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CERTIFICATION OF RESOLUTION ESTABLISHING COVENANTS AND BUILDING RESTRICTIONS FOR THE PRAIRIE EAST ADDITION TO THE VILLAGE OF STRUM, TREMPEALEAU COUNTY, WISCONSIN

To: Trempealeau County Register of Deeds

I, Tina Kay Nelson, hereby certify that the attached copy of the Resolution Establishing Covenants and Building Restrictions for the Prairie East Addition to the Village of Strum is a true and correct copy of the original.

Tina Kay Nelson
Tina Kay Nelson, Clerk/Treasurer

 Certified on this 28th day of May 2004
Village of Strum
Trempealeau County
Wisconsin

Prepared By Tina Kay Nelson
Clerk/Treasurer

STATE OF WISCONSIN

VILLAGE OF STRUM

TREMPEALEAU COUNTY

RESOLUTION

A RESOLUTION ESTABLISHING COVENANTS AND BUILDING RESTRICTIONS FOR
THE PRAIRIE EAST ADDITION TO THE VILLAGE OF STRUM

WHEREAS, the Village of Strum owns certain land in the Village of Strum, Trempealeau County, Wisconsin, that is described as follows:

A parcel of land located in the NW 1/4 of the NE 1/4 of Sec. 20, Township 24 North, Range 8 West described as follows:

Commencing at the NW corner of the aforesaid NW 1/4 of the NE 1/4; thence East 99 feet; thence South 264 feet; thence East 1171.5 feet; thence North 264 feet; thence East 49.5 feet; thence South 1320 feet to the SE corner of the NW 1/4 of the NE 1/4; thence West 1320 feet to the SW corner of the NW 1/4 of the NE 1/4; thence North 1320 feet to the point of beginning.

WHEREAS, the Village of Strum has subdivided the above described lands and intends to sell lots for the residential development of said lands;

WHEREAS, at prior Village Board meetings the Village Board has discussed and made motions regarding the setting of covenants and restrictions on the development of the lots;

WHEREAS, the Village Board believes that the establishment of covenants and restrictions will provide for the orderly development of the property, enhance the community, assist in maintaining property values, promote the general safety and welfare of the Village and is in the best interests of the public;

WHEREAS, the Village Board realizes that certain covenants and restrictions may need to be amended, waived, eliminated and/or updated to address changes in building methods and needs, the public good, unforeseen circumstances or conditions and other situations that may have to be addressed as individual and unique instances;

NOW THEREFORE BE IT RESOLVED, the Village Board of Trustees for the Village of Strum, Trempealeau County, Wisconsin, does hereby authorize the establishment and

recording of the following covenants and restrictions for the above described lands:

**Village of Strum
Trempealeau County, Wisconsin
Prairie East Building Covenants**

1. Building regulations currently in force in the village will apply with some additional:
 - a. Parcel is zoned R-Residential with single-family homes only.
 - b. One house per lot; building one house on double lots not allowed. Lots may not contain a garage without a dwelling.
 - c. Side and back setbacks to be 10% of lot width with a minimum of 10', front 40' – 52' from edge of blacktop to correspond with adjacent homes.
 - d. All homes must have a minimum 22' x 22' garage, constructed when house is built, with a maximum size of 60% of the home's first floor square footage. Paved driveway must be installed upon completion of home construction.
 - e. Mandatory erosion controls must be in place during home construction and remain in place until lawns and any retaining walls are in place. Plans for erosion control must be specified upon applying for building permit.
 - f. Rooflines on dwellings and garages must be consistent and have a minimum 4/12 pitch and a minimum 12" eaves.

2. Lots will be designated as follows:
 - a. Tier 1, lots 1-9, dwelling minimum 1200 square feet, maximum of 1600 square feet with minimum of 700 square feet on the first floor with the remaining square footage on the second floor.

 - b. Tier 2, remaining lots except in Tier 3, dwelling minimum 1400 square feet with minimum of 800 square feet on the first floor with the remaining square footage on the second floor

 - c. Tier 3, lots 14-21, 48-51, dwelling minimum 1800 square feet with a minimum of 1200 square feet on the first floor with the remaining square footage on the second floor.

Single Story: Entire square footage of first floor is above grade.

Two Story: Entire square footage of first and second floor is above grade.


Raised Ranch (Split Entry): Two level home with split entry where the majority of the lower level is a maximum of 42" below grade. In this instance the lower level may be included as living space.

For the purposes of paragraph 2 of the covenant

Square Feet shall include the total floor area of the residence excluding garages, breezeways and porches. Floor area shall include that area as defined under Administrative Code Chapter Comm 20.07 (34m) Floor Area, (34e) First Floor, but shall exclude that area considered as Basement under 20.07 (8) with the exception of the above defined Raised Ranch/Split Entry.

Dated this 28 day of May, 2004.

VILLAGE OF STRUM



Village President



Village Clerk