

FOUR WINDS – VILLAGE OF HARTLAND
FACT SHEET

- The Sewer and Water Connection Fees for **2010** are **\$ 7, 213** for sewer, **\$ 100** for water and a filing fee of **\$ 150**; paid by Buyer at issuance of Building Permit.
- Minimum dwelling living areas to be 2,300 square foot for a one story and 2,800 square foot for a two story. The calculation of square footage will not include basement, exposed basement, attic, garage, porch or patio areas in the computation.
- All building plans, exterior design and location of each dwelling must be approved by the Architectural Control Committee (ACC). Submit (3) sets of plans; (3) certified stake out surveys; and actual color samples of all exterior building materials to Four Winds Architectural Control Committee for approval.
- An escrow deposit of **\$ 500** will be required at time of plan approval by the ACC. This will be held by Seller until the issuance of an occupancy permit. The purpose is to insure that the street, sidewalk, concrete curbing and street trees are maintained and protected from contractor damage.
- The Architectural Control Committee will be SCI Real Estate, Inc., located at 5429 N. 118th Court, Milwaukee WI 53225; 414-466-0111 Mr. Jim Sileno.
- The required minimum front set back is 40 feet from a street right-of-way, 20 feet on side yards and 35 feet for a rear yard.
- Driveways to have a minimum of a 3' side yard setback.
- Driveways shall be constructed with a hard surface material acceptable to the ACC and installed within one year of occupancy permit issuance. Buyer will be responsible to saw cut out and re-pour all driveway curb openings. Buyer will also be responsible to remove and re-pour the section of sidewalk that runs through any driveway opening.
- Village of Hartland building permit fees include:
 - **\$ 1, 500** occupancy deposit, which is refunded when your driveway and lawn are completed.
 - **\$. 20** per square foot of all areas including house, garage, porch and basement.
 - **\$ 30** per each fireplace
 - **\$ 25** for a state stamp
 - **\$ 75** for erosion control

- Mailboxes installed by Seller, **\$350** paid by Buyer at time of closing.
- Yard Light installed by Buyer, **\$850** paid by Buyer at time of closing, to be used to prepay the supplier. Buyer to pick up lamppost when needed from Seller at 5429 N. 118th Court, Milwaukee, WI.
- Each residence on a Lot shall have an attached garage for not less than 2 nor more than 4 cars. Unless waived by the ACC, garage entrances must be located on a side of the residence which does not face the street fronting the Lot, except in the case of a Lot bordered by two streets in which case the garage entrance must be located on the side on which the front entrance does not face. Garages must be located on the side of the Lot which has the highest elevation, except as permitted by ACC.
- No above ground swimming pools shall be allowed in the subdivision.
- No fence or wall of any height shall be permitted on any Lot except as a Landscape feature, which must be approved by the ACC. Below grade electric fencing for pet containment is approved.
- Village of Hartland Area School District:
Swallow Elementary K5-8
Arrowhead High School 9-12
- The Village of Hartland tax rate for **2009** is **\$ 16. 01** per \$1,000 of Assessed Value.
- Garbage service is provided by the Village of Hartland and is charged on your tax bill. The current charge for 2008 is **\$138. 50** per year.
- The following lots are required to have partially exposed basements:
Lot s
18, 19, 20, 27, 28, 29, 30, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62
63, 78, 79, 80, 81, 89, 90, 91, 92, 93 and 94.
- The following lots are required to have fully exposed basements:
Lot s 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76 and 77.
- **Certain Exterior Features.** With respect to the construction of a Building on a Lot or other improvement to a Lot:
 - If shutters, window casings or window grids and trim features are used on windows or divided-lite windows are used, in any case on the front of a residence, then they shall also be used on the side and rear windows.

- A residence shall have a roof made of wood shakes, tile, natural slate, dimensional shingles, or an artificial slate approved by the ACC, with a minimum pitch ratio of 8:12, or such other pitch as its specifically approved by the ACC.
 - Exterior walls of residences shall be constructed of brick, stone, cedar, stucco, LP Hardiboard or combinations thereof. No aluminum, metal or vinyl siding shall be permitted. Basement or foundations block walls shall not be exposed.
 - The front exterior elevation of the house must consist of at least 50% of brick, or stone.
 - The ACC shall be acting reasonably if it disapproves the Drawings for a residence because such residence would be similar in appearance to other residences in close proximity.
 - Exterior fireplace chimneys shall be faced with brick, or stone materials. On each side of a residence, except for trim, exterior materials shall be consistent on all levels. Color selections, for paint, stone, brick, stucco or other finish must be approved by the ACC.
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- Four Winds home owners will have access to the Ice Age Trail adjacent to the Bark River.
 - Association Fee for 2010 is \$ **550** per year.
 - Buyer to be aware that the ACC will require where possible, side entry garages or garages located on the high side of the lot. Buyer should consult their builder on these issues when selecting their house and prior to closing.

PLEASE REVIEW THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF FOUR WINDS FOR A COMPLETE UNDERSTANDING OF ALL RESTRICTIONS.

ALL MUNICIPAL FEES STATED IN THIS FACT SHEET CHANGE FROM YEAR TO YEAR. IT IS THE BUYERS RESPONSIBILITY TO VERIFY THESE FEES WITH THE VILLAGE OF HARTLAND.