

SUMMARY OF ARCHITECTURAL RESTRICTIONS FOR THE HIGHLANDS OF LAKE COUNTRY OCONOMOWOC, WISCONSIN

Minimum Home Size Requirements. Only one single-family home may be constructed on each lot. The following types of homes on Lots shall have the following minimum sizes:

<u>Lot Numbers</u>	<u>Residence Type</u>	<u>Minimum Size</u>
Lots 1-4 2,000 square feet on the first floor)	One story	2,600 Square feet
	One and one half story	2,800 square feet (minimum of
	Two story	3,000 square feet
Lots 5-20 1,600 square feet on the first floor)	One story	2,400 square feet
	One and one half story	2,800 square feet (minimum of
	Two story	2,800 square feet

Exterior Features. With respect to the construction of a Building on a Lot or other improvement to a Lot:

(a) If shutters are used on windows or divided-lite windows are used, in either case on the front of a residence, then they shall be used on each of the side and rear windows as the Architectural Control Committee shall require.

(b) A residence shall have a roof made of wood shakes, tile, natural slate, 30 year warranted dimensional shingles and all roofing shall be noted on the plan, including color and must be approved by the Architectural Control Committee, with a minimum pitch ratio of 7:12, or such other pitch as is specifically approved by the Architectural Control Committee.

(c) Exterior walls of residences shall be constructed of brick, stone, stucco, natural materials or engineered wood. No artificial stone or siding shall be permitted. At least 75% of the elevation on the front side of each building on a Lot shall be brick, stone, or dryvit.

(d) The Architectural Control Committee 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.

(e) Exterior fireplaces and chimneys shall be constructed of masonry, stucco or stone materials. Color selections, and paint, stone, stucco or other finish must be approved by the Architectural Control Committee.

(f) The Architectural Control Committee shall be acting reasonably if it requires that, on Lots with significant grades as determined by the Architectural Control Committee, portions of basement walls be exposed to allow for a more natural transition between residences. Any such exposed basement or foundation walls shall be covered with material consistent with the overall architecture of the residence described above.

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