



August, 2017

EXECUTIVE SUMMARY OF
RESTRICTIONS AND COVENANTS
For
NEWBRIDGE CROSSING SUBDIVISION

The NEWBRIDGE CROSSING subdivision consists of eighteen (18) single family home sites, strategically situated on approximately 19 acres of beautiful, wooded rolling terrain. Nearly 50% of available land has been set aside as conservancy to protect this natural environment. The community consists of high quality homes designed to reflect French or English country-style of architecture.

In addition to unique, quality design, Owners will be relieved of the burdens of landscape maintenance and snow removal. After the initial development is completed, an Association consisting of all home owners will be established to retain qualified companies to handle these responsibilities. Prior to the creation of an Association, the Developer will be responsible to retain qualified contractors on behalf of the existing home owners.

Building restrictions are in place to maintain the integrity of architectural design and to insure quality construction materials and methods are used. Important Covenants include, but are not limited to the following:

1. Minimum size for a single story residence is 2000 sq. ft.; for a story and half and two story, the minimum is 2600 sq. ft. All standards exclude basements, covered porches and garages.
2. Each home shall have a minimum of a 2 car, 400 sq. ft. attached garage.
3. Extensive use of masonry is encouraged with minimum standards established
4. Roof pitch standards reflect the desired architectural styles.
5. Type, and appropriate use, of building materials have been established in the Covenants. For example, if the design of the structure includes an exposed chimney, facing material must be stone and/or brick with clay chimney caps.
6. Minimum setback standards have been established to permit "clustering" of homes – that is, position homes on smaller lots in order to minimize landscape maintenance while setting aside a significant position of the development in conservancy.
7. In order to preserve the integrity of the project, standards are in place requiring Developer approval of building design, building location on the site, landscaping and other critical elements.
8. Construction must be started within 12 months of closing on the lot and completed within 12 months from date of issuance of the building permit.
9. Post lamps and mailboxes must comply with standard, uniform design.

10. Improvements made by the home owner to the property generally must be pre-approved by the Developer and/or Home Owner Association – these rules are established in Section V of the Covenants. Driveways are required to be in poured concrete – use of granite pavers as decorative borders is encouraged.
11. Outside parking and storage of vehicles is restricted.
12. Home Owners are required to have a professional landscape designer prepare a plan and submit to the Developer for approval. The cost of landscape materials and installation, including lawns is the responsibility of the Home Owner. However, the Association shall be responsible for general maintenance and landscaping.
13. Irrigation systems are required to be installed and maintained by the Home Owner. Landscape lighting is not required but will need approval of the Developer (or Association if in existence) if installation is desired.
14. Use of Common Areas is restricted; overall maintenance, including water retention areas and lighting is the responsibility of the Home Owners Association.
15. Initially the Developer will be responsible for approval of all plans, contracting for maintenance and snow plowing. Once 100% of all lots are sold, or sooner if desired by the Developer, an Association consisting of all lot owners will be formed – the duties of the Association are identified in Section VII of the Covenants.
16. The cost of all landscape maintenance of sold home sites and of all common areas will be equally shared by all home owners; the cost of maintaining unsold lots will be paid by the Developer.
17. Roads throughout NEWBRIDGE CROSSING are dedicated to the municipality who is responsible for snow plowing and maintenance. Snow removal from driveways, as defined in the Covenants, will be contracted out by either the Developer or Home Owners Association and will be paid for from general assessments.
18. Each home is to have a private well but will be connected to a municipal sanitary sewer.
19. Type and quantity of permitted pets and animals is addressed in the Covenants.

This document is intended to be a summary of selected rules governing the development and administration of the NEWBRIDGE CROSSING subdivision. The “Declaration of Restrictions and Covenants” dated August, 2017 is the controlling document and has precedence over the summary.

Tree Ridge Real Estate Development, LLC
1384 North Waterville Road
Oconomowoc, Wisconsin 53066

Contact: William R Toson
Cell : 262.364.7404