

Prestige Estates Subdivision  
Restrictions and Covenants

Document Number

Document Title

**2067665**

**SHEBOYGAN COUNTY, WI**

RECORDED ON

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**ELLEN R. SCHLEICHER**

**REGISTER OF DEEDS**

**RECORDING FEE: 30.00**

**TRANSFER FEE:**

**EXEMPTION #**

Cashier ID: 9

PAGES: 5

Name and Return Address

**Dave Zelm Prestige Builders  
W6414 Symac Road  
Plymouth, WI 53073**

Parcel Identification Number (PIN)

**THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.**

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

SCF-3122

**Plat of Prestige Estates Subdivision**  
**July 25, 2002**

**Restrictions and Covenants**

Dave Zelm Prestige Builders LLC is the sub divider and developer of the property platted as Prestige Estates in the Village of Howards Grove, Sheboygan County, Wisconsin. The following restrictions and reservations (listed below) apply to the subdivision more particularly described in Exhibit "A".

Prestige Estates is a development for people who are interested in building an attractively designed home in a setting, which combines conveyance of location with natural beauty. The location of Prestige Estates Subdivision and the layout of the roads and lots offer the residents a scenic setting surrounded by woods and rolling land. Each property owner is expected to take pride in his lot and structure on it.

For the benefit of all residents, we will have some control of the type of structures, the cutting of trees, and any use, which will affect the area as a whole. Approval will be done by the Architectural Control Committee (ACC). The committee will review building plans and landscaping plans using the following guidelines.

***Guidelines:***

1. Buildings — The design of each structure will meet certain criteria and be submitted to the ACC for approval. Each lot in the subdivision has a minimum square footage building requirement for the lot. All storage buildings and garages should be designed as to be a part of the house and shall be attached to the house. The buildings should be designed and located in such a way as to compliment the surroundings. Garages should be for two (2) cars minimum, 3 or 4 cars acceptable. The exterior of the house must be finished within 5 months from the start of construction.
2. Parking — Each home shall have a driveway of sufficient size to park two cars. Parking along the road is discouraged so as not to diminish the aesthetic value of the subdivision.
3. Trees — Mature trees and shrubs enhance the value of the lots in the subdivision, and therefore, we encourage the planting growth of trees. No existing trees shall be cut without the consent of the ACC.

4. Overall Conditions — The subdivision shall remain park like, scenic and uncluttered.

- a. Fences that would delineate lot lines are discouraged unless required by village ordinance. Natural plantings should be used on lot lines for privacy.
- b. All trash containers and outside air conditioning units shall be screened with berms, shrubs or low fences.
- c. Exterior lighting shall be soft and indirect. No light sources shall be located so that they are offensive to neighboring property.
- d. All telephone and electrical lines will be underground, eliminating unsightly overhead poles and wires. Each resident should try to keep overhead clutter to a minimum by minimizing the size and height of television or other antennae.

After Dave Zelm Prestige Builders LLC, has sold all of the lots in Prestige Estates Subdivision the control of the ACC will transfer to the residents of the subdivision. Committee members will be selected by the residents of that subdivision.

Our intention is to create and maintain all additions to Prestige Estates Subdivision in a way that will insure compatibility with its natural surroundings. Therefore, the following restrictions and covenants will stay with the property even after it has been sold. With the guidance of the ACC, the following restrictions will insure that the area will remain a desirable place to live.

Prestige Estates Subdivision will be covered by the following restrictions:

*Restrictions:*

1. Lots cannot be split or otherwise divided.
2. No signs shall be displayed on residential properties except for one sign advertising the sale of property which shall be no larger than 6 square feet.
3. Only dogs, cats and other household pets shall be kept. No kennels or other animal breeding buildings shall be maintained.
4. A resident must keep his lot clear and free from trash and other materials. Suitable trash containers be used for collection.
5. To retain an open, uncluttered look, all storage buildings and garages shall be attached to and designed compatibly with the house. RV's, mobile homes, boats, trailers and inoperable vehicles shall be stored in the garage.
6. Easements for utilities and drainage are reserved as shown on recorded documents. Structures, plantings and landscaping that interferes with these easements are not permitted.

The restrictions (covenants) remain in effect for thirty (30) years from the date that this instrument is recorded, after which time the restrictions (covenants) will automatically be renewed for successive periods of ten (10) years.

After Dave Zelm Prestige Builders LLC, has sold all the lots in the subdivision (existing and future additions) a majority of the owners of lots in the subdivision may agree to change the restrictions (covenants) listed above in whole or in part.

Failure to adhere to the above listed restrictions or decisions of the ACC may result in proceedings in law or equity against the noncomplying person. The ACC or the owners of Dave Zelm Prestige Builders LLC may ask for an injunction, specific performance or damages to remedy noncompliance.

Invalidation of any of the restrictions (covenants) by a court of law shall not affect any other restriction (covenant) or provision.

Dated this day of January 8, 2019.

Dave Zelm Prestige Builders LLC, a Wisconsin limited liability company

BY: Dave Zelm

Dave Zelm, member

#### Acknowledgement

Subscribed and sworn to me on January 8, 2019, the above-named Dave Zelm to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Alison R. Smith

\* Alison R. Smith  
Notary Public, State of Wisconsin

My commission expires: 11-26-2021

NOTARY  
PUBLIC

Drafted by: Dave Zelm

**Exhibit "A"**

Lots 1 - 7, Replat of Prestige Estates, according to the recorded Replat thereof, in the Village of Howards Grove, Sheboygan County, Wisconsin; being a Replat of Lots 1 – 6 and Part of Lot 7, Prestige Estates, located in the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 25, Township 16 North, Range 22 East, In Volume 15 of Plats on Page 288 as Document No. 2058908 in the Village of Howards Grove, Sheboygan County, Wisconsin.

and

Lots 8-28, Prestige Estates, according to the recorded Plat thereof, in the Village of Howards Grove, Sheboygan County, Wisconsin.