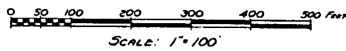


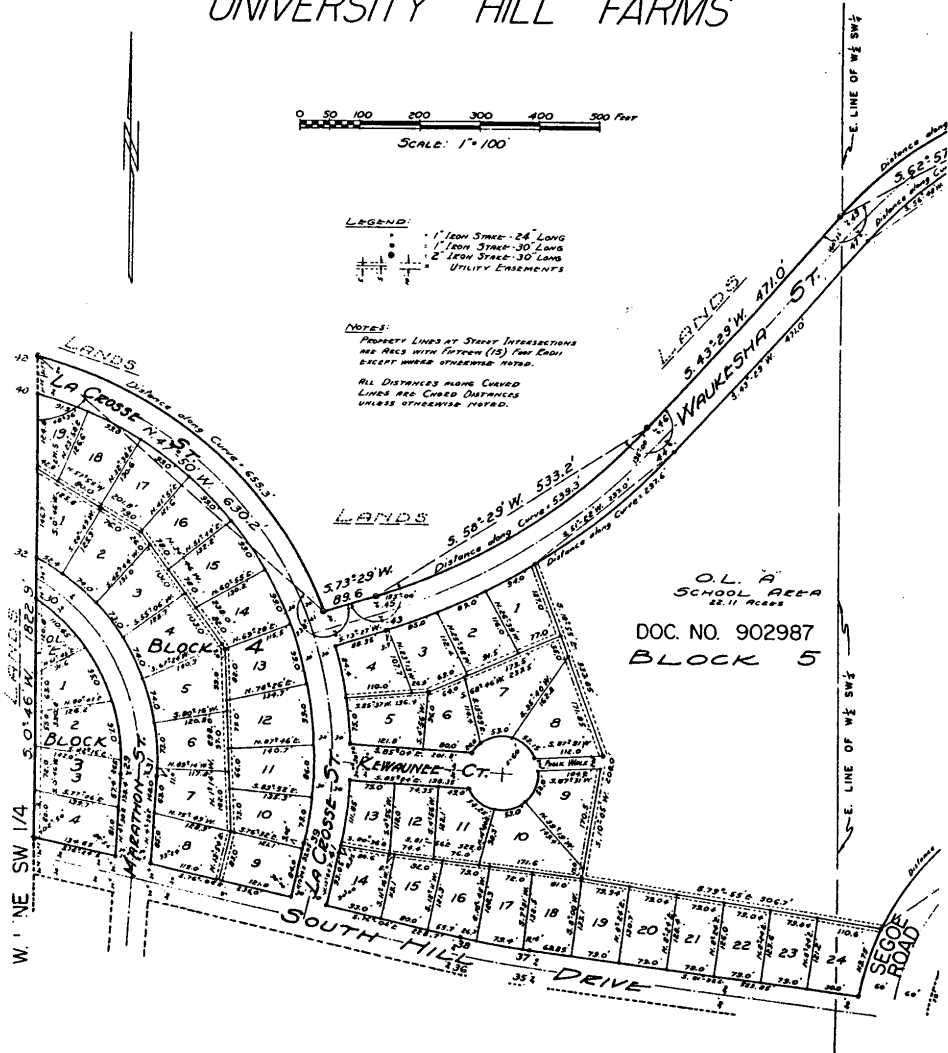
**Original Plat**  
**University Hill Farms**  
**(October 10, 1955)**

905372  
UNIVERSITY HILL FARMS



**LEGEND:**  
 • 1" Iron Stake - 24" Long  
 ○ 1" Iron Stake - 30" Long  
 ⊕ 2" Iron Stake - 30" Long  
 ⊕ Utility Easements

**NOTES:**  
 PROPERTY LINES AT STREET INTERSECTIONS  
 ARE PLACED WITH CENTER (1/2) CURVE EXCEPT  
 WHERE OTHERWISE NOTED.  
 ALL DISTANCES ALONG CURVED  
 LINES ARE CURVED DISTANCES  
 UNLESS OTHERWISE NOTED.

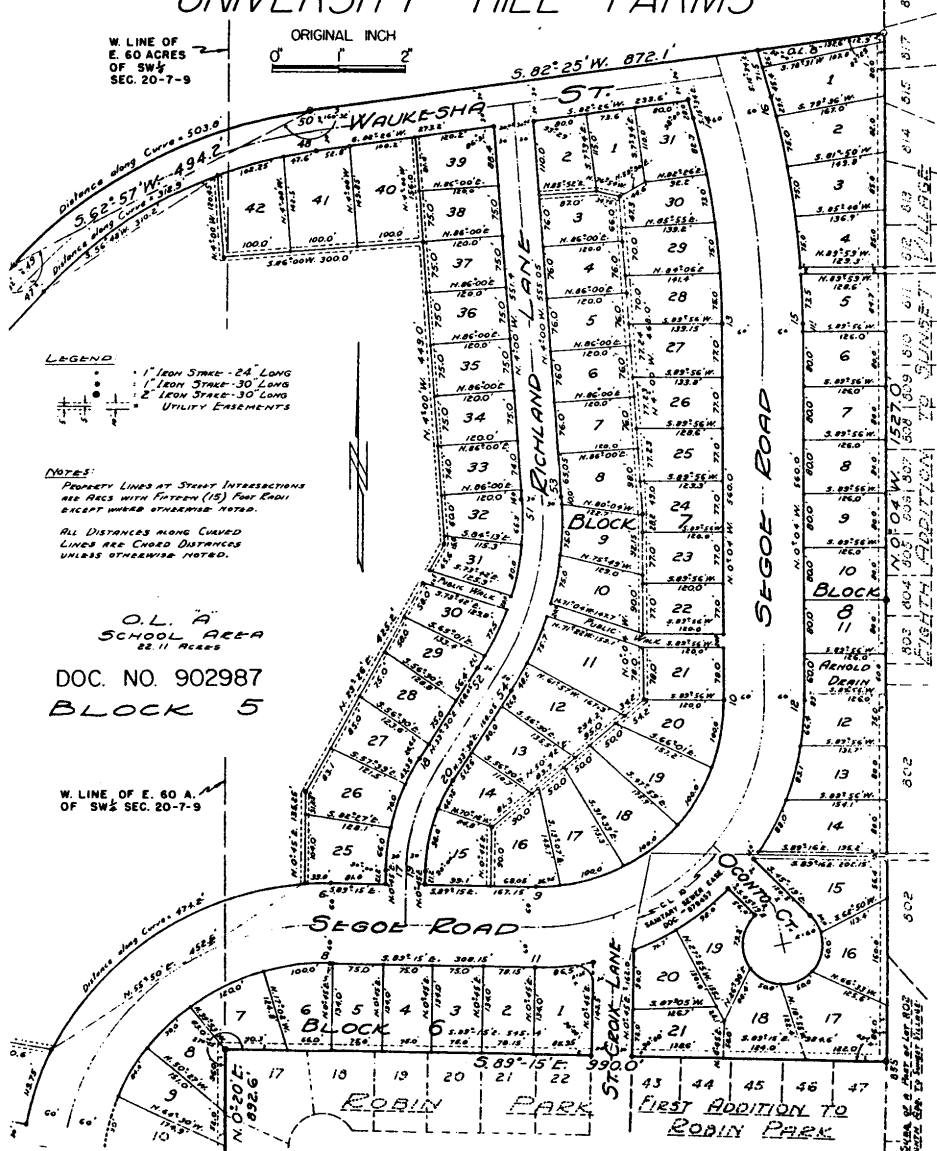


FURNISHED BY DANE COUNTY TITLE COMPANY

18P18 (2)

905372

# UNIVERSITY HILL FARMS



W. LINE OF E. 60 ACRES OF SW 1/4 SEC. 20-7-9

ORIGINAL INCH  
0 1 2

5.82° 25' W. 872.1'

**LEGEND**

- 1" IRON STAKE - 24" LONG
- 1" IRON STAKE - 30" LONG
- 2" IRON STAKE - 30" LONG
- UTILITY EASEMENTS

**NOTES:**

PROPERTY LINES AT STREET INTERSECTIONS ARE ARCS WITH FIFTEEN (15) FOOT RADIUS EXCEPT WHERE OTHERWISE NOTED.

ALL DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES UNLESS OTHERWISE NOTED.

O.L.A. SCHOOL AREA  
22.11 ACRES  
DOC. NO. 902987  
**BLOCK 5**

W. LINE OF E. 60 A. OF SW 1/4 SEC. 20-7-9

FURNISHED BY DANE COUNTY TITLE COMPANY

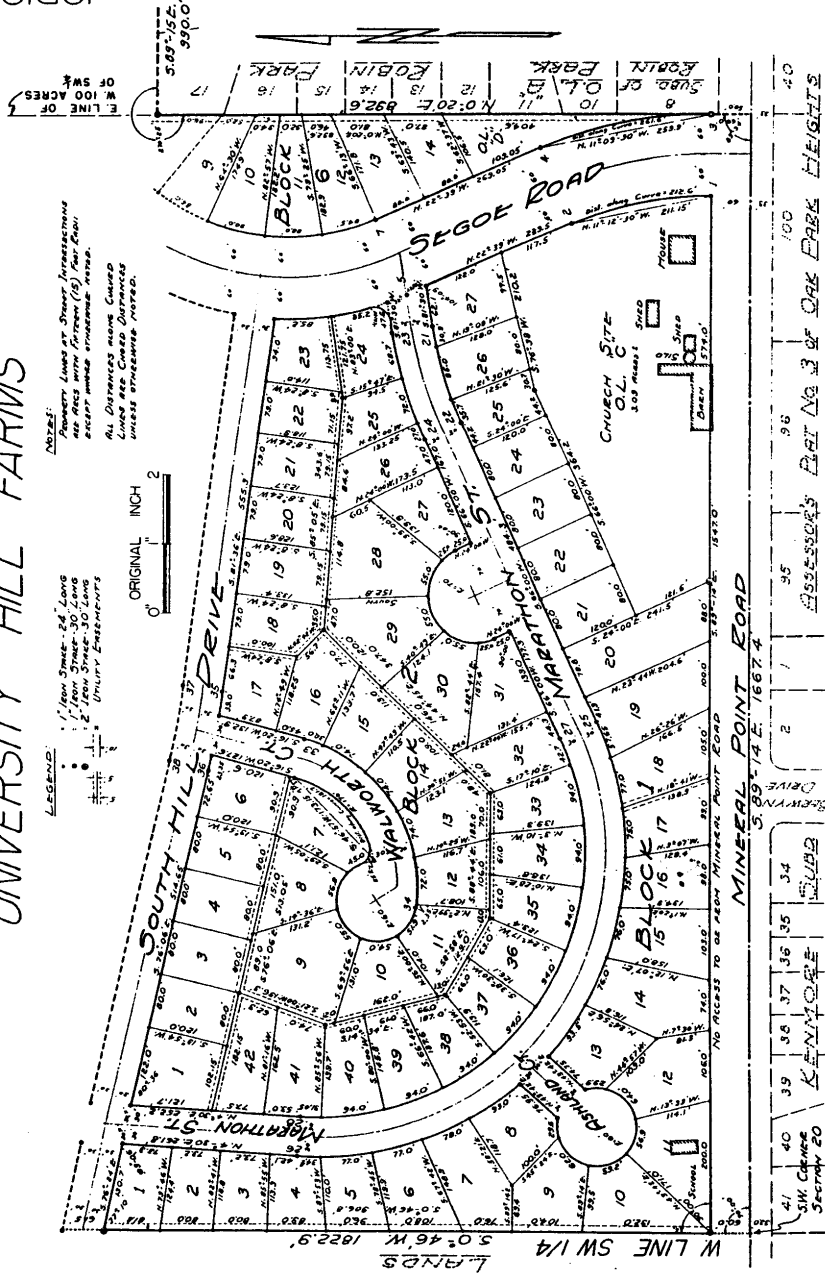
18P18 (3)

# UNIVERSITY HILL FARMS

905372

18P18

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40	39	38	37	36	35	34
33	32	31	30	29	28	27
26	25	24	23	22	21	20
19	18	17	16	15	14	13
12	11	10	9	8	7	6
5	4	3	2	1		

MINERAL POINT ROAD  
 589-14E 1667.4  
 DRIVE  
 SUBB  
 KENMORE  
 ASSESSOR'S MAP No 3 of OAK PARK HEIGHTS

Declaration of Covenants, Restrictions  
and Easements for the Plat of

UNIVERSITY HILL FARMS

A Subdivision of the City of Madison  
Dane County, Wisconsin

The Regents of the University of Wisconsin, hereinafter referred to as the Regents, owners of the property known as University Hill Farms, a subdivision in the city of Madison, Dane County, Wisconsin, on behalf of themselves, their successors and assigns, for the purpose of preserving the value of the lots in said subdivision, do hereby covenant, grant, declare and provide that all lots in said subdivision shall be used only for the purposes and in the manner set forth herein.

1. All lots in the plat of University Hill Farms shall be used only for single family residential purposes, provided that outlot C, designated on the recorded plat as "church site" may also be used for church purposes or related religious purposes, and no structure shall be erected, altered, placed or permitted to remain upon any lot in said plat other than:

(a) One single family dwelling not exceeding two stories in height;

(b) One private garage attached to the house for not more than two cars, unless the architectural control committee shall approve a detached garage or a garage for more than two cars.

This clause is subject to the provisos that lands to which the Regents retain title, or for which they have the written consent of the owner, may continue to be used for present agricultural uses and purposes.

2. No residential structure shall be erected on any building site which building has a ground floor area of the main structure, exclusive of one story open porches and garages, of less than the following minima for the following sized building sites:

	<u>Average Width of Building Site</u>	<u>Minimum Ground Floor Area</u>
For 1 and 1-1/2 story dwellings . . .	Less than 80 feet 80 feet and wider	1040 square feet 1176 square feet
For 2 story dwellings . . .	Less than 80 feet 80 feet and wider	780 square feet 882 square feet

3. No structure shall be located on any lot less than 10 feet from the lot line. No structure shall be located on any lot closer to the front street line

or side street line than the greater of either of the following: (a) the set backs shown in the recorded plat of the subdivision; or (b) the set backs required by the zoning ordinance, provided, that in accordance with the provisions and standards of this declaration, the architectural control committee shall have power to approve side yards less than 10 feet in width and in conformity with the zoning ordinance.

4. No profession or trade nor any noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood.

5. No trailer, basement, tent, shack, barn, garage or outbuilding, or any part thereof erected in said plat shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be used as a dwelling.

6. No lot as platted shall be resubdivided without the consent of the architectural control committee; this covenant shall not be construed to prevent the use of more than one lot as a building site subject to the approval of the architectural control committee.

7. The Regents or their successors shall establish by appointment a committee to be known as the architectural control committee. If there shall be a vacancy on the committee the remaining members or member of the committee shall have full authority to act until the vacancy is filled. Action of the committee shall be by a majority vote.

The committee may select an architect registered in the state of Wisconsin as its representative to act with the full authority of the committee, provided that such architect shall not have authority to vary the minimum ground floor area requirements specified herein.

The architectural control committee shall exercise its powers herein in accordance with the following purposes and standards:

(a) To assure the most appropriate development and improvement of the University Hill Farms.

(b) To protect each owner of a lot against improper uses by any other owner.

(c) To preserve so far as practicable the initial beauty of the subdivision.

(d) To guard against the erection thereon of poorly designed or poorly proportioned structures, or structures built of improper or unsuitable material.

(e) To encourage and secure the erection thereon of attractive, adequate sized homes, which conform and harmonize in external design with other structures to be built in the subdivision which are properly located upon the lot in accordance with its topography and finished grade elevation.

(f) To provide for high quality improvements which will protect the investments made by purchasers of such lots.

8. No structure shall be erected, moved, placed or altered upon any land in the subdivision until the architectural control committee or its designee shall in the light of the purposes and standards of this section approve the exterior design and the materials of such structure, and approve a plot plan showing the location of the structure, together with the finished grade level. A copy of such plans and specifications together with a plot plan shall be furnished by the owner for filing with the committee.

No fence, wall or hedge shall be constructed or planted on any lots nearer to the street than the setback line, unless similarly approved.

The architectural control committee or its designee may approve a detached garage or a garage for more than two cars on a particular lot, if it finds that such structure will not impair the harmony of external design with existing nearby structures, and will not adversely affect neighboring property values.

Within the limitations of the applicable zoning ordinance, the architectural control committee or its designee may approve a variance from the side yard and setback lines established herein when it finds that strict application thereof would result in peculiar and exceptional practical difficulties and undue hardship on the owner of the lot without commensurate benefit to the owners of neighboring lots.

The architectural control committee may, whenever such action is rendered necessary by a change in the house building art or a change in the public health standards for adequate housing, or for other reasons consistent with the objectives of the control of size of structures, authorize a variance from the requirements from minimum ground floor area where the plans and specifications assure a high quality house in harmony with the external designs of other houses in the neighborhood.

9. The Regents may elect to surrender the selection of the architectural control committee to any duly organized community association governed by a majority vote of all lot owners, or to the majority vote of said lot owners.

10. All external construction and landscaping for a structure on any building site shall be completed within one year from the date of issuance of city building permits unless delay in completion is due to war, strikes, or act of God.

11. An easement is hereby granted over the rear 5 feet of each lot in said subdivision for the installation, maintenance, and repair of utilities and drainage facilities.

12. These restrictions shall be binding on all persons claiming under them for a period of 25 years from the date this declaration is recorded, after which said restrictions and covenants shall be automatically extended for successive periods of 5 years, unless the owners of a majority of lots in the subdivision prior to the expiration of any term shall by majority vote duly recorded agree to amend or repeal said restriction.

13. These covenants and restrictions run with the land and shall be binding on all persons having an interest in said subdivision until terminated in accordance with paragraph 12.

14. These covenants and restrictions may be enforced by any lot owner by proceedings at law or in equity against any person or persons violating or attempting to violate the same, either to restrain the violation or to recover damages.

15. Invalidation of any one of the covenants or restrictions herein, or any severable part thereof, by judgment or court order shall in no way affect any of the remaining provisions, which shall continue in full force and effect.

16. All lots are further subject to the applicable zoning laws and ordinances of the city of Madison and to the building code of the city of Madison.

THE REGENTS OF THE UNIVERSITY OF WISCONSIN

WITNESSES:

By

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
CHARLES D. GELATT  
President

\_\_\_\_\_  
CLARKE SMITH  
Secretary

ACKNOWLEDGMENT

STATE OF WISCONSIN )  
                          )SS.  
COUNTY OF DANE     )

Personally before me today came Charles D. Gelatt, President of the Regents of the University of Wisconsin, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same.

\_\_\_\_\_  
Notary Public

ACKNOWLEDGMENT

STATE OF WISCONSIN )  
                          )SS.  
COUNTY OF DANE     )

Personally before me today came Clarke Smith, Secretary of the Regents of the University of Wisconsin, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the same.

\_\_\_\_\_  
Notary Public