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REC 592MAC2155

4600358

REGISTER'S OFFICE
Milwaukee County, Wis.
RECORDED AT.....M

on JUN 21 1971 in
Reel 592 Image 2155 to
2158
Walter C. Cuyler
REGISTER OF DEEDS
incl.

DECLARATION OF RESTRICTIONS

PRELIMINARY RECITATIONS:

a. Carl A. Hoffmann owns the property described on Exhibit "A" attached hereto and made a part hereof.

b. In order to promote the proper development of said property, the restrictions, covenants and agreements set forth herein are adopted by Carl A. Hoffmann.

AGREEMENT:

1. USE OF LAND. With respect to only the North thirty-five feet of the property described on Exhibit "A", no buildings or other improvements of any kind shall be placed, erected or permitted to remain thereon, and no motor vehicles, bicycles or any other propelled or self propelled equipment shall be permitted therein. The said North thirty-five feet shall be landscaped in a manner comparable to that existing in the surrounding neighborhood. Such landscaping shall be regularly maintained and shall include, at a minimum, evergreens along the southerly edge of said North thirty-five feet and grass on the remainder of said North thirty-five feet.

Except as hereinbefore set forth no restriction is hereby placed on the use of the property described on Exhibit "A".

2. BINDING EFFECT. This Declaration of Restrictions shall run with the land, and shall be binding upon all parties having or acquiring any right, title or interest in the land referred to herein, subject at all times to the provisions for amendment as set forth herein.

3. AMENDMENTS. This Declaration of Restrictions may be amended from time to time by the record fee owners of the property described on Exhibit "A", subject, however, to approval by the Common Council of the City of Wauwatosa. Each such amendment shall be in writing, in recordable form, signed by the said record fee owners, and approved by the Mayor or City Clerk of the City of Wauwatosa, pursuant to the approving resolution.

4. ENFORCEMENT. (a) The City of Wauwatosa or any record fee lot owner in the area, bounded on the south by the centerline of West Bluemound Road, on the west by the centerline of North One Hundred and Sixteenth Street, on the north by the centerline of West Wisconsin Avenue and on the east by the centerline of North One Hundred and Thirteenth Street, may enforce the provisions of this Declaration of Restrictions. Enforcement shall be by proceedings at law or in equity against any party violating or attempting to violate any provision of this Declaration of Restrictions, either to restrain violation, compel compliance and/or recover damages.

IN WITNESS WHEREOF, the undersigned has caused this Declaration of Restrictions to be executed this 9th day of June, 1971.

Carl A. Hoffmann (SEAL)
Carl A. Hoffmann

STATE OF WISCONSIN)
) SS.
MILWAUKEE COUNTY)

Personally came before me, this 7th day of June, A.D.,
1971, Carl A. Hoffmann, to me known to be the person who executed the

foregoing instrument and acknowledged the same.

Kathleen Falt

Notary Public, Milw. County, Wis.

My commission 2/19/74



This instrument was drafted by Frederick A. Muth, Jr.

REEL 592IMAC2156

EXHIBIT A

Parcel 2 of Certified Survey Map No. 1588 being a
resubdivision of a part of Parcel 1 of Certified Survey Map No. 963
and Lots 7 and 8 in Block "D" in Grand Avenue Highlands in the South-
east 1/4 of Section 30, Township 7 North, Range 21 East, in the City of
Wauwatosa, County of Milwaukee, State of Wisconsin.