

A large, white, stylized graphic element resembling a decorative flourish or scrollwork. It features elegant, sweeping curves and intricate details, positioned behind the main text.

Weston
HIGHLANDS

*Brookfield's newest
luxury community*

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Now you have the freedom to build your own expansive manor in one of the area's newest communities. Among the last luxury communities of its kind in Brookfield, Weston Highlands offers a distinctive address in a convenient location.

An intimate enclave of signature home sites surrounded by mature woods, Weston Highlands embraces the best of Brookfield's natural beauty. The community also features a mix of site enhancements such as retaining walls, acres of professional landscaping, a cul de sac and an attractive

boulevard entry—all thoughtfully designed to complement the gently sloping hills and enhance the curb appeal.

A rare collection of fourteen $\frac{1}{2}$ to $\frac{3}{4}$ acre home sites will be offered in phase one of this residential community located off Greenfield Avenue, just east of Brookfield Road in the City of Brookfield. Ultimately, additional home sites in phase two will bring Weston Highlands to a total of eighteen custom home sites, each offering exceptional value and uncompromising quality.

As one of the most exceptional communities in the area, Weston Highlands is a unique find. Breathtaking views. Wide open spaces. Access to many nearby services, amenities and recreational pursuits. And the opportunity to build your beautiful estate in a prestigious community near Milwaukee—with a Brookfield address. Weston Highlands offers real, tangible value for your investment.



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 four (4) feet above ground shall, without approval of the Architectural Control Committee, be cut down or destroyed.

Landscaping

Landscaping plans, showing trees, bushes, planting beds, retaining walls, walkways, ornamental fences, arbors and other features must be submitted for approval by the Architectural Control Committee in conjunction with building plans.



Light Post and Mailboxes

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

Exterior Materials

The exterior of each single-family home shall consist of 75% masonry for the front façade. 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 wood corner boards.

Accessory Structures

No storage shed shall be allowed on any Lot. Other types of outbuildings, such as gazebos, pool equipment and/or changing room facilities, etc. may be allowed.

Minimum Square Footage	
1-story:	2,800 square feet
2-story:	3,500 square feet; 1,700 square feet on first floor
1½-story:	3,500 square feet; 2,200 square feet on first floor
Split-level:	3,500 square feet on upper two floors

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Weston Highlands Area Points of Interest

Schools

1. Brookfield Central High School
2. Wisconsin Hills Middle School
3. Swanson Elementary School
4. Brookfield Academy
5. St. Luke's Catholic School
6. St. John Vianney Catholic School

City Offices/Library

7. Brookfield City Hall
8. Brookfield Post Office
9. Brookfield Public Library

Parks/Recreation

10. Brookfield Hills Golf Course
11. Weston Hills Park
12. Westmoor Country Club
13. Endicott Park

Shopping

14. Ruby Isle Shopping Center
15. Brookfield Square Mall
16. The Brownstones Shopping Center
17. Brookfield Fashion Center



18650 W. Corporate Dr.
Suite 305
Brookfield, WI 53045
(262) 792-8921
(262) 792-8931 FAX
www.simongroup.net



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