



Bavarian WOODS

*The Archetype for
Environmentally Friendly
Developments*

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Landscaping is shown for graphical purposes only.

This beautiful community, landscaped with native hardwood trees, shrubs, tall grasses and meandering walking paths is the archetype for environmentally friendly subdivisions of the future and regarded as the “crown jewel” of the Village of Germantown. Deep lots are created to conserve the natural resources of the area and to ensure the secluded nature of the neighborhood. Your home will be nestled in a wooded, private setting.

Stone entrance monuments, a large pond and professionally landscaped cul-de-sacs were carefully designed to enhance

the beauty of Bavarian Woods. The absence of through roads, except by means of park-like walking trails, assure the preservation of privacy and tranquility for residents.

With its environmentally friendly wooded setting, Bavarian Woods

is far enough removed from the hustle and bustle of city living, yet close enough to both small towns and large cities to be convenient for work, school, shopping and entertainment. Bavarian Woods is the perfect location for your new home.



Bavarian Woods offers access to Washington County parks, the Kettle Moraine State Forest and the Ice Age Trail. Residents can enjoy a variety of recreational activities: hiking, bicycling, cross-country skiing, boating, fishing, swimming, hunting, camping, picnicking and nature study. Pike Lake State Park and eight public golf courses are also within a short driving distance, as are some of the area's finest restaurants and shops.

The charming nineteenth century stone and half-timbered Old World buildings of nearby Germantown, the easy access to Milwaukee, the quality of Washington County schools and a private neighborhood community situated in beautiful Wisconsin woodlands provide you with a solid investment for your family and your future.

MAPS AND DIRECTIONS

Directions

Bavarian Woods is located on the north side of Mequon Road west of Hwy. 45 in the Village of Germantown.



From I-94: exit north on Hwy. 45, take the WI-167E (Lannon Rd.) exit to CR-Y (Mequon Rd.). Turn right on to WI-167E, turn left on to Maple Road, and turn left on to Mequon Rd.

Distances

- Downtown Milwaukee: 30 minutes
- Milwaukee (Mitchell) airport: 35 minutes
- Milwaukee Zoo Interchange (I-94 and Hwy. 45): 20 minutes

Summary of Covenants

A complete list of restrictions and covenants will be supplied with the contract.

Tree Preservation

No existing live tree with a diameter of eight (8) inches or more at a height of four (4) feet above ground shall, without approval of the Architectural Control Committee, be cut down or destroyed.

Lamppost/Mailbox

Each residence shall install a coordinating mailbox, lamppost and decorative light provided by the Developer.

Exterior Materials

The exterior siding of all dwellings shall consist of natural wood siding, natural stone, structural or thin-cut face brick, cultured stone and/or stucco. The use of cement board, cedar plank siding and an EFIS system (Dryvit) will be permitted provided they are used with proper trim accents.

Accessory Structures

No storage sheds shall be allowed on any Lot. Other types of outbuildings may be allowed. All accessory structures shall be constructed with similar materials and in the same architectural style as the residence.

Miscellaneous

All homesites are to be serviced by private wells and septic systems.

Minimum Square Footage	
1-story:	1,600 square feet
2-story:	2,200 square feet; 1,200 square feet on first floor
1½-story:	2,200 square feet; 1,200 square feet on first floor
Split-level:	1,600 square feet on upper two floors



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Bavarian Woods Area Points of Interest



Schools

- 1. Amy Belle Elementary School
- 2. St. Boniface Elementary School
- 3. Kennedy Middle School
- 4. Germantown High School

City Offices/Library

- 5. Germantown City Hall
- 5. Germantown Community Library
- 6. Germantown Post Office

Parks/Recreation

- 7. Lake Park Golf Club
- 8. Kettle Hills Golf Course
- 9. Arrowhead Springs Golf Course
- 10. Homestead Hollow County Park
- 11. Holy Hill – Richfield
- 12. Ice Age Trail – West Bend

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