

"OAKBRIDGE"

SPECIFIC IMPLEMENTATION PLAN RESTRICTIONS

LOTS 1 THROUGH 145

The following restrictions shall apply to Lots 1 through 145 of the Oakbridge Subdivision Plat recorded on December 13, 1977 in the office of the Register of Deeds for Dane County, Wisconsin as Document No. 1551729.

1. All houses and lots shall be utilized for single family residences and shall also conform to the permitted uses in the definition pertaining to the R1 zoning category of the City of Madison Ordinances.
2. There will be no specific front, side or rear yard requirements, except as determined by James V. Burkhard,, Inc. or its subsequent approving authority for each lot except that no houses shall be closer than three feet to a side lot line or 15 feet to a rear lot line. On streets on which public sidewalks are installed the minimum setback shall be 20 feet unless a lesser setback is approved by the Traffic Engineer or the traffic official designated by the City of Madison. No houses shall be closer than ten feet to each other. No first floor areas of houses including garages and porches and additions thereto shall occupy more than 35% of the lot area the house is sited on.
3. A plot plan shall be submitted to the City of Madison with application for building permit for each lot and shall show building location and floor elevations, existing and finished lot grades, driveways, parking, walkways, and proposed future building expansion, if any. Upon approval, each plot plan, unless change is approved by James V. Burkhard, Inc. or its subsequent approving authority, shall be the official restrictions controlling the specific structural use of each premises. There is a maximum building height of two and one-half (2½) stories, or 30 feet above the adjoining street pavement grade.
4. There will be an owners association for all property owners in Oakbridge with power of assessment to maintain the court islands, the entrance areas, and the median strip on Tree Lane. There will be one association with parcel committees for each use area. The association will have powers of assessment, with covenants to insure architectural and environmental character and provide for maintenance as needed. The covenants and restrictions of said association shall be submitted to the City of Madison Planning Department for review and shall be recorded in the office of the Register of Deeds for Dane County, Wisconsin, prior to the transfer of any lots in subject plat.

IN WITNESS WHEREOF, these specific implementation plan restrictions have been executed by James V. Burkhard,, Inc.,, a Wisconsin Corporation, on Dec. 13, 1977.

JAMES V. BURKHARD, INC.

By James V. Burkhard
James V. Burkhard, President