini)



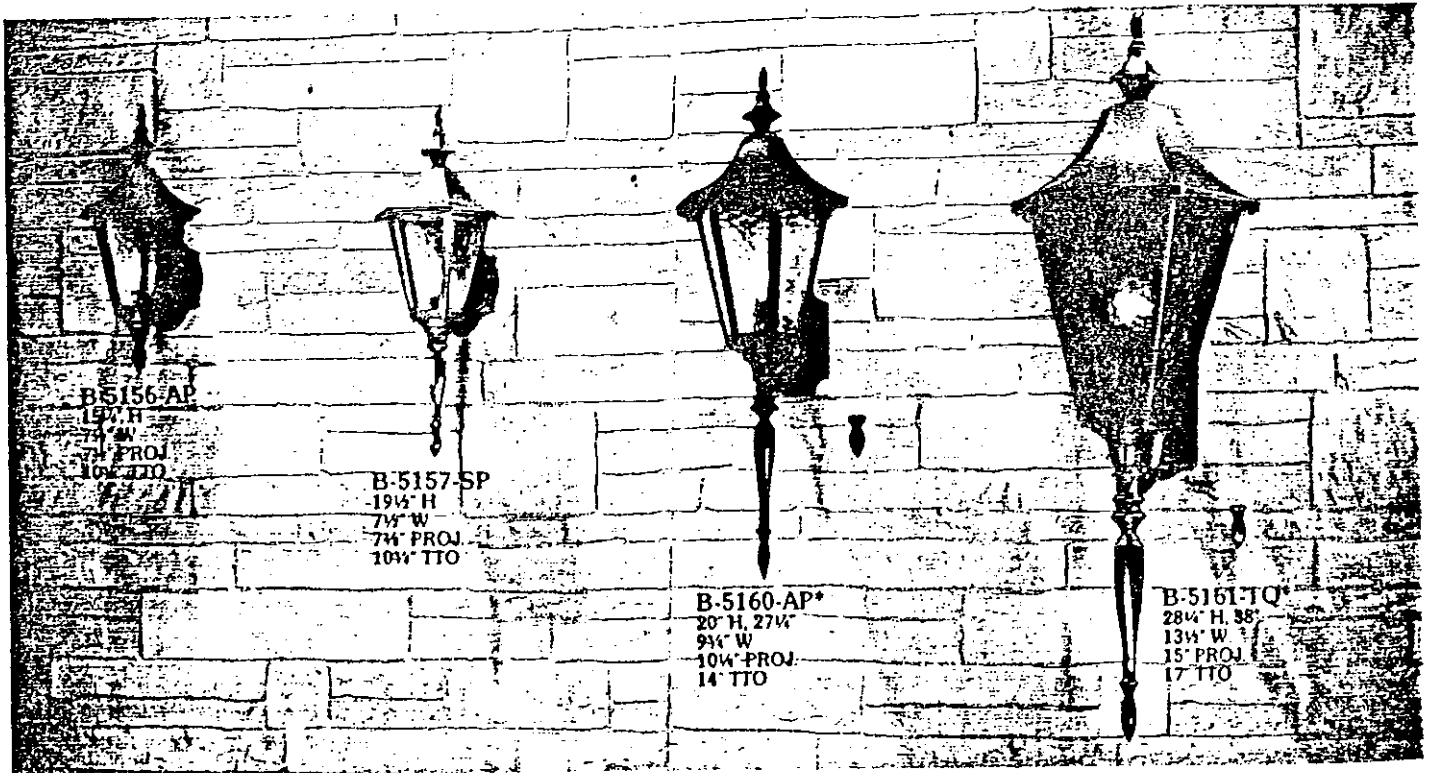
L-5102-TQ
20" H
9 1/4" W



M-5109-AP
22" H
ADJUSTABLE
DIRECT ILLUMINATION
POST INCLUDED



H-5118-SP
25" H
11 1/2" W
1" CHAIN
H-5127
21" H
H-5126
20" H



B-5156-AP
15" H
7 1/2" W
7" PROJ
10" TTD

B-5157-SP
19 1/2" H
7 1/2" W
7 1/2" PROJ
10 1/2" TTD

B-5160-AP*
20" H, 27" W
9 1/4" W
10" PROJ
14" TTD

B-5161-TQ*
28 1/2" H, 35" W
13 1/2" W
15" PROJ
17" TTD

GENERAL SPECIFICATIONS

- Cast Aluminum Construction
- Medium Base Socket
- Hinged Roof for Easy Relamping
- Impact Resistant Acrylic Panels
- Craftcoat Protective Finish
- All post units, 3" Slip Fitter

MAXIMUM WATTAGE

- Mini—60 Watts
- Medium—75 Watts
- Large—100 Watts
- Fluorescent (Optional)

ORDERING EXAMPLE

Model	Finish	Panel	Lamping
L-5101	S	P	F

AUG 5 1987

635

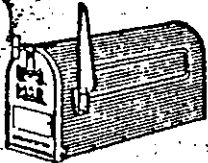
Introducing

STEEL CITY'S NEW

WOOD MAILBOX POSTS 3 MODELS TREATED PINE • CEDAR



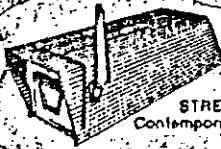
U.S. RURAL MAILBOXES



RIBBED MODELS ALL SIZES



VILLAGE BARN Red or Black Roofs



STREAMLINER Contemporary design

STEEL POSTS

DRIVE-IN MOUNT Mailbox Mounting Posts

FENCE POSTS

TUBE MOUNTING POSTS

SHelf & STORAGE PARTS HEAVY DUTY

Metal parts used to make a variety of storage units in the Home, Garage or Shed

WORKBENCH LEGS STEEL

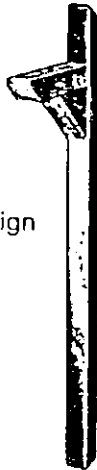
FOLDING SAWHORSE LEGS

HANG TUFF Adjustable Tool Holder

Model PT-1

TREATED PINE

Bevel end design
4 x 4 stock
72" high
16" Crossarm
28 Lbs.



Model MR-1

TREATED PINE

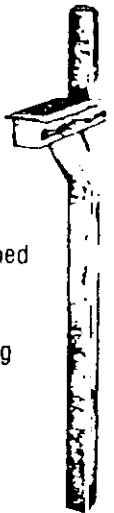
Hip end design
4 x 4 stock
78" high
17 1/2" Crossarm
16" x 6" Mounting Board, 30-Lbs.



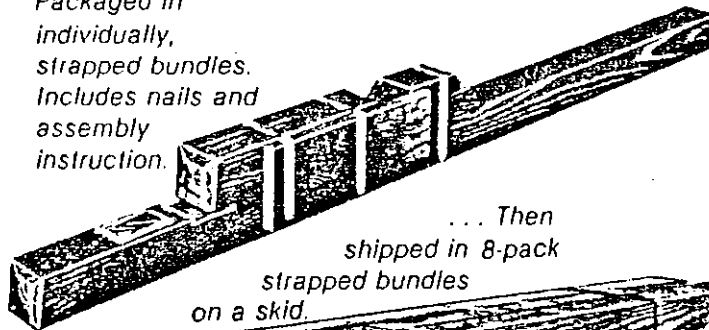
Model CP-1

NATURAL CEDAR

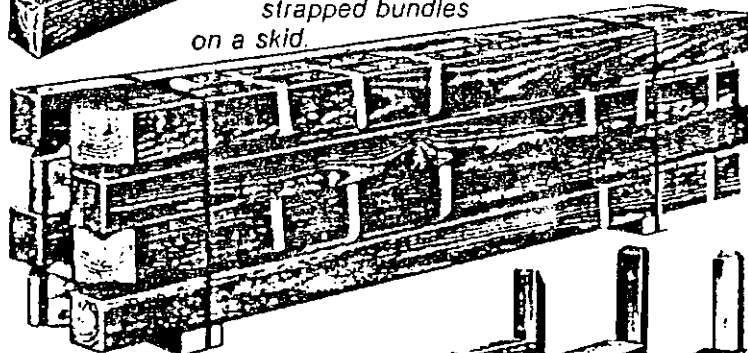
Hip end design
4 x 4 stock notched
78" high
24" Crossarm
16" x 6" Mounting Board, 25-Lbs.



Packaged in individually, strapped bundles. Includes nails and assembly instruction.



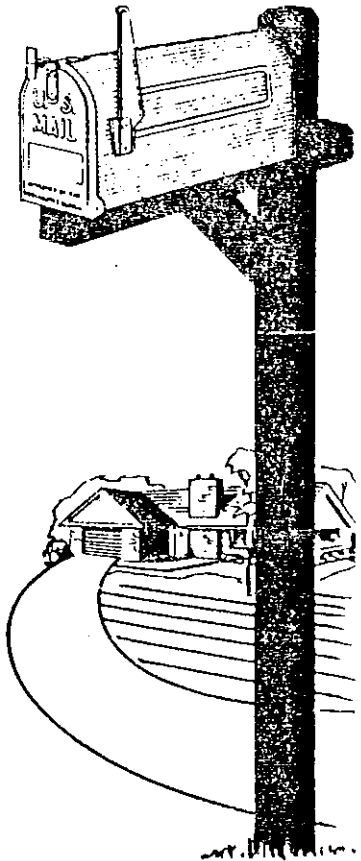
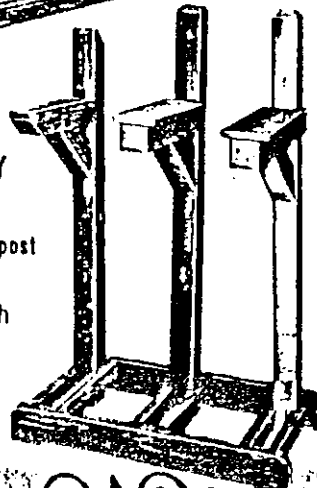
... Then shipped in 8-pack strapped bundles on a skid.



FREE! STURDY DISPLAY BASE

With Initial 24-pc. wood post assortment order

Posts not included with the Display Base. Use Wood Posts from stock to complete display.



STEEL CITY CORPORATION

190 NORTH MERIDIAN RD.

YOUNGSTOWN, OHIO 44501

P.O. BOX 1227

PHONE (216) 792-7663



AMENDMENT TO RESTRICTIONS FOR HUNTER'S RIDGE ESTATE
SUBDIVISION - VILLAGE OF MENOMONEE FALLS

This Amendment to Declaration of Restrictions, made this
 _____ 19th _____ day of _____ July _____ 1988, by

Jerome A. Bence Jr. (The owner)

WITNESSETH

Under date of October 20, 1987, the owner executed written Restrictions for Hunter's Ridge Estates Subdivision and recorded in the Register's Office on November 17, 1987, in Reel 957, Image 145 as Document No. 1456967. This is recorded in the Register of Deeds, Waukesha County, Wisconsin. The owner is now desirous of amending such Restrictions a herein after set forth shall have the same force and effect as if originally set forth in such Restrictions, and such Restrictions as herein amended shall insure to the benefit of and pass with the property subject thereto, and each and every parcel thereof, and shall apply to and bind the successors in interest if any owner of such property.

SUCH Restriction is hereby amended by adding thereto the following:

" The following property shall also be subject to this Restriction."

No fences or wall of any height shall be permitted on any lot, except upon the prior approval of the Architectural Control Committee or if required by the Village of Menomonee Falls.

All trailers, motorcycles, snowmobiles, trail bikes, dune buggies, off-street motorized vehicles, or recreational vehicles, of any kind shall be stored in enclosed garages on the lot and shall not be operated on the lot drive-way, parking area or open space within the subdivision, except for the necessary transportation of the vehicles to and from the subdivision on the public street system.

continued

P19.20

SUCH Restriction is further amended by adding thereto the following:

"The following property shall also be subject to this Declaration:

Hunters' Ridges Estates II, being a Subdivision of a part of the Southwest One-quarter (1/4) & Northwest One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Fifteen (15) in Township Eight (8) North, Range Twenty (20) East, in the Village of Menomonee Falls, Waukesha County, Wisconsin."

IN WITNESS WHEREOF the Owner has executed this instrument on the date first written above.

Jerome A. Bence Jr.
Jerome A. Bence Jr., Owner

STATE OF WISCONSIN)
)
 Waukesha County) SS

Personally came before me this 19th day of July, 1988, the above named Jerome A. Bence Jr. to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that by executed the same.

Maryann Ahm
Notary Public, State of Wisconsin
My commission expires 8/4/91

Drafted By:
Jerome A. Bence Jr.
W182 N9606 Appleton Avenue
Germantown, WI 53022

Jerome A. Bence Jr.
Jerome A. Bence, Jr.

REGISTER'S OFFICE
WAUKESHA COUNTY, WIS. } SS 1491167

1988 JUL 20 AM 11:22 ✓₃

REEL 1022 IMAGE 290

Michael Wanzler
REGISTRAR OF DEEDS

MAR 08 1993

REEL 1595# 0332

1785476

15/53
10/580
15/336-A

AMENDMENT TO RESTRICTIONS FOR HUNTER'S RIDGE ESTATE
SUBDIVISION - VILLAGE OF MENOMONEE FALLS

This Amendment to Declaration of Restrictions, made this 4th
day of October, 1989, by Jerome A. Bence, Jr. (The
owner)

WITNESSETH

Under date of October 20, 1987, the owner executed written
Restrictions for Hunter's Ridge Estates Subdivision and recorded in
the Register's Office on November 17, 1987, in Reel 957, Image 145
as Document No. 1456967. This is recorded in the Register of
Deeds, Waukesha County, Wisconsin. And, under date of July 19,
1988, the owner executed a written Amendment to Restrictions for
Hunter's Ridge Estates Subdivision and recorded in the Register's
Office on July 20, 1988, in Reel 1022, Image 0290 as Document No.
1491167. This is recorded in the Register of Deeds, Waukesha
County, Wisconsin. The owner is now desirous of amending such
Restrictions and said Amendment to Restrictions, and hereinafter
set forth shall have the same force and effect as if originally set
forth in such Restrictions, and such Restrictions as herein amended
shall insure to the benefit of and pass with the property subject
thereto, and each and every parcel thereof, and shall apply to and
bind the successors in interest if any owner of such property.

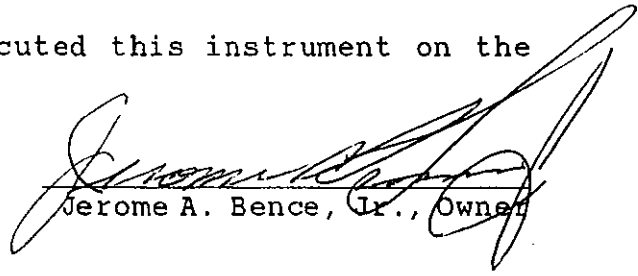
Reel
1760

SUCH Restrictions and Amendment to Restrictions are hereby amended
by adding thereto the following:

"The following property shall also be subject to this
Declaration:

Hunter's Ridge Estates III, being a part of the Northeast One-
quarter (1/4), Southeast One-quarter (1/4), Southwest One-quarter
(1/4) and Northwest One-quarter (1/4) of the Northeast One-quarter
(1/4) of Section Fifteen (15), Township Eight (8) North, Range
Twenty (20) East, in the Village of Menomonee Falls, Waukesha
County, Wisconsin."

IN WITNESS WHEREOF the owner has executed this instrument on the
date first written above.



Jerome A. Bence, Jr., Owner

STATE OF WISCONSIN)

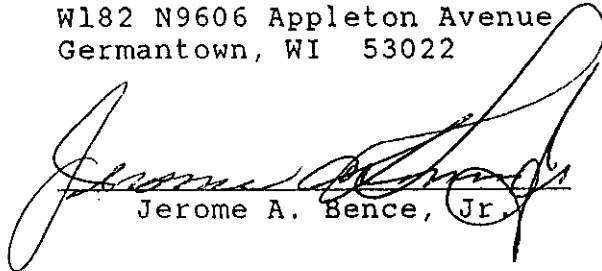
Waukesha County)

SS

Personally came before me this 4th day of October, 1989, the above named Jerome A. Bence, Jr. to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that by executed the same.


Notary Public, State of Wisconsin
My commission expires 12/31/91

Drafted By:
Jerome A. Bence, Jr.
W182 N9606 Appleton Avenue
Germantown, WI 53022


Jerome A. Bence, Jr.

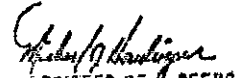
1785476

Return to:
Jerome A. Bence Jr.
P.O. Box 364
Menomonee Falls, WI 53052

REGISTER'S OFFICE
WAUKESHA COUNTY, WIS } SS
RECORDED ON

92 NOV 13 AM 9:17

REEL 1595 IMAGE 332 4


REGISTER OF DEEDS

REEL 1595 IMAGE 0333