

Addendum #2 to Offer to Purchase dated \_\_\_\_\_ and signed by \_\_\_\_\_ as Buyer for the property known as Lot \_\_\_\_\_ HAWKSNEST.

#### GUIDELINES FOR PLAN APPROVAL

Hawksnest is more than a subdivision. It is a creative community based upon a concept of harmony and tradition, a rediscovery of the warmth and richness of our architectural past. Therefore all homes in Hawksnest will be required to be traditional in design. Only homes having a basis in history such as authentic Early American, English Tudor, French Manor house, Georgian Colonial, Cape Cod and the like will be approved for construction. The only deviations to be considered are sun-rooms, green houses and special window walls which may be considered to be contemporary in nature but compliment the design and are located in an unobtrusive location relative to the Hawksnest streetscape. In addition to this primary requirement please consider the following guidelines in the design of your home:

1. Minimum home sizes should conform to the recorded restrictions (3000 sq. ft. minimum).
2. Homes shall have a minimum of an attached two car garage. Garage entrances must be on the side of the home.
3. When shutters are used on the front of a home, they shall also be used on appropriate windows on the sides and rear. Standards shall also apply to window casings and trim features.
4. Divided-lite windows or window grids shall be used on all windows on the front, sides and rear of the home.
5. All homes are required to have roofs of wood shakes.
6. All exterior walls shall be constructed of brick, stone, stucco or other natural materials. No artificial stone or siding is allowed.
7. Although there is no minimum brick or stone requirements, if masonry material is used on the exterior walls it must terminate only at an inside corner. The same provision shall apply to exterior panels of other material such as vertical siding, etc. The exposed portion of any foundation shall be finished with brick or stone veneer or with stucco.

8. Homes that are too similar in appearance will not be permitted to be constructed in close proximity to one another.
9. Exterior fireplaces and chimneys shall be constructed of masonry materials.
10. Other exterior materials should be kept to a minimum and be consistent on all elevations.
11. The number of exterior colors should likewise be kept to a minimum. It is recommended that a maximum of two colors be allowed on the walls and trim and one color for such accent items as shutters and doors.
12. Garages shall be located on the high side of the lot unless a special exception is approved by the developer.
13. The deed restrictions prohibit out-buildings such as storage sheds. Please make sufficient provisions for storage within the perimeter of the home.
14. The home must be completed (including landscaping) within one year from the start of construction.
15. All driveways must be paved.
16. The developer must approve all fences, decks, swimming pools, and other landscape features. All swimming pools must be in-ground. No Satellite dishes are allowed.
17. All TV antennas must be contained within the home and not mounted on the roof.
18. Each Buyer is required to purchase and install at the completion of their homes a light post with photo electric eye. The location of this post lamp shall be on the front lot line, eight feet from the house side of the driveway. The lamp is to be illuminated during all night time hours. The post and lamp can be purchased from the Siepmann Realty Corporation. A mail box/newspaper box shall also be purchased from the developer and installed in a location to be determined at the time of house plan approval. Estimated cost for the lamppost and mailbox is \$900.00, due at closing.
19. All house plans, house colors, yard grades and stake out surveys shall be approved by the developer prior to any construction. The developer may require on sloping lots that certain basement walls be exposed to allow

for a more natural transition between homes. Any exposed basement or foundation walls shall be covered with masonry veneer, plaster or siding materials used on the walls above.

20. Each lot owner, at the time of home construction, shall be responsible for grading their lot so as to direct drainage toward the street or other established drainageway and to prevent an increase in drainage on to neighboring property. In addition, at the time of construction, erosion control measures shall be installed and maintained according to the standards and specifications set forth in the Wisconsin Construction Site Best Management Practices Handbook and/or local ordinances.
21. In order to protect the environmental corridor, the rear portions (generally the rear 100 feet) of Lots 26 thru 31, 40 thru 42 and 51 thru 54 are subject to a conservation easement which prohibits the removal of trees or other vegetation within the protected area. Please consider this easement when developing your site plan.

It is the intention of the developer to assist the lot owners in achieving a compatible arrangement of quality homes. Please consider these guidelines when advising your design specialist.

ADDENDA #3

INDIVIDUAL LOT EROSION CONTROL PLAN  
FOR HAWKSNEST SUBDIVISION

To protect Pewaukee Lake, neighboring property and rights-of-way, the purchaser shall prevent soil erosion and sedimentation by:

1. Installing and maintaining a silt fence or straw bale barrier on all downslope sides of the lot;
2. Installing and maintaining a gravel entrance (6 inches of 2 to 3 inch aggregate, 7 feet wide and 50 feet long or the distance from the road to the construction area, whichever is less); requiring all vehicles to use that entrance;
3. At the end of each work day, cleaning up any soil tracked onto the road;
4. Locating all soil piles at least 25 feet from any downslope road, ditch or drainageway; immediately placing silt fence on the downslope side of all soil piles;
5. As soon as gutters are installed, placing extenders on all downspouts to route roof water to a stabilized area; continuing use of the extenders until vegetation is established; and
6. Sodding, or seeding and mulching, the lot within 60 days after the occupancy permit is issued; maintaining the sod or seed by watering and any necessary replanting. (for homes with occupancy permits issued between September 1 and April 30, the lot shall be covered with mulch within 30 days after the occupancy permit is issued and the mulch shall be maintained until the lot is sodded or seeded. For these lots, sodding or seeding shall be completed by June 1.)

All erosion control measures shall be installed and maintained according to the best standards and specifications set forth in the Wisconsin Construction Site Best Management Practice Handbook, the Wisconsin Soil Conservation Service Field Technical Guide, or adopted by the Waukesha County Land Conservation Department.