

LAKESIDE CONSERVANCY
GUIDELINES FOR PLAN APPROVAL

Lakeside Conservancy is an innovative plan for a high quality residential community that blends with the countryside while preserving the natural character of the land. The site plan, which features curved streets, landscaped grounds and generous open space will encourage higher quality homes with enhanced property values. Deed restrictions will require consistent architectural treatment on all building elevations. Consideration of the following guidelines must be given in the design of your home.

Minimum Size: Minimum home size must conform to the recorded Declaration of Restrictions. (3,000 square foot minimum living area.)

Garages: Homes must have an attached garage for at least three cars. The maximum size of the garage must conform to Town ordinances. Garage entrances must be on the side of the building.

Siding: The exterior walls of the home and attached garage must be constructed of wood, brick, stone or stucco. At least 80% of the aggregate of the exterior wall surface areas above the basement level of the residence and attached garage, after deducting the surface area of doors and windows, must be constructed of full-size brick, natural stone or stucco. Certain manufactured exterior siding products such as Hardi-Plank or its equivalent may be allowed upon specific approval of the developer but in no event will aluminum, vinyl, or steel siding be acceptable. Windows may be vinyl or aluminum clad. Shutters may be textured vinyl. Garage and service doors may be wood, steel or fiberglass and must have a raised panel or similar decorative design. The variety of exterior materials should be kept to a minimum and must be used consistently on all elevations. Only materials that are present on the front elevation of the home and attached garage may be used on the other sides of the home.

Windows: When shutters are used on the front of a home, they must also be used on appropriate windows on the sides and rear. This also applies to other trim features on the home. In non-masonry openings, casings of at least four inches in width must be used on all windows without shutters and on all doors. Windows in masonry openings shall have stone or brick sills and a brick or stone soldier course or corbeling at the top and sides, or other appropriate, similar detail. The developer may require the placement of windows in walls that would otherwise be blank or featureless. (Chimneys, bays or other projections on a wall are not, by themselves, an architectural "feature".) An attractive, balanced exterior design will take precedence over concerns about furniture arrangement. All windows must have either authentic divided lites, simulated divided lites (permanent muntin bars adhered to both the interior and exterior of the window) or muntin bars between two glass panes. The muntin bars are not to be removed except for cleaning. The style of the windows must be consistent with the architectural style of the house and must also be consistent throughout the house.

Masonry: Masonry material used on the exterior walls must terminate only at an inside corner. Other exterior materials such as lap siding, stone, etc. must also terminate at an inside corner.

Bays: Any bays and other projections, which extend down to the top of the foundation level must have a foundation beneath. "Hung bays" not extending down to the foundation are permitted if supported by appropriate brackets.

Fireplaces and Chimneys: Any residence having one or more fireplaces must have the primary fireplace built of full masonry construction on the interior and exterior of the residence, including the chimney. Chimneys of secondary fireplaces must be of full masonry construction or have a masonry veneer. Chimney chases must have a foundation beneath. All chimneys must have

caps of concrete or stone and clay flues.

Roof: All two story and story and one-half residence roofs must have a minimum pitch of eight feet in height for each twelve feet in length (8/12), except for rear dormers on a story and one-half residence. All one story residence roofs must have a minimum pitch of ten feet in height for each twelve feet in length (10/12). A lower minimum roof pitch may be allowed in special circumstances if approved in writing by the developer. Roofs must be of either wood shakes, wood shingles or dimensional fiberglass GAF Ultra or Landmark 50 shingles, or their equivalent, in a "weatherwood" color.

Sloped Lots: The developer may require on sloping lots that certain basement walls be exposed to minimize the impact on trees, vegetation and drainage as well as allow for a more natural transition between homes. Any exposed basement or foundation walls must be covered with masonry veneer, plaster or stucco. Homes with exposed basement or foundation walls must have a horizontal band at least 12" wide, at the height of the first floor, to create a visual separation between the foundation and the walls above. Garages must be constructed on the high side of the lot unless a special exception is approved by the developer.

Setbacks: The minimum setback from any street is 50 feet. The minimum side yard offset is 20 feet. Per Town of Delafield ordinances, the total area covered by improvements (residence, garage, driveways, walks, decks, patios, etc.) must not exceed 25% of the lot area. Per Waukesha County ordinances the total floor area of buildings allowed on the lot, excluding any floor area below ground, shall not exceed 27% of the lot area.

Colors: The number of exterior colors should be kept to a minimum. It is recommended that a maximum of two colors be used on the walls and trim and one color for such items as shutters and doors.

Miscellaneous:

1. Homes that are too similar in appearance will not be permitted to be constructed in close proximity to one another.
2. The deed restrictions prohibit outbuildings such as storage sheds. Please make sufficient provisions for storage within the perimeter of the home.
3. The house and attached garage must be constructed in accordance with the developer-approved plans and must be completed within one year from the start of construction, including basic landscaping. Basic landscaping is defined as seeding or sodding the entire lot.
4. All driveways must be paved with concrete, stamped concrete or brick within one year from the start of construction of the residence.
5. Upon completion of their home each owner is required to install a Northeast Lantern Model 1053 outdoor electric lamp with a Woodwright WC-100 cedar post and photoelectric control. The location of this lamp shall be on the front lot line, eight feet from the house side of the driveway. The lamp shall be maintained by the lot owner in a proper operating manner. Each owner is also required to install a Copper Sculptures post with Heavybilt mailbox. The mailbox location will be as directed by the local Postmaster. Maintenance and repair of the mailbox is the responsibility of the lot owner. The estimated cost of this lamp, post and mailbox is about \$1,400.00 and shall be paid at closing.
6. Each lot owner, at the time of home construction, will 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 onto neighboring property. In addition, at the time of construction, erosion

control measures must be installed and maintained according to the standards and specifications set forth in Wisconsin Construction Site Best Management Practices Handbook and local ordinances.

7. No mast-type antenna may be mounted or installed on any roof. Satellite dish antennas may not have a diameter in excess of 24 inches and are to be placed to the extent feasible in a location that is not visible from the street while still permitting reception of an acceptable quality signal.

Fences: All fences must be of a decorative style, not more than 5' high and at least 75% open. Chainlink and privacy fences are not allowed. Fences which enclose an entire yard are not allowed. The area enclosed by the fence shall be no larger than the area that would be occupied by a typical back yard in-ground swimming pool, regardless of whether or not the home has a pool. All fences must be at least 3' from any lot line and the finished side of the fence must face the abutting property. If the municipality has more restrictive fence ordinances, those shall control.

Approvals: All house plans, yard grades and stake out surveys must be approved by the developer prior to beginning any construction. The developer must also approve all fences, decks, retaining walls and other landscape features. Private outdoor swimming pools are not allowed. Retaining walls are to be constructed of natural stone, wood timbers or certain artificial stone products if specifically approved in writing by the developer. Fences are to be of a decorative style. Chainlink and privacy fences are not allowed. Fencing of entire yards is not allowed.

All plans submitted for approval must indicate on their face the total square footage of living area by floor and include a computation of the percentage of exterior wall surface area (above the foundation level) to be constructed of brick, stone or stucco.

In order to properly evaluate a design, the developer will require that house plans submitted for approval must be drawn by a professional home designer or architect. A preliminary plan must be submitted to the developer for review prior to preparation and submittal of final plans.

As provided in the Declaration of Restrictions for Lakeside Conservancy at Paragraph B. 10, the developer has the right to modify these guidelines and the building and use restrictions if, in its opinion, the modification or variance is consistent and compatible with the overall scheme of development.

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.