

Hawthorn Preserve

LOT 1 \$119,900	LOT 2 - SOLD	LOT 3 \$119,900
LOT 4 SOLD	LOT 5 SOLD	LOT 6 A/O
LOT 7 \$153,900	LOT 8 SOLD	

ALL LOTS HAVE ABOVE GRADE SEPTIC SYSTEM SITES

SQ. FOOTAGE: 1 Story -Minimum 2550 sq. ft.
2 Story -Minimum 3000 sq. ft.
1st flr -Minimum 1600 sq. ft.

GARAGE: 2 car minimum. Garage door must **not** face the street unless on a corner lot.

EXTERIOR: Natural Materials- Cedar, Brick, Stone, Stucco Hardiplank or combinations there of. Front of home must be 50% masonry Brick, Stone, or a combination of these types. Roof must be Dimensional 30 year warranted roofing required with minimum pitch of 12/12 maximim 8/12 pitch Shingle color to be Weather wood

OUTBUILDINGS: Allowed but must be same materials as home.
Sheds - min. 129 sq ft max. 180 sq ft
Detached garages - min. 2 car.

DRIVEWAYS: Cement/asphalt installed within 2 years of completion of dwelling.

LANDSCAPE: Completed within 1 year of completion of dwelling.

PERMITTED USE: Three pets per lot. No outdoor parking of vehicles.
No antenna or aerial. Satellite dish o greater than 30" in size.

REQUIREMENTS: Approved front yard light post with lantern and mail box.

LITIGATION : Fund is a one time \$400. due at closing of lot.

****THESE ARE GENERAL GUIDELINES. FINAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SHALL SUPERSEDE ANY AND ALL OF THESE ITEMS AND HAVE GREATER DETAILS ON ALL ITEMS. ****

CALL JUDY USNICK @ 262-255-7003 REALTY EXECUTIVES