

DECLARATION OF RESTRICTIONS
FOR
WINTERPARK SUBDIVISION

This Declaration is made this ____ day of _____, 200__, by Libertyville Ventures, LLC, a Wisconsin limited liability company (hereinafter the "Developer").

WHEREAS, Developer is the owner of the property commonly known as Winterpark Subdivision, located in the City of Greenfield, Milwaukee County, Wisconsin, more particularly described on the attached Exhibit A; and

WHEREAS, Developer desires to subject the residential Lots in said Winterpark to the conditions, restrictions, covenants, reservations and easements contained herein for the benefit of said property and for the benefit of each owner of any part thereof and for the purpose of creating a desirable utilization of land in an aesthetically pleasing residential environment.

THEREFORE, the Developer hereby declares that the real property described on the attached Exhibit A, shall be held, sold, conveyed, transferred, used and improved only subject to the conditions, restrictions, covenants, reservations and easements hereinafter set forth which shall inure to the benefit of the Developer, its successors and assigns, and to all parties hereafter having any interest in the property.

1. BINDING EFFECT AND DEFINITIONS

This Declaration of Restrictions shall become effective immediately upon the recording hereof with respect to the property described on the attached Exhibit A.

The terms "Winterpark Subdivision", "Winterpark", "Winterpark development" and "subdivision", as used in this Declaration of Restrictions, are defined as the property described on the attached Exhibit A.

The term "Lot" as used in this Declaration is hereby defined as each separate buildable parcel of real estate existing now or in the future which is created by any land division done in accordance with all applicable laws and regulations, and in compliance with all restrictions set forth in this Declaration, of the lands subject to this Declaration.

The term "common area" or "Outlot" are defined as any outlot, boulevard, detention or retention area, or other area within the subdivision which is not a Lot nor a dedicated street nor other dedicated area for which the City of Greenfield has assumed responsibility for maintenance. Each owner of a Lot shall have an undivided 1/19th ownership interest in the common areas or Outlots and the Owner's Association shall be responsible for the maintenance of all common areas or Outlots.

2. GENERAL PURPOSE

The general purpose of these restrictions is to assure that the subdivision will become and remain an attractive, high quality residential community and to that end to preserve and maintain the natural beauty, to ensure the best use and the most appropriate development and improvement of building sites within the property; to protect owners of building sites against such use of surrounding sites as may detract from the residential value of their property; to guard against and prevent the erection of poorly designed or proportioned structures on any part of the property; to obtain harmonious use of materials and color schemes in improvements; to insure the highest and best residential quality of the property; to encourage and secure the improvement of the property with attractive homes with appropriate locations thereof on the building sites; to secure and maintain proper spatial relationships of structures to other structures and lot lines; and generally to ensure the highest and best residential development of the property.

3. INTERPRETATION

It is inherent to protective covenants and restrictions that from time to time those covenants and restrictions are subject to interpretation. In those instances wherein an interpretation is required because there is no definitive rule to be followed, or because there is a question regarding an intangible concept such as, but not limited to, what constitutes harmonious architectural design, what is poor design or proportion and what is aesthetically pleasing, the matter shall be subject to the opinion of the Architectural Control Committee for the granting of a final approval.

4. ARCHITECTURAL CONTROL COMMITTEE

An Architectural Control Committee (hereinafter the "Committee") for Winterpark Subdivision is hereby established. The Committee shall consist of not less than three members, designated as hereinafter set forth. The decision of the majority of the members of the Committee shall be final and binding upon all parties. The Committee members shall not be entitled to compensation for services performed pursuant to this paragraph. The initial members of the Committee shall be appointed by the Developer, and the Developer shall be entitled to remove and replace members of the Committee, at its sole discretion, as long as Developer owns a Lot in the subdivision; thereafter, the Committee shall consist of the Board of Directors of the Owner's Association, established as hereinafter set forth, provided said Owner's Association is in existence. If the Owner's Association is not legally in existence at any time after which there is no longer any Lot owned by the Developer in the subdivision, the Committee shall continue in existence with its then existing members, and Committee members shall be subject to removal, replacement and/or appointment as follows: by majority vote of the Committee members in attendance at a Committee meeting called by any one or more Committee members for that purpose; and/or by majority vote of Lot owners in attendance at a meeting of Lot owners called by any one or more Lot owners for that purpose. Lot owner meetings called to remove, replace and/or appoint Committee members shall require not less than 10 days written notice to at least one owner of each Lot, by personal delivery or by First Class U. S. Mail addressed to the last known owner and address as shown on the tax roll.

5. ARCHITECTURAL CONTROL

No building, swimming pool, gazebo, fence, wall, driveway, tennis court, basketball court, or other structure or improvement shall be constructed, erected, placed or altered on any Lot in

Winterpark Subdivision without the approval of the Architectural Control Committee. For any undertaking requiring approval of the Architectural Control Committee, three sets of plans [including building construction plans (with roof, siding and trim colors), site plans, grading plans (where necessary) and landscaping plans] shall be submitted to the Architectural Control Committee. If and when plans are approved, two sets of the approved plans shall be signed, dated, and returned by the Architectural Control Committee to the Lot owner as evidence of such approval. Any minor changes or revisions required by the Architectural Control Committee may be noted as an exception to approval on the plans and detailed in a letter to the Lot owner. The Architectural Control Committee may also request that revisions shall first be made to the plans by the owner's agent before approval is given. Once the Architectural Control Committee's approval has been given the plans shall be strictly adhered to by the Lot owner, unless subsequent changes are approved by the Architectural Control Committee.

In passing upon the plans and specifications, the Committee may take into consideration the suitability of the proposed building or other structure or improvement, its design, elevation, color, construction materials, the harmony thereof with surrounding buildings, its proposed location, the view from other properties in the subdivision, and such other matters of terrain, environmental impact, aesthetics, and impact upon other Lots in the subdivision as the Committee may deem appropriate. The Committee shall have the right to waive minor infractions or deviations from these restrictions in the case of hardship and/or common sense. Any action by the Committee shall be final and conclusive as to all persons then or thereafter owning Lots covered by these restrictions. The Committee shall not be liable for actions taken or decisions made in good faith. ANY LOT OWNER WHO CAUSES OR ALLOWS ANY IMPROVEMENTS TO BE CONSTRUCTED, INSTALLED, PLACED OR ALTERED ON THE LOT WITHOUT PRIOR WRITTEN APPROVAL OF THE COMMITTEE MAY BE REQUIRED TO REMOVE SUCH IMPROVEMENT IN ITS ENTIRETY AT THE LOT OWNER'S EXPENSE.

In addition to the requirements of these restrictions, all construction shall comply with applicable zoning and building code requirements. It is not intended that the Developer or Committee have full knowledge of, or expertise in, matters of zoning, building codes or proper drainage. The Developer or Committee shall have no liability or responsibility in the event it approves plans which fail to comply with applicable zoning or building codes, and/or which fail to properly handle drainage. In the event that approved plans violate applicable zoning or building codes, or fail to properly handle drainage, it shall be the sole responsibility of the Lot owner to discover and determine the error, to have the appropriate corrections made to the plans, and to resubmit the corrected plans to the Committee for its approval.

6. DWELLINGS AND OTHER STRUCTURES

All Lots shall be used only for single-family residential purposes, and such recreational purposes permitted by this Declaration and applicable zoning. All dwellings shall be designed by a home designer, registered architect or equally qualified individual or firm.

It is specifically intended by the architectural control provisions set forth herein, that there be a compatibility of architectural styles amongst the various homes that are in close visual proximity to one another, while at the same time retaining diversity so as to avoid the monotony of duplication. Toward this end, the Architectural Control Committee may evaluate and approve the use of a particular architectural style of home on any given Lot in the subdivision. In making that evaluation the Architectural Control Committee may consider the proposed residence in relation to

existing homes or previously approved homes that will be in close visual proximity to the proposed residence.

- i. Lots 7 through 19 shall have at least 25% masonry on the front facing facade, consisting of structural brick, natural stone, cultured stone, stucco or efis system (Dryvit) for the front elevation of each home. 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, plank or fish-scale, type siding and an efis system (Dryvit) will be permitted provided they are used with wood corner boards. Further, the Architectural Control Committee, in its sole discretion, shall have the right to permit or prohibit the use of artificial stone, artificial brick, composite wood, and/or other types of siding as it may deem appropriate to preserve the architectural integrity and quality appearance of dwellings in the subdivision. In no event shall any dwelling be sided with metal or vinyl siding except for use on fascia and soffit.
- ii. No exposed poured concrete or concrete block over eight (8) inches above grade shall be permitted on any house. Where block or concrete would otherwise be exposed, it must be covered by the house siding, or by brick or stone.
- iii. The roofing of all dwellings shall consist of fully dimensional asphalt shingles, with minimum 25-year warranty, or wood or tile. Conventional asphalt (“three tab”) shingles shall not be permitted. The Architectural Control Committee, in its sole discretion, may permit or prohibit the use of other types of roofing materials (such as fiberglass shingles) having substantially the same appearance as the permitted materials, as it may deem appropriate, to preserve the architectural integrity and quality of appearance of dwellings in the subdivision. Further, the Architectural Control Committee may, in their sole discretion, permit the use of such other forms of high quality and aesthetically pleasing roof materials as may be available now or in the future, including but not limited to masonry and/or copper.
- iv. The main portion of the roof shall have a minimum pitch of 8/12 for a two-story and 10/12 for a ranch style. Front facing gables shall have a minimum 12/12 roof pitch for all housing styles. A lesser pitch over other areas, such as porches, breezeways and bays, may be permitted or denied at the sole discretion of the Architectural Control Committee.
- v. All windows must be consistent in their use of grids. If grids are used on the any facade, they must be used on all four sides. Additionally, all windows must be wrapped. If shutters are used, they must be on all windows where appropriate for the window design and if space allows. Windows with shutters need only be wrapped on the top and bottom of the window.
- vi. There are to be no exterior walls without windows and/or doors. If architectural insets are used they must be wrapped and shuttered the same as windows on the rest of the house. The Architectural Control Committee retains the right to require additional architectural detail.
- vii. Lots 7 through 19 shall include an attached garage with a minimum of 525 square feet. The Architectural Control Committee, at its sole discretion, may prohibit any attached garage, which has an exterior appearance of having a capacity of more than four (4) cars. All garages are encouraged to be side entry garages, and shall not face a public street (unless on a corner lot), unless such

side entry is determined by the Architectural Control Committee, in its sole discretion, to be unfeasible or impractical. No detached garages shall be permitted.

- viii. 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, provided they are approved, as to design, location and landscaping, by the Architectural Control Committee. No outbuilding shall be constructed on any Lot prior to the commencement of construction of the single-family residence on such Lot. All Lot owners are further advised that outbuilding construction is also subject to applicable zoning ordinances, and may be prohibited or restricted unless a variance or conditional use permit is obtained.
- ix. The Architectural Control Committee reserves the right to modify these restrictions in order to comply with the Tree Preservation requirements associated with this development and in accordance with the applicable City of Greenfield ordinances.

7. MINIMUM SQUARE FOOTAGE REQUIREMENTS

Houses constructed on Lots 1 through 6 in Winterpark Subdivision shall have a minimum square footage of living space as follows:

- i. One story houses shall have a minimum square footage of living space of not less than 1,500 square feet.
- ii. One and one-half story houses shall have a minimum square footage of living space of not less than 1,700 square feet total or not less than 1,000 square feet of living space on the first floor.
- iii. Two story houses shall have a minimum square footage of living space of not less than 1,700 square feet total with not less than 1,000 square feet on the first floor.
- iv. Split-level houses (three or more levels) shall have a minimum square footage of living space of not less than 1,700 square feet total on the upper two levels.
- v. Bi-level houses shall not be permitted.
- vi. For each additional bedroom in excess of 3 an additional 150 square feet is required for a one story house and an additional 100 square feet is required for a multi-story house.

Houses constructed on Lots 7 through 19 in Winterpark Subdivision shall have a minimum square footage of living space as follows:

- i. One story houses shall have a minimum square footage of living space of not less than 1,650 square feet.

ii. One and one-half story houses shall have a minimum square footage of living space of not less than 1,900 square feet total or not less than 1,000 square feet of living space on the first floor.

vii. Two story houses shall have a minimum square footage of living space of not less than 1,900 square feet total with not less than 1,000 square feet on the first floor.

viii. Split-level houses (three or more levels) shall have a minimum square footage of living space of not less than 1,900 square feet total on the upper two levels.

v. Bi-level houses shall not be permitted.

vi. For each additional bedroom in excess of 3 an additional 150 square feet is required for a one story house and an additional 100 square feet is required for a multi-story house.

Living space is determined by the outside dimensions (exclusive of garages, porches, patios, breezeways, sun rooms, similar additions, and living areas directly above garage space – bonus rooms) of the exterior walls of above grade-finished living space. In no event shall floor space which is partially or completely below finished yard grade (such as basement space, whether or not exposed, and/or the lower level of a split level) be counted for purposes of determining minimum square footage of living space. The minimum square footage shall be determined as of the time of initial construction, and shall not consider or include unfinished areas or future additions.

8. COMMENCEMENT OF AND COMPLETION OF CONSTRUCTION

Before any construction shall be commenced on any Lot the driveway shall be rough graded in a horizontal location and with a vertical alignment as approved by the Architectural Control Committee. All access to and from the home site construction area by material suppliers, contractors and other individuals shall be by this driveway location and no other means or way. This covenant is primarily for the protection of natural amenities of the site.

Any exterior construction commenced shall be completed within a one-year period and shall be ready for occupancy within that period. Also, within one year of occupancy or within two years of the commencement of construction, whichever date shall be shorter, the owner of such Lot shall landscape any area disturbed by construction, and shall complete all landscaping in accordance with the plans and specifications approved by the Architectural Control Committee.

During the time of construction the Lot owner shall be responsible to see that his or her contractor maintains a constant cleanup of all scraps, paper or other waste materials, and all dirt and mud tracked onto public streets, and that all access to the site is through the approved driveway, and by no other means or way. The Lot owner shall further be responsible for the repair of any and all damage to the public right-of-way adjacent to the Lot, including but not limited to any pavement, sidewalk, curb, gutter, ditch, swale and/or culvert, and to any drainage ditches, swales and/or other drainage facilities on the Lot, occurring prior to completion of construction. In the event that the owner or his or her contractor shall fail in this responsibility the Developer or

Owner's Association shall have the right but not the obligation to perform the necessary cleanup and/or make the necessary repairs and to charge the Construction Deposit and/or obtain reimbursement for the expense incurred by the Developer or Owner's Association, as the case may be, as set forth in Section 9 below.

During any earth moving activities, proper erosion control practices shall be installed to prevent sediment entering storm water drainage ways or leaving the immediate construction site.

9. CONSTRUCTION DEPOSIT

At the time of closing on a Lot a Construction Deposit in the amount of one thousand five hundred Dollars (\$1,500) shall be collected from the Lot owner and held in an escrow account by the Owner's Association. These funds are transferable to subsequent buyers of a Lot after the initial sale by the Developer. These funds are to ensure compliance with Section 8, 9, 10, and 11 of these covenants and restrictions dealing with contractor cleanup, use of the approved driveway and repair of damage to pavement, sidewalks, curbs and gutters, to ensure compliance with the landscaping and tree planting requirements set forth in this Declaration, and to assure compliance with the architectural covenants, restrictions and requirements contained herein and as approved by the Architectural Control Committee. In the event the Lot owner and/or his or her contractors fail to comply with the cleanup requirements and/or the use of the approved driveway, and/or repair of any damaged sidewalks, curbs and/or gutters, and/or the landscaping requirements set forth in this Declaration, and in the event the Developer or Owner's Association, as a result of such noncompliance, undertakes any cleanup or repair, and/or is charged or assessed by the municipality for same, the Developer or Owner's Association shall be entitled to deduct and retain from the Construction Deposit a sum sufficient to reimburse Developer or Owner's Association for all costs and expenses incurred by Developer or Owner's Association for such cleanup and/or repair. In the event the Lot owner and/or the Lot owner's contractors fail to comply with the architectural or other requirements or provisions of the Declaration, and in the event Developer or Owner's Association retains an attorney to pursue enforcement of said requirements and/or provisions, the Developer or Owner's Association shall be entitled to deduct and retain from the escrow a sum sufficient to reimburse Developer or Owner's Association for all costs and expenses, including but not limited to reasonable actual attorney's fees, incurred by Developer or Owner's Association with respect to such enforcement. In the event the escrowed amount is not sufficient to fully reimburse Developer or Owner's Association for cleanup and/or repair expenses, charges and/or assessments, and/or for costs, expenses and reasonable attorney's fees relating to enforcement of architectural requirements, the owners of the lot shall be jointly and severally liable to Developer or Owner's Association for any excess and shall constitute a lien on the Lot. In the event that no deductions are made, or in the event there is a balance remaining after all deductions, the balance in the escrow account shall be returned to the current owner upon home completion and after a lawn is established.

10. NATURAL RESOURCE PROTECTION AND TREE PRESERVATION STANDARDS

Each Lot Owner shall comply fully with the applicable provisions of the City of Greenfield Tree Preservation and Natural Resource Protection ordinances. (Chapter 9 , Section 9.13 and Chapter 21, Section 21.05) The entire subdivision has been allotted a tree removal area budget for mature woodland and young woodland zones as shown on sheet C-2A of the improvement plans for the Winterpark Subdivision approved by the City of Greenfield and attached as Exhibit B. The mature and young woodland zone impacts are to be included with the building permit survey at the

time of review by the Architectural Control Committee. Every effort shall be made to maintain the wooded nature of the Subdivision and to minimize the removal or elimination of mature and young woodlands area. Removal of specimen trees during lot construction will require replacement on an inch for inch basis unless otherwise approved by the City of Greenfield Building Inspector.

11. TREES & LANDSCAPE PLANNING

The City of Greenfield has required pursuant to the developer's agreement the planting of certain deciduous street trees. According to City of Greenfield Code of Ordinances (Chapter 20, Section 20.08), the City will require the planting of a minimum of one tree per every 50' or a minimum of one tree per lot, whichever is more restricting. Corner lots shall have two (2) additional trees planted on the long side and one tree on the short side. The Developer has deposited with the City of Greenfield cash sureties for the installation of street trees. The Developer highly recommends that the Lot Owner contact the City of Greenfield Public Works department for a copy of the applicable sections of the Code of Ordinance and the requirements associated with the street tree plantings. After installation of street trees by the City of Greenfield, each Lot owner shall be responsible for protecting and maintaining, including watering and fertilizing as necessary, any street trees located in the street terrace immediately adjacent their Lot. The Lot owner shall cause any trees that die or are damaged due to the action or inaction of a Lot Owner to be replaced per the Code of Ordinances of the City of Greenfield.

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, destroyed, mutilated, moved or disfigured. All existing trees shall be protected during construction and preserved by wells or islands and proper grading in such a manner as may be required by the Architectural Control Committee. Existing live trees with a diameter of eight (8) inches or more at a height four (4) feet above the ground shall be considered by the Architectural Control Committee in granting approval for the location of the house, driveway and any and all other structures on any Lot.

12. BUILDING SETBACKS

All Lot setbacks shall be approved in writing by the Architectural Control Committee. The minimum setbacks for a Single-Family Residence are based on the City of Greenfield R-2A Residential Zoning District and shall be:

1. Thirty-five (35) feet from any abutting street right-of-way.
2. Ten (10) feet from any side yard.
3. Twenty-five (25) feet from any rear yard.
4. Maximum Lot Coverage – 25%

In addition, any corner Lots are required to maintain a twenty (25) foot setback from both the street right-of-way that is not considered the "front". If any Lot owner desires to rotate its proposed Single-Family Residence to face toward the corner of a Lot, the Architectural Control Committee will require a thirty-five (35) foot setback from both right-of-ways.

The site plan for each Lot will be reviewed with respect to achieving the above goals and avoiding monotony or noticeable similar placement of homes to those existing or previously approved. In achieving these goals, offsets greater than those specified above may be required by

the Architectural Control Committee. Further, the Architectural Control Committee, in its sole discretion, may alter the offsets to the minimum allowed by the municipality if it determines, in its sole discretion, that terrain conditions and/or preservation of existing trees so require.

13. DRIVEWAYS

The owner of each Lot shall, within one year of the date of issuance of an occupancy permit for the construction of a residence on a Lot, install a hard surfaced concrete or asphalt driveway. Said driveway shall extend from the vehicle entry to the garage to an intersection with the public street.

The driveway shall have a minimum of a three (3) foot side yard setback, unless otherwise approved in writing by the Committee (in its sole discretion), or the minimum requirements of the municipality, whichever is greater.

If curb cuts are required, it is the responsibility of the Lot owner to determine the location and size of the drive cut in the curb. Both the location and size must meet the requirements and application process of the municipality, if any. The Lot owner is responsible for the cost of the curb cut.

14. HOME CONSTRUCTION ON LOT

Any Architectural Control Committee approval for a Lot owner's proposed home on a Lot constitutes approval of the home with regard to style, size and other requirements per these restrictions, and does not guarantee any particular grading elevation, floor elevation or home placement for a future home that Lot owner may build on such Lot. Lot owner has the responsibility and obligation to investigate and obtain qualified opinions from experts that the subject Lot will accommodate the home, placement and grading that Lot owner intends.

15. HEIGHT OF GRADE AND BUILDING PADS

No owner of any Lot, nor any person or persons claiming under the owner, shall or will at any time alter the grade of any Lot or outlot from that which is naturally occurring on that Lot at the time the site development improvements have been completed by the Developer, unless and until the property owner shall first obtain the written approval of the Architectural Control Committee for such grade alterations.

In order to obtain this approval it shall first be necessary for the Lot owner, at his or her expense, to have prepared a grading plan which shows in detail the area to be re-graded, the existing and proposed topography, analyzes the effects on site drainage, and is a plan which does not unreasonably affect an adjacent Lot owner with regards to drainage or their viewing of unreasonable slope treatment.

The Developer or Owner's Association or their agents, employees or independent contractors shall have the right to enter upon any Lot, at any time, for the purpose of inspection, maintenance, or correction of any drainage condition, and the Lot owner is responsible for cost of the same.

Subdivision grading has been performed with the intention that home construction on each Lot take place within a building pad area consisting of a strip of land extending from the minimum front yard setback line to a line parallel to and 40 feet back from said front yard setback line, with a width of 60 feet. Construction of the home and/or other improvements beyond the limits of such building pad area may result in an increased risk of encountering adverse subsoil conditions. In an effort to maintain the wooded nature of the subdivision, lot grading has been minimized to preserve as many trees as possible which may result in increased construction and excavation costs.

16. NUISANCES

No noxious or offensive activities shall be carried on upon any Lot or Outlot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

17. OUTDOOR STORAGE

No boat, unlicensed vehicle, inoperable vehicle, recreational vehicle, vehicle licensed as a truck, or trailer of any kind may be parked or stored on any Lot outside of a building for any time period in excess of 24 hours in any calendar week, except for trucks and/or trailers used during construction or remodeling periods. The term "recreational vehicle" shall mean any vehicle used primarily for pleasure or recreation, and shall include, but not be limited to: snowmobiles; trail bikes; travel trailers and campers; motor homes; and off road vehicles of any kind.

18. UTILITY RESTRICTIONS

All Lots shall be provided with electric, natural gas, and telephone service by means of underground installation only. No residence or other building or structure on any Lot shall be serviced by the use of any secondary overhead service wires. All costs and expenses involved in installing underground utility service connections on any Lot between the utility companies' secondary pedestals and the buildings on any Lots shall be paid by the owner of said Lot.

19. ANIMALS AND LIVESTOCK AND POULTRY

No animals, livestock or poultry shall be raised, bred or kept on any Lot, except that dogs, cats and/or other customary household pets shall be permitted provided they are not raised, bred and/or kept for commercial purposes.

20. SIGNS

No sign of any kind shall be displayed to the public view on any Lot except during the construction and sales period except for the following: (1) One sign not more than two square feet in size identifying the property of the owner, (2) One sign not more than six square feet in size advertising the property for sale or rent, (3) A sign used by a builder to advertise a residence for sale, or as a model home. Such signs as may be used by the Developer in conjunction with initial Lot sales in the subdivision, and one or more subdivision entrance signs may be erected by the Developer and/or by the Owner's Association. In the event the subdivision entrance sign or signs are located on a platted Lot, the Developer and the Owner's Association hereby reserve a permanent easement over and across a portion of such platted Lot for the purpose of installing and

maintaining the subdivision entrance signage, including related landscaping and lighting. The easement described herein shall be limited to an area necessary and convenient to install and maintain the improvements described herein, and the Developer or the Owner's Association, as the case may be, shall repair and restore any damage caused to the platted Lot in exercising its rights in the easement. The Developer, at its expense, shall install the monument sign or signs, related landscaping, and lighting. At such time that the improvements have been completed, all maintenance of the monument sign, landscaping, and lighting shall be the responsibility of the Owner's Association and the Developer shall have no further responsibility as to the growth, survival or maintenance of such sign, landscaping or lighting.

21. LAWN AND YARD

In addition to the normal maintenance and mowing of lawn areas on a Lot, the owner of each Lot shall also maintain the lawn and yard area in front of the Lot from the property line (front lot line) to the back of the curb and gutter section or shoulder of the public roadway. In addition to mowing the area between the Lot line and the road, the Lot owner shall keep this area free of debris and in all other ways properly maintained. Notwithstanding the foregoing, the Owner's Association, in its sole discretion, shall have the right, but not the responsibility, to undertake mowing and/or other lawn maintenance within the area between the front Lot line and the road, throughout the subdivision, and to charge the cost thereof as a common expense.

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

At a minimum, landscaping shall include at least two (2) deciduous trees having a minimum caliper of three (3) inches at 5 feet above grade planted in the front yard. These trees may include trees existing in the front yard that are approved by the Architectural Control Board as "specimen" trees. The landscape plans shall additionally encompass foundation plantings locating along the elevations of the building facing a public street and sodded or seeded lawns on all four (4) sides of the home. The landscaping shall be installed within twelve (12) months following issuance of an occupancy permit for the home. Said trees should be hardy, low maintenance, disease resistant, native species classified as "large" trees that will grow to a height of 40 to 100 feet at maturity.

All landscaping (including permanent lawns) shall be performed in accordance with the plan approved by the Architectural Control Committee and shall be completed within twelve (12) months following the issuance of the occupancy permit for the home or if said permit was granted after August 31, said completion shall be on or prior to June 1 of the following year.

Landscaping completed by Developer that may be on the common areas of the Subdivision, including trees, plantings, grass areas, ponds, signs, and brick/stone/wood piers or other ornamentation are completed at Developer's expense to enhance the beauty of the subdivision. At such time that the Owner's Association is turned over to the Lot owners, maintenance of such landscaping shall become the Owner's Association responsibility and the Developer shall have no further responsibility as to the growth, survival or maintenance of such landscaping.

22. ANTENNAE

No exterior antennae, other than one dish type antenna not exceeding thirty (30) inches in diameter, shall be allowed on any Lot. With respect to dish antennas not exceeding thirty (30) inches in diameter, they shall not be attached to the front of any house, nor shall same be located in the front yard of the residence.

23. FENCES

It is the intention to preserve the open natural feel of Winterpark Subdivision's environment. Therefore, no barrier fences or containment fences may be erected on or adjacent to any Lot line. Only that fencing which is purely of a decorative or landscaping nature may be installed. Fencing to meet governmental regulations with regard to swimming pools will be permitted. Properly designed and located kennels not exceeding 100 square feet in size for household pets will be approved providing they are properly screened from public view by landscaping.

24. MAILBOX

Each Lot shall have a uniform mailbox, and possibly a newspaper box on a uniform post, which shall be installed by the Developer at the Lot owner's expense. The design and specifications of the mailbox, newspaper box and post, including size, style, color and materials, shall be such as is determined by the Architectural Control Committee, so that all mailboxes, newspaper boxes and posts have a uniform appearance throughout the subdivision. Purchasers of Lots from the Developer shall purchase the mailbox and mailbox post from the Developer at time of closing. If the Post Office requires the use of grouped mailboxes, Developer shall have the right to elect to install the mailboxes, newspaper boxes and posts, and to collect from Lot owners, at closing on the Lot sale, a reasonable charge for installing same. The Owner's Association shall have the right but not the responsibility to assume all or part of the responsibility for maintaining, repairing and/or replacing mailboxes, newspaper boxes and/or posts, and to charge the cost thereof as a common expense. To the extent not assumed by the Owner's Association, the Lot owner shall be responsible for maintaining the mailbox, newspaper box and post in a first class condition at all times.

25. ELECTRIC LAMPPPOST

At the time of construction of a residence, the Lot owner of such residence shall install, at the Lot owner's expense, one (1) outdoor electric lamppost (the design and quality of which shall be specified by the Committee), with an unswitched photo-electric cell, at a location on the Lot deemed appropriate to the subdivision, at the Committee's discretion. The lamppost shall be maintained by the Lot owner, at the Lot owner's expense, in a proper operating manner. If the Lot owner fails to maintain the lamppost in proper operating order, maintenance of the lamppost may, fifteen (15) days after written notice to the Lot owner, be performed by the Developer or Owner's Association and the cost of such maintenance shall be a special assessment against the Lot owner.

26. EASEMENTS

The Developer at its sole discretion may grant easements to the municipality and/or to any public or private utilities, upon, over, through or across those portions of any Lot in the subdivision for purposes of allowing the municipality or utility company to furnish gas, electric,

water, sewer, cable television or other utility service to any Lot(s) or through any portions of the subdivision or for purposes of facilitating drainage of storm or surface water within or through the subdivision. Such easements may be granted by Developer in its own name and without the consent or approval of any Lot owner, until such time as Developer has conveyed legal title to all Lots platted or to be platted in the subdivision to persons other than a successor developer.

27. SWIMMING POOLS AND HOT TUBS

In-ground swimming pools shall be permitted, subject to the approval of the Architectural Control Committee, if they meet all municipal and County ordinances and specifications. Above ground swimming pools are prohibited. Hot tubs and spas are permitted. Architectural Control Committee approval is not required for portable units, but is required for permanently installed units. If placed on a concrete slab, the slab requires approval. If covered with a gazebo type structure, the gazebo requires approval, whether or not the gazebo is permanently affixed to the ground.

28. NOISE MITIGATION

Because of the proximity of Interstate 43 to the Subdivision, the Lots in the Subdivision may experience noise at levels exceeding the levels in Wisconsin Administrative Code Section Trans. 405.04, Table 1. These levels are based on federal standards. Lot Owners shall be responsible for abating noise sufficient to protect their Lots.

29. GOVERNMENT RESTRICTIONS

The Developer, its successors and assigns, and all parties hereafter having an interest in the subdivision, are subject to all rules, codes, regulations and ordinances of the municipality, the County, the State of Wisconsin and the Federal Government, and the same may be more restrictive than these restrictions. In the event there is a conflict between the requirements of these restrictions and any provision of any municipal, County, State or Federal law or regulation, the more restrictive provisions shall apply. Nothing herein authorizes any modification of, nor does it authorize the Architectural Control Committee to modify in any way, the rules, codes, regulations and ordinances of the municipality, County, the State of Wisconsin and the Federal Government. No release or waiver by the public body and/or public utility requiring same shall be effective unless it is in writing and approved by the governing body.

To the extent that any specific restriction contained herein is the same as, or is substantially similar to, any specific restriction set forth in or on the subdivision plat, the Developer's Agreement, and/or any approval obtained in conjunction with the development of this subdivision, the inclusion of such restriction herein shall be deemed to constitute the recitation of the restriction required by the public body and/or public utility requiring same, such that same may be enforced, released or waived by the public body and/or public utility having the right of enforcement, in accordance with Sec. 236.293, Wis. Stats., whether or not enforcement rights with respect to such specific restriction are also granted herein to the Owner's Association and/or any other Lot owner. The foregoing shall apply only with respect to specific provisions hereof which were specifically required by a public body, and shall not apply to any general requirement that the Developer establish subdivision restrictions, any general approval of these restrictions by any

public body, and/or the mere fact that a public body and/or public utility is granted any enforcement rights herein.

30. SUBDIVIDER'S AGREEMENT

A Subdivider's Agreement has been entered into by and between the Developer and the City of Greenfield, a copy of which is on file in the office of the Clerk of the City of Greenfield.

31. AMENDMENTS TO DECLARATION

This Declaration may be annulled, waived, changed, modified or amended at any time by written declaration setting forth said change, executed by the Developer, and following the conveyance of all Lots in the Subdivision, then by the owners of at least sixty percent (60%) of the Lots in the subdivision. Further, no amendment shall become effective unless and until same is duly recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin. In the event there is more than one (1) owner of any Lot in the subdivision, the execution of any amendment by any one (1) or more of said owners of such Lot shall be deemed sufficient for the purpose of approving and executing any amendment, without the requirement that the other owner(s) of such Lot join in the execution of such amendment, unless such other owner or owners of said Lot have recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, prior to the date of execution of such amendment by any other owner of such Lot, a notice setting forth the fact that approval of any amendment on behalf of such Lot shall not be effective without the approval of the owner filing such notice. In no event shall this section be construed so as to require the Developer to obtain the approval of any Lot owner to make any amendment to this Declaration which is expressly permitted by any provision of this Declaration to be made by Developer alone.

32. ASSIGNMENT

All Developer's rights pursuant to this Declaration may be assigned by Developer to one or more successor developers.

33. ENFORCEMENT

The restrictions and covenants herein contained may be enforced by the Developer, by the Owner's Association created pursuant to the provisions of this Declaration of Restrictions, and/or by any Lot owner in the subdivision, by proceedings at law or in equity against any person or persons violating or attempting to violate same. The proceedings may seek to recover damages and/or demand compliance. No enforcement action by the Developer, by the Owner's Association created pursuant to the provisions of this Declaration of Restrictions, and/or by any Lot owner in the subdivision with respect to the construction, placement or alteration of any structure or improvement on any Lot shall be commenced more than one (1) year after the completion of the construction, placement or alteration of such structure or improvement. Nothing herein contained shall be construed so as to require that the Developer or the Owner's Association undertake any enforcement action.

34. TERM

These restrictions shall run with the land and shall be binding upon all parties and persons having any interest in the land affected hereby for an initial period of forty (40) years from the date this Declaration of Restrictions is recorded, and thereafter shall continue for the full duration of the statutory limitation period for actions to enforce easements or covenants restricting the use of real estate (currently codified at Section 893.33(6), Stats., but including any future amendments, modifications or re-numbering of that section).

35. SEVERABILITY

Invalidity of any provision of this Declaration, regardless of how determined, shall in no way affect any of the other provisions, which shall remain in full force and effect.

36. OWNER'S ASSOCIATION

An Owner's Association "Association" shall be created by the Developer for the purpose of managing the affairs of the subdivision, and for the purpose of managing, controlling and maintaining common areas, common improvements and common easements. Said Association shall be established as follows:

A. The Association shall be established as either a non-profit corporation or a non-profit association. Each Lot owner shall be a member of the Association, and each Lot shall be entitled to one (1) vote at meetings of the Association. Membership shall pass with title to each Lot.

B. The Association shall be governed by a Board of Directors consisting of not less than three (3) directors, who shall act by majority vote. So long as any vacant Lot in the subdivision is owned by Developer, Developer shall be entitled to appoint a sufficient number of the directors such that the directors appointed by Developer constitute a majority.

C. Each Lot in the subdivision shall be subject to assessment by the Association for an equal share of the Association's existing or anticipated expenses, which assessments shall constitute a lien on the Lot, and, except as set forth below with respect to the local County and/or the municipality, the personal obligation of the Lot owners, until paid. In the event the local County and/or the municipality become the owners of any Lot through the tax delinquency process, the foregoing provision shall not be deemed to supersede any law limiting or eliminating the liability of the County or the municipality with respect to fees or assessments imposed by this Declaration. Further, in the event the local County and/or the municipality become the owners of any Lot through the tax delinquency process, neither the County nor the municipality shall have any personal obligation for the payment of Association assessments.

D. "Special Assessments" may be made and levied by the Association against a particular Lot owner and his, her or their Lot (without levying against other Lots) for: 1). costs and expenses (anticipated or incurred) for repair of damage to common areas caused by or at the direction of the Lot

owner or the family or guests of the Lot owner; 2). costs, expenses and actual attorneys fees incurred in, or in anticipation of, any suit, action or proceeding to enforce this Declaration against the Lot owner; 3). interest due on general or special assessments; 4). all other costs and expenses anticipated or incurred by the Association which are subject to special assessments as provided under this Declaration; and 5). costs, expenses and actual attorney's fees incurred in or in anticipation of, any suit, action or proceeding brought against the Owner's Association.

E. "General Assessments" may be made and levied by the Association equally against each Lot owner and his, her or their Lot for the following "common expenses" which may be anticipated, incurred or paid by the Association for: 1). maintenance, repairs, upkeep or operation of common areas and any additional common areas that may be acquired by the Association; 2). any insurance maintained by the Association; 3). taxes, assessments and charges of any kind made or levied by any governmental authority against the Association or upon any property of the Association; 4). all costs and expenses for the operation and administration of the Association, including legal, accounting, management fees, bonding, insurance and other costs incident to the exercise of any of its powers or obligations; 5). costs and expenses for additional improvements to common areas beyond those installed by Developer and approved by the Association; 6). all items subject to special assessment which have not been collected from a Lot owner at the time such payments are due; provided that upon collection of the special assessment from that Lot owner, all other Lot owners shall receive an appropriate adjustment, reimbursement or credit on future general assessments, as the Committee may determine, for payments made under this paragraph; 7). all damages, costs, expenses and attorneys fees incurred in, or in anticipation of, any suit or proceedings (whether administrative, legislative, judicial) which are not otherwise collected by special assessment; 8). costs and expenses of service, if any, made available to all Lots and/or for any common area; and 9). all other costs and expenses declared to be common expenses under this Declaration.

The general assessments for all common expenses shall be levied equally against each Lot.

Each Lot owner shall promptly pay, when due, all general and special assessments levied by the Association against such owner and his, her or their Lot, together with all costs, expenses and reasonable attorney fees incurred by the Association in collection of any delinquent assessment(s). All assessments shall become due as the Association may determine appropriate (in a lump sum or in installments with or without interest.) Time is of the essence with respect to all payments.

All co-owners of a Lot shall be jointly and severally liable for all general and special assessments levied against the Lot, regardless of the type of tenancy, estate or interest in the Lot (whether as joint tenants, tenants-in-common, land contract purchaser(s) or seller(s), or otherwise.)

All general and special assessments which are not paid when due: shall bear interest at eighteen percent (18%) per annum until the assessment is paid in full; shall constitute a lien on the Lot; and shall be collectible and enforceable by the Association by suit against the Lot owner, by foreclosure or the lien, and/or in any other manner or method provided under this Declaration or laws of the State of Wisconsin.

The lien granted hereunder shall also cover and include all interest accruing on the delinquent assessments, plus costs, expenses and attorney's fees for collection.

The Association shall have the exclusive right and power to collect or enforce collection of all general and special assessments levied by the Association. They shall further have the exclusive right to bring any and all actions and proceedings for the collection thereof and/or the enforcement of liens arising therefrom. The Association may bring an action at law against any Lot owner personally to collect such assessments and/or to foreclose the lien for such assessments against the Lot (in the same manner and method as an action to foreclose a real estate mortgage.) The Association shall have the right at any time to notify all Lot owners within the subdivision of the delinquency of any Lot owners.

F. The Articles and By-Laws of the Association shall contain such additional provisions as Developer may deem appropriate at the time of establishment of the Association.

G. In the event any further division of any Lot (whether by Subdivision Plat, Certified Survey Map, and/or other legal land division) creates additional residential Lots within the subdivision, each Lot so created shall have equal membership and voting rights in the Association, and be subject to assessment for an equal share of the Association's existing and anticipated expenses, with all other Lots in the subdivision.

37. OUTLOTS.

The subdivision plat contains areas designated as Outlots. Said Outlots are common areas for the Lots in the subdivision. Each Lot in the subdivision shall be deemed to include an equal undivided ownership interest in the Outlots, and each conveyance of a Lot in subdivision shall be deemed to include the conveyance of such undivided interest, whether or not specifically set forth in the instrument of conveyance. Developer further expressly retains the right to grant additional easements for the use of said Outlots in accordance with the provisions of Section 38 below.

38. MAINTENANCE OF DRAINAGE EASEMENTS, PONDS, COMMON AREAS, ENTRANCE SIGNAGE, ISLANDS AND PUBLIC WALKING PATHS.

The Owner's Association has the responsibility of properly landscaping and maintaining all common areas, street islands and subdivision entrance signage within the subdivision. Subject to the provisions of Section 39 below, the Owner's Association further has the responsibility of properly maintaining all drainage easement areas located within the individual Lots which are subject to this Declaration of Restrictions and the ponds and all drainage easement areas within common areas. Maintenance of the ponds shall include, but not necessarily be limited to:

preservation of the embankments; prevention of erosion above the ponds, around the ponds and downstream therefrom; and dredging if and when necessary. In the event the Owner's Association does not properly landscape and/or maintain said items, the municipality may send written notice to the Association setting forth which of said items the municipality has determined are not properly landscaped and/or maintained, and stating that the municipality may perform such landscaping and/or maintenance if not properly done by the Association. The above-referenced notice shall give the Association a minimum of fifteen (15) days to correct the problem, unless the municipality determines, in its discretion, that a shorter notice period is appropriate due to a hazardous condition requiring more immediate action. If such landscaping and/or maintenance is not performed within the time granted by the above-referenced notice, and/or if the municipality determines, in its discretion, that immediate action, without notice, is required due to an imminent threat of damage to persons or property, the municipality shall then have the authority, but not the obligation, to undertake such landscaping and/or maintenance, and shall have the right to charge the Lot owners on a pro rata basis for any costs incurred by the municipality as a result of said landscaping and/or maintenance. Said costs shall be assessed as special charges pursuant to Section 66.0627 Wis. Stats. If such charges are not paid by any Lot owner within the period fixed by the municipality, such charges shall become a lien upon the Lot owner's Lot as provided in Section 66.0627(4), Wis. Stats. and shall be extended upon the tax rolls as a delinquent tax against the Lot owner's Lot as provided in Section 66.0627, Wis. Stats.

39. DAY-TO-DAY MAINTENANCE OF DRAINAGE EASEMENT AREAS

The day-to-day maintenance of any drainage easement area located on an individual Lot shall be the responsibility of the owners of such Lot. Day to day maintenance includes such items as cutting grass, raking leaves, removing fallen trees and branches, and removing other minor obstructions. This paragraph shall not limit the municipality's authority of enforcement against the Association, as described in Section 38, above.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____
day of _____, 200__.

Libertyville Ventures, LLC (Developer)

By: _____
Scott Simon, Managing Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)

_____ COUNTY)

Personally came before me this _____ day of _____, 20__, the above-named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI
My commission expires _____

EXHIBIT A
LEGAL DESCRIPTION

THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 21 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN.

COMMENCING AND BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF PEACHTREE ESTATES; THENCE NORTH 88°43'23" EAST ALONG THE SOUTH LINE OF INTERSTATE HIGHWAY 43, 1172.31 FEET; THENCE SOUTH 00°32'30" EAST, 664.16 FEET TO THE NORTH LINE OF PARCEL 1 OF CERTIFIED SURVEY NAP NO. 679; THENCE SOUTH 88°44'35" WEST ALONG SAID NORTH LINE AND THEN ALONG ITS WESTERLY EXTENSION, 529.06 FEET TO THE SOUTHEAST CORNER OF PARCEL 4 OF CERTIFIED SURVEY MAP NO. 5082 AND THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHWEST 1/4 SECTION; THENCE NORTH 00°30'38" WEST ALONG SAID WEST LINE AND ALONG THE EAST LINE OF SAID PARCEL 4 AND THEN ALONG THE EAST LINE OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 5110, 331.85 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 1; THENCE SOUTH 88°44'16" WEST, ALONG THE NORTH LINE OF SAID OUTLOT 1, 654.84 FEET TO THE SOUTHEAST CORNER OF LOT 12 OF SAID PEACHTREE ESTATES; THENCE NORTH 01°04'16" WEST ALONG THE EAST LINE OF SAID LOT 12, 120.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 12 AND THE SOUTH LINE OF WEST BARNARD AVENUE; THENCE NORTH 88°44'16" EAST ALONG SAID SOUTH LINE, 15.20 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 11; THENCE NORTH 01°15'44" WEST ALONG SAID EXTENSION LINE AND THEN ALONG THE EAST LINE OF SAID LOT 11, 211.93 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 565,996 SQUARE FEET (12.9935 ACRES) OF LANDS, MORE OR LESS.

EXHIBIT B
TREE PRESERVATION PLAN
SHEET C-2A