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**DECLARATION OF COVENANTS,  
RESTRICTIONS, CONDITIONS AND  
EASEMENTS FOR THE PLAT OF BLUE  
RIDGE ADDITION TO SOUTHBRIDGE,  
VILLAGE OF WAUNAKEE, DANE COUNTY,  
WISCONSIN**

Donald C. Tierney and Joanne K. Tierney, (collectively "Developer"), owner of the real estate in the Village of Waunakee, Dane County, Wisconsin, which has been platted as the Plat of Blue Ridge Addition to Southbridge (the "Property"), hereby declares that all of the lots and outlots in the Property are subject to the following restrictions, covenants, conditions and easements, and that all of such lots and outlots are and shall be held, sold, occupied, conveyed and transferred subject to the covenants, restrictions, conditions and easements set forth herein:

Return to:  
Michael J. Lawton  
Lathrop & Clark LLP  
P.O. Box 1507  
Madison, WI 53701-1507

See attached list  
Parcel Identification Number

**ARTICLE 1**

**Definitions**

For purposes of all Articles within these Covenants, Restrictions, Conditions and Easements, the following terms shall be defined in the following manner:

1.1 "Developer" shall refer to Donald C. Tierney and Joanne K. Tierney, and their successors and assigns.

1.2 "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to a platted lot (exclusive of outlots) within the Property, except that as to any such lot which is the subject of a land contract wherein the purchaser is in possession, the term "Owner" shall refer to such person instead of the vendor. For purposes of Articles 3 and 4 hereof, where more than one person holds an ownership interest in any lot, the consent or agreement of a majority of the owners of any such lot shall be deemed to be the

31  
71

consent or agreement of the owner of any such lot, and any such lot shall have only one vote on any matter provided for in Articles 3 and 4 hereof.

1.3 "Property" shall mean and refer to the real estate described as the Plat of Blue Ridge Addition to Southbridge, Village of Waunakee, Dane County, Wisconsin.

## ARTICLE 2

### Property Subject to This Declaration

The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in the Village of Waunakee, Dane County, Wisconsin, and is known as the Plat of Blue Ridge Addition to Southbridge, Village of Waunakee, Dane County, Wisconsin.

## ARTICLE 3

### Architectural Control and Protective Covenants and Restrictions

3.1. For all buildings or other improvements of any kind or nature to be constructed, erected or placed on any lot, including outlots, subject to this Declaration, the plans, specifications, site, grading and landscaping plans for all such buildings must be submitted to the Developer or the Design Review Committee, whichever is then applicable, for written approval as to appearance, the quality of workmanship and materials, attractiveness and harmony of exterior design, including exterior colors, size, location with respect to topography and finish grade elevation, height of improvements, site layout, roof pitch, location of improvements and amount, quality and nature of landscaping, and design and construction of the substructure of any structure, prior to commencement of any construction on any lot. All buildings erected on the Property shall have a minimum roof pitch of not less than 8/12 pitch, but a variance from this minimum may be granted by the Developer or the Design Review Committee, whichever is then applicable, in their discretion. No buildings or other improvements may be constructed, erected or placed on any lot other than in accordance with the approved documents. Except for Lots 26, 27 and 49, no buildings or other improvements to any lots (other than outlots) shall be approved unless such buildings or other improvements comply with the terms of Exhibit A attached hereto and made a part hereof. Except for Lots 26, 27 and 49, all building

fascia shall be a minimum of 10" in width and shall be of a natural product or give the same effect. All chimneys shall be fully enclosed with brick or stone. Brick or stone on the foundations in the front and on both sides of the house shall be required as specified by the Developer or the Committee. For purposes of this Declaration, the term "improvements" shall include, but not be limited to, play structures, fences, patios, decks and swimming pools.

3.2. After the Developer and its successors and assigns cease to have any title to any lot subject to this Declaration, the plans, specifications, site, grading and landscaping plans, and all other matters to be submitted to the Developer under these Covenants, Conditions, Restrictions and Easements, must be submitted to the Design Review Committee ("Committee") for approval in writing by a majority of the members of said Committee. The Committee shall consist of three persons, elected by the Board of Directors of the Blue Ridge Neighborhood Association, Inc., ("Association") in accordance with the By-Laws of such Association, for terms of one (1) year each. In the event of the failure of the Association to elect a Committee in any year, the most recently elected members shall continue to serve until successors are duly elected.

3.3. For each building constructed, erected or placed on any lot, including outlots, subject to this Declaration, the prime contractor or builder to be hired for construction of such building shall be approved in writing by the Developer or the Committee, whichever is then applicable, prior to commencement of construction. The approval of the Developer or the Committee shall not be unreasonably withheld. Such approval may be withheld for reasons such as the proposed contractor's or builder's financial status, business history and prospects, building reputation or any other reason which would be similarly relied upon by a reasonably prudent businessman then developing a neighborhood of quality single family residences.

3.4. No alteration in the exterior appearance, design, exterior color, size, location with respect to topography and finish grade elevation, height of improvements, site layout, roof pitch, location of improvements and amount, quality and nature of landscaping, and design and construction of the subsurface of any existing buildings or improvements, including but not limited to, any exterior remodeling and the construction of patios, decks, and swimming pools, shall be made without the prior written approval of the Developer or the Committee, whichever is then applicable. Except for Lots 26, 27 and 49, no alteration of any lots (other than outlots) shall be approved

unless such buildings or other improvements comply with the terms of Exhibit A attached hereto and made a part hereof.

3.5. The existing vegetation of each lot (including outlots) subject to this Declaration, including trees of a diameter of three (3) inches or greater, shall not be destroyed or removed except as approved in writing by the Developer or the Committee, whichever is then applicable. In the event such vegetation is removed or destroyed without approval, the Developer or Committee may require the replanting or replacement of same, the cost thereof to be borne by the Owner.

3.6. The elevation of a lot or outlot shall not be changed so as to materially affect the surface elevation or grade of the surrounding lots. A copy of all site, grading and landscaping plans shall be kept by the Developer or the Committee for the benefit of other purchasers in planning their individual elevations. Violations of the approved site, grading or landscaping plans shall give either the Developer or Committee, whichever is then applicable, or any adjacent lot owner within the Property, a cause of action against the person violating such site, grading or landscaping plan for injunctive relief or damages as appropriate. No earth, rock, gravel, or clay shall be excavated or removed from any lot within the Property (including outlots) without the approval of the Developer or the Committee, whichever is then applicable.

3.7. All lots within the Property (other than outlots and Lots 26, 27 and 49) shall be used only for single family residential purposes, except that Developer may continue to use lands owned by Developer for present agricultural purposes and uses.

The following minimum floor area requirements shall apply to all detached single-family residential buildings erected on any lots subject to this Declaration:

- (a) No single story building shall have less than 1600 square feet.
- (b) No two-story building shall have less than 2000 square feet.
- (c) No raised ranch, bi-level, or tri-level building shall have less than 1600 square feet on the main level.

For the purposes of determining floor area, stair openings shall be included, but open porches, screened porches, attached garages, and basements, even if the basements are finished, shall be excluded.

The above minimum floor area requirements may be waived by the Developer or the Committee, whichever is then applicable, in the event the proposed architecture and quality of the house is such as to present an attractive appearance compatible with other houses within the Property, in the judgment of the Developer or the Committee.

3.8. All detached, single-family residential buildings must have an attached garage, and such garage must contain not less than one (1) nor more than three (3) automobile garage stalls, but the foregoing requirements may be waived by the Developer or the Committee, in whole or in part, whichever is then applicable, in their discretion.

3.9. No building previously erected elsewhere may be moved onto any lot subject to this Declaration, except new prefabricated construction which has been approved by the Developer or the Committee, whichever is then applicable, in their discretion.

3.10. Unless waived by the Developer or the Committee, whichever is then applicable, when suitable alternative paving materials are used, all driveways and alleys (including driveways located on outlots) must be paved with concrete, except that asphalt paving may be used on Lots 26, 27 and 49. No more than two (2) domestic animals may be kept on any lot subject to this Declaration, but this restriction shall not apply to Lots 26, 27 and 49. No pit bulls or Dobermans may be kept on any lot. Commercial animal boarding, kenneling or treatment is expressly prohibited, whether for free or not, within the Property.

3.11. Accessory buildings or structures, including, but not limited to, storage sheds, detached garages and above ground swimming pools, are expressly prohibited within the Property except where approved in writing in advance by the Developer or Committee, whichever is then applicable, in their sole discretion.

3.12. Where public sidewalks exist, it is the responsibility of the abutting lot owner (including the owners of any outlots) to maintain same in a safe and passable condition, reasonably free from snow, ice or obstruction.

**3.13. No trailer, basement, tent, shack, garage, barn, or any part thereof, shall ever be used as a residence, temporary or permanent, nor shall any residence be of a temporary character.**

**3.14. Parking of commercial or service vehicles owned or operated by residents within the Property, whether on lots, outlots or in the public street with the Property, is prohibited unless such vehicles are kept in garages (other than on Lots 26, 27 and 49). Storage of boats, travel trailers, mobile homes, campers, and other recreational vehicles within the Property is prohibited unless kept inside garages (other than on Lots 26, 27 and 49). This section shall not prohibit the temporary parking or storage of such vehicles for the sole purpose of loading or unloading such vehicles at the lot at which parked, for a period not to exceed twenty-four (24) hours. No cars, boats or other vehicles shall be parked on lawns or yards at any time.**

**3.15. All areas of lots (including outlots) not used as a building site or lawn or under cultivation as a garden shall have a cover crop or be so cultivated or tended as to keep such areas free from noxious weeds, to the extent permitted by law. All lots (including outlots), and all buildings and other improvements thereon, shall be kept in good order and repair and free of debris, including, but not limited to, the mowing of all lawns, the pruning of all trees and shrubbery and the painting (or other external care) of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management. This paragraph shall not be construed to prevent a family garden or orchard, provided that all family gardens and orchards shall be located in the back yards and shall not exceed 35% of the total area of the lot, exclusive of the footprint of all buildings and the driveway.**

**3.16. On any lot conveyed by land contract or deed from the Developer, construction shall be commenced within one (1) year from the date of such land contract or deed. Upon violation of this restriction, the Developer shall have the option, exercisable by written notice to the lot owner within ninety (90) days after the expiration of such one (1) year period, to have said lot (and any appurtenant rights in any outlot, if any) conveyed to the Developer at the original sales price, free and clear of any liens and encumbrances created by act or default of the Owner of such lot, with taxes and installments on assessments for the year in which conveyance occurs being prorated as of the date of such conveyance. Developer may waive its rights under this section in writing, in its discretion.**

**3.17. Construction of all buildings shall be completed within eight (8) months after issuance of a building permit for the respective building, except that this provision may be waived by Developer or the Committee with respect to Lots 26, 27 and 49. Landscaping (including grading, sodding, and seeding) and paving of driveway shall be completed, in accordance with the approved landscaping plan, within one hundred eighty (180) days of completion of construction, provided weather conditions so allow. If such construction or landscaping is delayed due to matters beyond the control of the lot owner, the time for completion shall be extended by the period of such delay.**

**3.18. Except to the extent that this prohibition is limited by federal law or regulations, no exterior antennas, satellite dishes, solar panels, wind mills, walls or fences of any kind shall be permitted within the Property unless approved in writing in advance by the Developer or the Committee, whichever is then applicable, including approval of the location, material, height, size and color thereof. NO CHAINLINK, VINYL, PLASTIC OR SHADOWBOX FENCES SHALL BE ALLOWED AT ANYTIME. All fences require written approval from the Developer or the Committee, and the only fences that will be approved are ornamental metal fences or wrought iron fences, black in color. Any fence which is approved shall be set back at least five (5) feet from the lot line.**

**3.19. No noxious or offensive trade or activity shall be carried on within the Property, nor shall anything be done which may be or will become a nuisance to the neighborhood. This shall not be construed to prevent a family garden or orchard, provided that all family gardens and orchards shall be located in back yards and do not exceed the area described in section 3.15 above.**

**3.20. The elevation of any utility easement within the Property may not be changed in excess of six (6) inches without the permission of all of the applicable utilities, and any party making such change shall be responsible for any damages caused to underground utilities based on any changes in grade of more than six (6) inches.**

**3.21. No lot or outlot as platted shall be resubdivided, except with the approval of the Developer or the Committee, whichever is applicable. No boundary line within the Property shall be changed, except with the approval of the Developer or the Committee, whichever is then applicable. This section shall not be construed to prevent the use of one lot and part or all of another lot or lots as one building site.**

**3.22. No signs of any type shall be displayed to public view on any lot (including outlots) without the prior written consent of the Developer or the Committee, whichever is then applicable, except for (a) lawn signs of not more than six (6) square feet in size advertising the property where located for sale, and (b) signs erected by Developer advertising lots within the Property for sale, and (c) except for commercial, informational and directional signs on Lots 26, 27 and 49, which are permitted by the Village of Waunakee.**

**3.23. All buildings and other improvements constructed on any lots subject to this Declaration shall conform to all governmental zoning requirements and all side yard, rear yard, setback and other requirements imposed under the General Development Plan for the plat, as heretofore approved by the Village of Waunakee, and as amended from time-to-time hereafter, and the Specific Implementation Plan for the applicable lot or lots (Including outlots), as approved hereafter by the Village of Waunakee, as amended from time-to-time.**

**3.24. No swale, drainage way, or stormwater detention area within the Property, whether established by easement or not, which is in existence at the time of development on any lot or outlot on the Property, shall be re-graded or obstructed, so as to impede the flow of surface water across such swale or drainage way, or interfere with the proper functioning of any such swale, drainage way or stormwater detention area, and no structure, planting or other materials shall be placed or permitted to remain within any such swale, drainage way or stormwater detention area.**

**3.25. The following landscaping requirements apply to all lots within the Property (other than outlots and Lots 26, 27 and 49):**

- (a) Front and side yards must be sodded, including street terraces, except that the Developer or the Committee, whichever is then applicable, may permit the front yard and side yard to be seeded where weather conditions permit and appropriate alternative materials and practices are employed, in their discretion.**
- (b) Rear yard areas which are not sodded must be seeded.**
- (c) Landscape plantings and maintenance of the premises and adjoining street terrace shall be the responsibility of the lot or outlot owner(s). Complete visual screening of the front, rear or**



side of any lot or outlot is prohibited without approval of the Developer or the Committee, whichever is then applicable. Lawn trees shall be planted within 45 days of occupancy of the residence, or upon completion of construction, whichever occurs first, except that trees are not required to be planted during the winter months when the ground is frozen, but shall be planted as soon as weather conditions permit.

- (d) The landscaping plan for each lot (other than outlots) shall achieve a minimum of 700 landscaping points as determined by the following point schedule:

<u>Landscaping Element</u>	<u>Point Value</u>
Canopy Tree (2"-3" caliper at least 18 inches)	125
Canopy Tree (3"-4" caliper at least 18 inches)	150
Canopy Tree (greater than 4" at 18 inches)	200
Canopy Tree or Small Tree (1"-1-½" caliper at 18 inches, i.e., Crab, Hawthorn)	100
Evergreen Tree (4 to 6 feet in height)	100
Large Deciduous Shrub (3-yr. transplant, 36" min.)	20
Small Deciduous Shrub (3-yr. transplant, 18" min.)	10
Decorative Wall (per face foot)	5

3.26. The Developer, after a period of ten (10) years from the date of recording the final Plat or after seventy-five (75%) of the lots within the Property (other than outlots) have been sold, whichever occurs first, may elect to assign all of the Developer's rights to approve all of the items set forth in Article 3 hereof to the Committee.

3.27. Article 3 hereof shall run with the land and shall be binding upon and inure to the benefit of all persons having an interest in the Property for a period of thirty (30) years after the Plat is recorded, after which time Article 3 of this Declaration shall automatically stand renewed for successive five (5) year periods unless the same is canceled as provided in Section 3.28 below. If any person, or his heirs, successors or assigns, shall violate or attempt to violate any of the covenants and restrictions contained in Article 3 hereof while Article 3 hereof is effective, the Developer, the Committee or any person or persons owning any lot or lots within the Property, and in the case of Sections 3.21, 3.24, 3.25(c) or (d), 3.33, 3.34 and 3.36 hereof, the Village of Waunakee shall have standing to bring proceedings at law or in equity against the person or persons violating or attempting to violate any such

covenants or restrictions, and the prevailing party shall be awarded reasonable actual attorney fees and costs, and any person violating any of these covenants or restrictions shall be liable for all costs of removing any such violation. The Village of Waunakee shall not be required to take any action hereunder.

3.28. Article 3 hereof, or any part thereof, may be canceled, released, amended, or waived in writing as to some or all of the lots subject to this Declaration by an instrument signed by the Developer, or if the Developer's rights under Article 3 of this Declaration have been assigned to or assumed by the Committee, then by an instrument in writing signed by the Owners of a majority of the lots (other than outlots) subject to this Declaration, but no provisions of Sections 3.21, 3.24, 3.25(c) or (d), 3.33, 3.34 and 3.36 hereof may be canceled, released, amended or waived without the written consent of the Village of Waunakee.

3.29. Invalidation of any one of these covenants or any severable part of any covenant, by judgment or court order, shall not affect any of the other provisions, which shall remain in full force and effect, and the provision so invalidated shall be deemed reformed to the extent possible to cure any such default.

3.30. In the event the Committee does not affirmatively approve or reject the plans, specifications and site, grading and landscaping plans, the prime contractor or builder, alterations, or any other matters which must be submitted to the Developer or Committee, within thirty (30) days after the same have been submitted to the approving authority in writing, then such approval shall be deemed granted in such instance. No such time limit shall apply to the Developer. The Developer or the Committee may condition any such approval upon the owner reimbursing the Developer or the Committee for the actual, reasonable costs incurred by the Developer or the Committee for architectural or engineering services which were required to review any proposal before the Developer or the Committee.

3.31. In exercising any authority under Article 3 of this Declaration, the Developer or Committee, as appropriate, shall act in accordance with the following standards:

- (a) to assure the most appropriate development and improvement of the Property;

- (b) to protect each Owner of a lot against improper uses by other lot owners;
- (c) to preserve the beauty of the Property;
- (d) to guard against the erection of poorly designed or poorly proportioned structures, or structures built of improper or unsuitable material;
- (e) to encourage and secure the erection of attractive, adequate sized homes, which are attractive, and conform and harmonize in external design with other structures within the Property, and which are properly located upon the lot in accordance with its topography and finished grade elevation; and
- (f) to provide for high quality improvements which will protect the investments of purchasers of lots.

3.32. The Developer and the Committee shall not be liable for any loss suffered by any person on the basis of the approval or disapproval of any proposed use, plans, specifications, site, grading or landscaping plan or other matter, including any loss arising out of the negligence of the Developer or Committee.

3.33. If any Owner shall violate or attempt to violate any covenant or restriction with regard to drainage swales, drainage ways or stormwater detention areas, the Developer, the Committee, the Village of Waunakee, or any affected lot owner, shall have standing to bring proceedings at law or in equity against the person or persons violating or attempting to violate such covenant or restriction or failing to perform such duties, and shall be awarded appropriate relief, including reasonable, actual attorney fees and costs, to remedy said violation. The Village of Waunakee shall not be required to take any action hereunder.

3.34. The Owner of any lot within the Property which abuts upon or is adjacent to land used for farming or grazing purposes (other than lands used by Developer or his tenant or successor for such purpose) shall erect and maintain, if requested by the adjacent property owner, a partition fence, satisfying the requirements of the Wisconsin Statutes for a legal and sufficient fence, between the Owner's lot and the adjacent land, without cost to the adjoining property owner, so long as the adjoining land is used for farming or grazing purposes. The Developer, the Committee or the Village of

Waunakee, as the case may be, shall have standing to bring proceedings at law or in equity against the Owner of such lot, and shall be awarded appropriate relief, including reasonable, actual attorney fees and costs, in the event of any violation hereof. The Village of Waunakee shall not be required to take any action hereunder.

3.35. While the Developer retains ownership of any lots within the Property, the Developer reserves the right to submit some or all of said lots and related outlots as a site for the Parade of Homes of the Madison Area Builders Association. In the event some or all of said lots and related outlots are selected as a site for the Parade of Homes by the Madison Area Builders Association, this Declaration of Covenants, Restrictions and Conditions shall, as to the lots and outlots enrolled in the Parade of Homes, for the limited period of time commencing 48 hours prior to the commencement of the Parade of Homes and ending 48 hours after the conclusion of said Parade of Homes, be deemed temporarily altered and modified, to the extent necessary, to permit the Madison Area Builders Association to hold its Parade of Homes in the Property, pursuant to the then current Parade of Homes Rules and Developer's Checklist of the Madison Area Builders Association. All purchasers of lots within the Property, and their successors and assigns, shall take title subject to this specific reservation by the Developer and shall waive all rights to object to violations of this Declaration by Developer, the Madison Area Builders Association, or any of the builders or participants in such Parade of Homes during the period of such Parade(s) as set forth above.

3.36.

A. Any Outlots which are conveyed to the Association by the Developer shall be maintained by the Association and shall be used for the benefit of the lots within the Subdivision. The Developer shall be under no obligation to convey any Outlot to the Association. Developer may dedicate or sell any Outlots to the Village of Waunakee, to any other governmental authority, to any non-profit organization or to any other person or entity, or Developer may retain ownership thereof unless dedication thereof is required by the Village of Waunakee as a condition of approval of the plat. Developer may place additional restrictions or conservation easements on any of the Outlots prior to conveying them to the Association.

B. The 30-foot rain garden easement shown on the plat shall be conveyed to and be maintained by the Blue Ridge Neighborhood Association, Inc. after the 5<sup>th</sup> year following acceptance of all public improvements in the Plat,

unless such parcel is dedicated to the Village of Waunakee with the Village's consent, and shall be used as a rain garden for the benefit of the lots within the Subdivision, unless so dedicated to the Village. In the event that the Association does not maintain the rain gardens in accordance with the approved maintenance and planting plan for the rain gardens, the Village of Waunakee may enter the rain gardens and the adjoining area within the adjoining outlots to maintain such rain gardens and assess the cost thereof as a special charge on all lots and condominium units in the Plat. Developer may place additional restrictions or requirements on the Association with respect to the rain garden easement area. Developer shall be required to maintain the rain garden easement for a period of 5 years after the acceptance of all public improvements in the Plat, and the Developer shall prepare a maintenance and planting plan for such area, which shall be approved by the Village Engineer.

C. Unless another use is permitted by the Village of Waunakee, Outlots 13 and 18 may only be used as cropland, or for uses which are permitted uses in the conservancy zoning classification under the Village of Waunakee zoning ordinance at the time of recording of these covenants. No building may be constructed on Outlots 13 or 18 without the consent of the Village of Waunakee.

D. Outlots 19 and 20 shall be used solely in conjunction with Lots 50 to 57 in the Subdivision, will not be conveyed to the Association, and will be owned by the owners of the lots appurtenant thereto. The use and regulation of Outlots 19 and 20 shall be governed by specific easements, covenants and restrictions which shall be executed and recorded subsequent to the execution of this instrument.

E. Outlots 4, 5, 7, 9, 11, 14 and 16 will be limited to use for stormwater management and water infiltration/purification uses, and further development or division of such Outlots shall be prohibited without the consent of the Village of Waunakee, but any portion of Outlot 4 which is not needed for stormwater management purposes may be divided and/or used for neighborhood or community uses with the permission of the Village Engineer. In the case of Outlots 9 and 14, agricultural or open space use to enhance water quality or stormwater infiltration shall be permitted. Outlot 1 shall be dedicated to the public for park purposes. Outlots 6, 10 and 15 shall be used for pedestrian trail purposes only. Outlots 8, 12 and 17 shall be used for equestrian trail purposes only.

**F. Nothing contained in this instrument will be deemed to be a gift or dedication of any portion of any outlot referred to in this section to the general public or to any public purpose whatsoever. The owners of any outlots designated herein, by written agreement of all of the owners of the applicable outlot, shall have the right to temporarily close all or any portions of the outlot to such extent as may, in the opinion of their counsel, be legally sufficient to prevent a dedication thereof or the accrual of any rights to any person or to the public therein, and to temporarily close, if necessary, by action of a majority of the applicable owners of any such outlot in order to permit repair. Nothing contained in this instrument shall be construed to make any owner or their successors and assigns, partners or joint venturers of any other owner or to render any party liable for the debts or obligations of any other party. No breach of this section shall entitle any party to cancel, rescind or otherwise terminate this instrument, but this limitation will not affect, in any manner, all other rights or remedies which any party shall have by reason of any breach of this section. Developer shall only be responsible for such improvements with respect to all outlots or the rain garden easement as the Developer, in Developer's discretion, elects to construct or install, or as provided in the development agreements for the plat.**

**3.37. In order to reduce runoff and protect water quality, all downspouts and downspout extenders are to drain into a permeable area such as grass or a planting bed within each respective lot. Individual lots within the plat are required to infiltrate the first 1-inch of the runoff created within such lot from its buildings, rooftops and impervious surfaces. The Lot Owner shall deep till or chisel-plow all disturbed areas beyond the street and building footprints to promote infiltration of stormwater, prior to the installation of landscaping, with the use of appropriate compost where necessary. During the construction of a dwelling unit on any Lot, the Owner shall cause all silt and debris in the street, whether public or private, to be cleaned up and removed on a daily basis at the end of each day to prevent runoff of silt and debris from the Lot into the stormwater management system.**

#### **ARTICLE 4**

#### **Blue Ridge Neighborhood Association, Inc.**

#### **Definitions**

**For purposes of Article 4 of these Covenants, Restrictions, Conditions and Easements, the following terms shall be defined in the following manner:**

4.1. "Association" shall mean and refer to Blue Ridge Neighborhood Association, Inc., its successors and assigns.

4.2. "Board" shall mean and refer to the Board of Directors of the Association.

4.3. "Declaration" shall mean the Declaration of Covenants, Restrictions, Conditions and Easements for the Plat of Blue Ridge Addition to Southbridge, as they may from time-to-time be amended.

4.4. For purposes of this Article 4 only, "Owner" shall include the owner of any condominium unit on a lot in the Plat which contains a condominium approved by the Village of Waunakee.

#### **Association Membership and Board of Directors**

4.4. **Members.** The Owner of each platted lot (other than outlots) within the Plat of Blue Ridge Addition to Southbridge, Village of Waunakee, Dane County, Wisconsin, as defined in Sec. 1.2 hereof, shall be a member of the Association. Each platted lot shall have one (1) vote only in the affairs of the Association, except that the condominium lots shall have a number of votes equal to the number of condominium units on such lots. Where more than one person holds an ownership interest in any lot or condominium unit, all persons holding such interest shall be members, but such lot or condominium unit shall have only one (1) vote. The members shall have such rights as are set forth herein, in the Articles and By-Laws of the Association, as amended from time-to-time, and as may be provided by the laws of the State of Wisconsin.

4.5. **Board of Directors.** The affairs of the Association shall be managed by the Board. The Board shall be selected in the manner, and shall have such duties, powers and responsibilities as are set forth herein, in the Articles and By-laws of the Association, as amended from time-to-time, and as may be provided by the laws of the State of Wisconsin, subject to the rights of Developer as set forth in such instruments. The Board of Directors shall elect the members of the Design Review Committee under the circumstances described in Sections 3.2 and 3.26 hereof.

**Common Areas; Entrance Sign; Design Review Committee**

4.6. **Acquisition of Common Areas.** The Association may take title from time-to-time to real property within the Property or outside of the Property for the purpose of providing common areas for the use and benefit of the members. The Association shall have the right to exclusive management and control of all such common areas and all improvements thereon.

4.7. **Obligations of Association.** The Association shall have the duty to maintain common areas in good, clean, attractive and sanitary condition, order and repair, and to make such improvements and perform such maintenance as shall further the interests of the members, including the rain garden easement identified above.

4.8. **Easement of Enjoyment.** Subject to the provisions of this Declaration, all common areas shall be held by the Association for the benefit of the members. Each of said members shall have an equal, undivided right to use and enjoyment of such common areas, subject to the right of the Association to establish reasonable rules for the use of such common areas.

4.9. **Entrance Sign.** The Association shall maintain in good order and repair the entrance sign to the Property, including lighting thereof, and any pump, electrical equipment, piping and wiring associated therewith, and shall provide water and electrical power therefor, at the expense of the Association.

4.10 **Design Review Committee.** The Association, with the approval of the Board of Directors, may provide financial assistance to the Design Review Committee to enable it to carry out its activities, including the hiring of planners, architects, engineers and legal counsel, and the payment of the costs and expenses, including attorney fees, incurred by the Design Review Committee in enforcing any part of the Covenants, Restrictions, Conditions and Easements.

**Assessments**

4.11. **Creation of Lien and Personal Obligation of Assessments.** The Developer hereby covenants, and each Owner of any lot or condominium unit within the Property (other than outlots) by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association all assessments in the amount and



manner hereinafter provided. All such assessments, together with interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on the land and a continuing lien upon the lot or condominium unit (but not any outlot) against which each such assessment is made. Each such assessment, together with interest thereon and costs of collection thereof, shall also be the personal obligation of the person who was the Owner of such lot (other than outlots) at the time when the assessment became due and payable.

**4.12. Creation of Assessments.** Assessments shall be determined, established and collected, in the following manner:

- (a) Budget.** In December of each year starting in December 2005, the Board shall determine a budget for the ensuing calendar year, which shall include the costs to be incurred by the Association in connection with the maintenance, improvement and operation of common areas and plat signs, maintenance of the rain gardens, payment of taxes and insurance, and other costs connected therewith, including a reasonable reserve for depreciation and any financial assistance to be provided to the Design Review Committee under Section 4.10 above. Such budget shall be approved by a vote of two-thirds (2/3) of the Board on or before the last day of December each year.
- (b) Limitation on Assessments.** The maximum annual assessment which may be authorized under this Article shall be \$100 for each lot or condominium unit to which the Association has the power to make assessments hereunder (excluding outlots), until the actual annual costs of maintenance, improvement and operation of common areas and payment of taxes, maintenance of the rain gardens, insurance and other costs associated therewith, including a reasonable reserve for depreciation and any financial assistance to be provided to the Design Review Committee, shall exceed the annual revenue generated by an assessment of \$100 per lot or condominium unit, in which event the maximum assessment per lot or condominium unit shall be such actual costs of maintenance, improvement and operation of common areas and payment of taxes, maintenance of the rain gardens, insurance and other costs associated therewith, including a reasonable reserve for depreciation and any financial assistance to be provided to the Design Review Committee, divided equally among all lots or condominium unit as to which the Association

has the power to make assessments hereunder (excluding outlots).

- (c) **Declaration of Assessments.** The Board shall declare assessments so levied due and payable thirty (30) days from the date of such levy, except for assessments made pursuant to the last sentence of subsection (b) above which shall be due and payable from the purchaser at the time of closing. The Board shall notify each Owner of the action taken by the Board, the amount of the assessment against the lot owned or condominium unit by such Owner and the date such assessment becomes due and payable. Such notice shall be mailed to the Owner at the last known post office address by United States mail, with postage prepaid, or be personally delivered to the Owner.
- (d) **Collection of Assessments.** In the event any assessment levied against any lot or condominium unit remains unpaid for a period of sixty (60) days from the date of the levy, or from the date of closing with respect to park impact fee assessments, the Board may, in its discretion, file a claim for a maintenance lien against the lot or condominium unit for which payment is not made, and upon compliance with the provisions of Section 779.70, Wisconsin Statutes, or other applicable authority, such claim shall be and become a lien against such lot or unit. The claim shall thereafter accrue interest at the rate of interest payable upon legal judgments in the State of Wisconsin, and the Board may exercise such remedies to collect such claim as may be afforded by law. The Owner of the subject lot or condominium unit shall be responsible for all costs of collection incurred by the Association in connection therewith. No Owner may waive or otherwise escape liability for the assessment provided for herein by non-use of any common areas or abandonment of his lot.
- (e) **Joint and Several Liability of Grantor and Grantee.** Upon a voluntary conveyance, the grantee of a lot or condominium unit shall be jointly and severally liable with the grantor for all unpaid assessments as provided in this Article up to the time of the conveyance, without prejudice to the grantee's right to recover from the grantor the amount paid by the grantee therefore, except that this sentence shall not cause the Developer to be liable for any park impact fee assessment to be paid at closing by

any purchaser from Developer. However, any such grantee shall be entitled to a statement from the Association setting forth the amount of such unpaid assessments and any such grantee shall not be liable for, nor shall the lot conveyed be subject to a lien for, any unpaid assessment against the grantor pursuant to this Article in excess of the amount therein set forth. If the Association does not provide such a statement within ten (10) business days after the grantee's request, it is barred from claiming any lien which is not filed prior to the request for assessments owed by the grantor.

4.13. Term. Article 4 hereof shall run with the land and shall be binding upon and inure to the benefit of all persons having an interest in the Property for a period of thirty (30) years after the Plat of Blue Ridge Addition to Southbridge is recorded, after which Article 4 of this Declaration shall automatically stand renewed for successive five (5) year periods unless the same is canceled as provided in Section 4.14 below.

4.14. Cancellation, Release, Amendment or Waiver. Article 4 hereof, or any part thereof, may be canceled, released, amended or waived in writing as to some or all of the lots or condominium units subject to this Declaration by an instrument signed by the Developer, or if the Developer's rights under Article 3 of this Declaration have been assigned to or assumed by the Design Review Committee, then by an instrument in writing signed by both (a) the Owners of a majority of the lots or condominium units (other than outlots) subject to this Declaration, and (b) a majority of the Board of the Association.

4.15. Severability. Invalidation of any one of these covenants or any severable part of any covenant, by judgment or court order, shall not affect any of the other provisions, which shall remain in full force and effect, and the provision so invalidated shall be deemed reformed to the extent possible to cure any such defect.

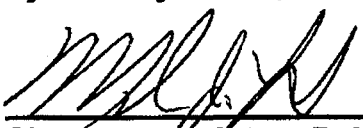
IN WITNESS WHEREOF, the undersigned have executed this instrument on this 18<sup>th</sup> day of August, 2005.

  
Donald C. Tierney

  
Joanne K. Tierney

STATE OF WISCONSIN )  
                                  ) ss.  
COUNTY OF DANE             )

On this 18<sup>th</sup> day of August, 2005, before me, a Notary Public, personally appeared Donald C. Tierney and Joanne K. Tierney to me known, who being by me duly sworn, did depose and say that they executed such document.

  
Signature of Notary Public (in black ink only)

Michael J. Lawton  
Print name of Notary Public (in black ink only)

Notary Public, State of Wisconsin  
My Commission: 1/1/2007

This instrument drafted by:  
Michael J. Lawton

**EXHIBIT A****ARCHITECTURAL AND DESIGN STANDARDS  
FOR BLUE RIDGE ADDITION TO SOUTHBRIDGE  
(EXCEPT FOR OUTLOTS AND LOTS 26, 27 AND 49, BLUE RIDGE ADDITION)**

The following architectural and design standards shall be deemed incorporated by reference into Section 3.1 and 3.4 of the attached Declaration as if set out in full therein, and shall apply to any improvements constructed within the Plat of Blue Ridge Addition to Southbridge (other than outlots and Lots 26, 27 and 49, Blue Ridge Addition):

**1. YARD REQUIREMENTS**

The distance from the lot line to the improvements on the lot for setback purposes shall be measured in the same manner for purposes hereof as provided in Sec. 106-18 of the Waunakee Zoning Ordinance in effect on the date of adoption hereof. In the case of gore shaped lots, the rear yard setback shall be calculated using the City of Madison definition for such rear yard set back calculations.

**Primary Buildings:****Front Yard**

- There shall be a 15' minimum front yard setback measured from front lot line.
- Open porches, with open or closed rail systems, may encroach the front yard setback by 5' maximum (10' setback from the front lot line).

**Side Yard**

- Single story buildings must have 5' minimum distance from side yard lot line.
- Two story buildings must have 6' minimum distance from side yard lot line.
- Reverse corner buildings must have 15' minimum distance from adjoining street lot line.

**Rear Yard**

- The principal building shall be set back a minimum distance of 20' from the rear yard lot line.

**Secondary Buildings:**

- Unattached garages and accessory buildings are not permitted.
- Attached garages shall meet the primary building setback requirements set forth above, except that all attached garages shall have a front yard setback of 20' from the front lot line when the main garage entrance faces the street and a setback of 15'

from the front lot line when the main garage entrance is turned so it does not face the street.

## 2. HEIGHT RESTRICTION

The height of any building shall be measured in the same manner for purposes hereof as provided in the Waunakee Zoning Code in effect on the date hereof.

- The primary building shall not exceed 35' in total height.

## 3. DESIGN STANDARDS

### General Standards:

- Total building coverage of the lot shall not exceed 50% of the total lot area. At least 30% of the lot area shall remain in green space, not covered by driveway, paved walkways or structures.
- All front entryways or porches shall be oriented toward the street.
- Window, door and other architectural design elements are required on facades facing all public or private streets.
- All chimneys shall be fully enclosed with brick or stone.
- All fascia shall be a minimum of 10" in width. No aluminum or vinyl fascia shall be allowed, unless such fascia has the same effect as natural materials and is allowed by the Developer or Design Review Committee.
- The Developer and Design Review Committee shall encourage the use of natural building materials on the street side facade.
- All building plans are subject to review by the Developer or the Design Review Committee, and no work shall start prior to obtaining this approval in writing. No building permit may be issued by the Village of Waunakee without such approval having been given in writing.
- All driveways shall have a width, excluding flares, at the public street right-of-way of not less than 12' and not more than 24'. Only one (1) driveway entrance shall be permitted per lot, unless this requirement is waived by the Director of Public Works for the Village of Waunakee.

### Garages & Accessory Buildings:

- No garage that faces a street shall exceed 40% of the total street side facade area of the primary and accessory buildings combined, based on the square footage measurement of the total street side facade, unless the garage setback is 30' or more from the public or private street lot line. The façade above the garage, if any, shall not be counted as part of the garage façade, but shall be harmonious with the balance of the façade on the house.

- Any garage that is facing the street shall have a minimum setback of 20' from any street.
- If a garage entry does not face the street side facade, the garage may encroach the front yard setback by 5', except in the case of a reverse corner lot.

Fences:

- No chain link fence allowed.
- No plastic or vinyl fence allowed.
- All fences, including design, materials and location, must be approved by the Developer or Committee. The only fences that will be approved will be ornamental metal or wrought iron fences, black in color.

4. GENERAL

- For purposes hereof, any reference to a street shall include public streets and private streets.
- The establishment of the foregoing standards shall not prohibit the Developer or the Design Review Committee from establishing other or more strict requirements or rejecting any plans, as the foregoing are minimum requirements only.

000905

Parcel Number	Lot/Outlot	Subdivision/Cemetery		
080917408001		BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917408251		BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917444001		BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917470751		BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917408501		BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917471001		BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917444251		BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917471251		BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917405251	OUTLOT 001	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917401011	LOT 001	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917401121	LOT 002	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917405501	OUTLOT 002	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917405751	OUTLOT 003	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917401231	LOT 003	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917401341	LOT 004	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917406001	OUTLOT 004	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917406251	OUTLOT 005	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917401451	LOT 005	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917401561	LOT 006	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917406501	OUTLOT 006	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917406751	OUTLOT 007	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917401671	LOT 007	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917401781	LOT 008	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917407001	OUTLOT 008	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917407251	OUTLOT 009	BLUE RIDGE ADDITION TO SOUTHBRIDGE		



000906

Parcel Number	Lot/Outlot	Subdivision/Cemetery		
080917401891	LOT 009	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917402001	LOT 010	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917420001	OUTLOT 010	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917420251	OUTLOT 011	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917402111	LOT 011	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917402221	LOT 012	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917420501	OUTLOT 012	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917420751	OUTLOT 013	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917402331	LOT 013	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917402441	LOT 014	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917442751	OUTLOT 014	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917443001	OUTLOT 015	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917402551	LOT 015	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917402661	LOT 016	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917443251	OUTLOT 016	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917443501	OUTLOT 017	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917460071	LOT 017	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917460181	LOT 018	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917443751	OUTLOT 018	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917407501	OUTLOT 019	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917440091	LOT 019	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917440201	LOT 020	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917407751	OUTLOT 020	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917440311	LOT 021	BLUE RIDGE ADDITION TO SOUTHBRIDGE		

000907

080917440421		LOT 022	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
Parcel Number		Lot/Outlot	Subdivision/Cemetery		
080917440531		LOT 023	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917440641		LOT 024	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917440751		LOT 025	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917440861		LOT 026	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917440971		LOT 027	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917441081		LOT 028	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917441191		LOT 029	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917460401		LOT 030	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917460511		LOT 031	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917460621		LOT 032	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917460731		LOT 033	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917460841		LOT 034	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917460951		LOT 035	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917461061		LOT 036	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917461171		LOT 037	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917461281		LOT 038	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917461391		LOT 039	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917461501		LOT 040	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917461611		LOT 041	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917461721		LOT 042	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917461831		LOT 043	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917461941		LOT 044	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917462051		LOT 045	BLUE RIDGE ADDITION TO SOUTHBRIDGE		

080917462161		LOT 046	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917462271		LOT 047	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
Parcel Number		Lot/Outlot	Subdivision/Cemetery		
080917462381		LOT 048	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917402891		LOT 049	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917403001		LOT 050	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917403111		LOT 051	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917403221		LOT 052	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917403331		LOT 053	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917403441		LOT 054	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917403551		LOT 055	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917403661		LOT 056	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917403771		LOT 057	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917403881		LOT 058	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917403991		LOT 059	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917404101		LOT 060	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917404211		LOT 061	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917462521		LOT 062	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917462631		LOT 063	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917462741		LOT 064	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917462851		LOT 065	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917462961		LOT 066	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917463071		LOT 067	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917463181		LOT 068	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917463291		LOT 069	BLUE RIDGE ADDITION TO SOUTHBRIDGE		

080917463401		LOT 070	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917463511		LOT 071	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917463621		LOT 072	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
Parcel Number		Lot/Outlot	Subdivision/Cemetery		
080917463731		LOT 073	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917463841		LOT 074	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917463951		LOT 075	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917464061		LOT 076	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917464171		LOT 077	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917464281		LOT 078	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917464391		LOT 079	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917464501		LOT 080	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917404411		LOT 081	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917404521		LOT 082	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917404631		LOT 083	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917404741		LOT 084	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917404851		LOT 085	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917464761		LOT 086	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917464871		LOT 087	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917464981		LOT 088	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917465091		LOT 089	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917465201		LOT 090	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917465311		LOT 091	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917465421		LOT 092	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917465531		LOT 093	BLUE RIDGE ADDITION TO SOUTHBRIDGE		

000910

080917465641		LOT 094	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917465751		LOT 095	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917465861		LOT 096	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917465971		LOT 097	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
Parcel Number		Lot/Outlot	Subdivision/Cemetery		
080917466081		LOT 098	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917466191		LOT 099	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917466301		LOT 100	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917466411		LOT 101	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917466521		LOT 102	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917466631		LOT 103	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917466741		LOT 104	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917466851		LOT 105	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917466961		LOT 106	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917467071		LOT 107	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917467181		LOT 108	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917467291		LOT 109	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917467401		LOT 110	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917467511		LOT 111	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917467621		LOT 112	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917467731		LOT 113	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917467841		LOT 114	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917467951		LOT 115	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917468061		LOT 116	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917468171		LOT 117	BLUE RIDGE ADDITION TO SOUTHBRIDGE		

080917468281		LOT 118	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917468391		LOT 119	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917468501		LOT 120	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917468611		LOT 121	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917468721		LOT 122	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
Parcel Number		Lot/Outlot	Subdivision/Cemetery		
080917468831		LOT 123	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917468941		LOT 124	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917469051		LOT 125	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917469161		LOT 126	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917469271		LOT 127	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917469381		LOT 128	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917469491		LOT 129	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917469601		LOT 130	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917469711		LOT 131	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917469821		LOT 132	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917469931		LOT 133	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917470041		LOT 134	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917470151		LOT 135	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917441461		LOT 136	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917441571		LOT 137	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917441681		LOT 138	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917441791		LOT 139	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917441901		LOT 140	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917442011		LOT 141	BLUE RIDGE ADDITION TO SOUTHBRIDGE		

8

000912

080917442121		LOT 142	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917442231		LOT 143	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917442341		LOT 144	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917442451		LOT 145	BLUE RIDGE ADDITION TO SOUTHBRIDGE		
080917442561		LOT 146	BLUE RIDGE ADDITION TO SOUTHBRIDGE		