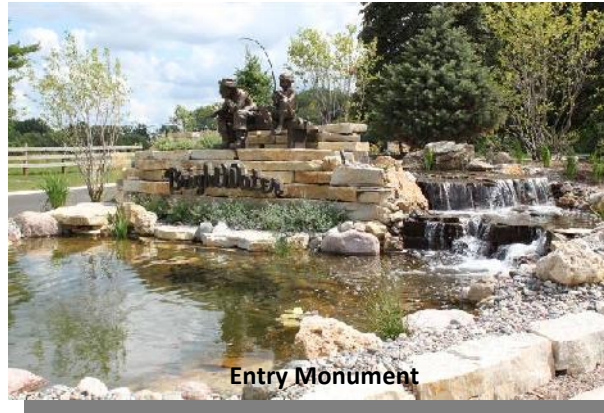


# Brightwater



Entry Monument

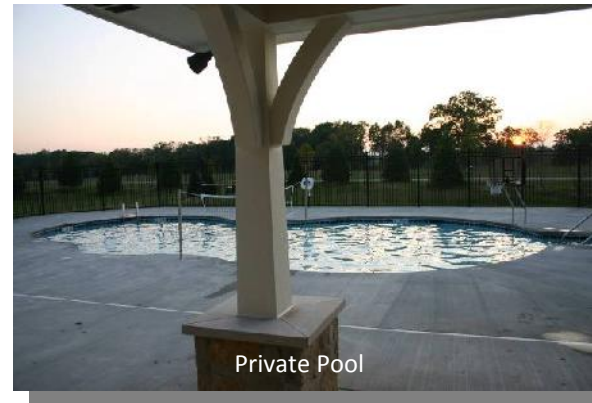
## VILLAGE OF SUMMIT

Simply striking! 22 select homesites, including 8 with frontage on tranquil Upper Genesee Lake. 21 acres of natural open space. An imaginative and artful entrance will welcome you. A charming clubhouse and private swimming pool will entice you to stay and relax. Exquisite attention will be given to every detail from landscaping to architecture, making Brightwater on Upper Genesee Lake one of our finest neighborhoods.

Brightwater offers the best in country living. The gently rolling land with its wooded shoreline and mature trees offers an idyllic setting in which to live and enjoy the many benefits of Waukesha County's Lake Country area. Brightwater will feature the hallmarks of neighborhoods created by Siepmann Realty: Creative planning, generous open space, beautiful landscaping, attention to detail and rigorous architectural control.

## BRIGHTWATER AMENITIES

**OPEN SPACES:** Brightwater's Open Space Areas will be owned in common by all Brightwater lot owners. The Brightwater Homeowners Association will be responsible for the care and maintenance of these open space areas as well as the landscaped boulevard, entryway, stormwater basins, clubhouse, pool and paved recreation trails. Each lot owner will automatically be a member of the Association and be responsible for the payment of annual dues.



Private Pool

**IMPROVEMENTS:** The price of each lot includes asphalt streets with curb and gutter, underground natural gas, electric, telephone, fiber-optic and cable TV service.

**NEIGHBORHOOD AMENITIES:** Brightwater contains more than 21 acres of common open space featuring meadows, recreation trails, a landscaped boulevard entryway and a private clubhouse and swimming pool. In addition, Brightwater is located a short distance from the Southern Kettle Moraine area which provides hiking and biking trails, nature and picnic areas. Several popular golf courses are nearby. The shopping, entertainment and dining opportunities of Oconomowoc and Delafield are only minutes away.

**UPPER GENESSEE LAKE:** The lake is spring fed, has a surface area of 37 acres and a maximum depth of 27 feet. The speed limit is "slow, no-wake" and no gas powered motors are allowed. No snowmobiles or other motor vehicles are allowed on the ice in winter. Brightwater residents will have access to the lake from Ringtail Road via an unimproved public access point.

**SCHOOL INFORMATION:** Brightwater is served by the Oconomowoc Area School District. The district provides bus service for all children. Please visit the district's website at [www.oasd.k12.wi.us](http://www.oasd.k12.wi.us) for more public school information.



Private Clubhouse



## BRIGHTWATER BUILDING REQUIREMENTS

All homes in Brightwater must have a minimum living area of 2,800 sq. ft. excluding any living area in the basement level.

A maximum building floor area of 10,000 sq. ft is permitted on any one lot. This floor area includes the first and second floors, the garage, any accessory buildings such as a pool house or gazebo but does not include the basement area unless the basement extends beyond the walls of the floor above.

All homes must have an attached, side-entrance garage for at least three cars.

Only materials such as solid wood, Hardiplank siding or its equivalent, stone, brick, or stucco will be used on the exterior walls. At least 30% of the exterior wall surfaces must be constructed of brick, stone or stucco. These materials must be applied in an architecturally correct manner. In no event will aluminum, vinyl, or steel siding be acceptable.

No outbuildings except gazebos and pool cabanas will be permitted.

Each lot owner is required to purchase and install a specific lamp and post and mailbox set.

These requirements plus others involving specific construction details will be clearly noted on the Brightwater Requirements and Guidelines for plan approval which will be provided at time of purchase.

The developer must approve all building plans, architectural details, house location, and house grades prior to construction.

### DIRECTIONS TO BRIGHTWATER

Brightwater on Upper Genesee Lake is located in the Village of Summit, on the south side Delafield Road (County Highway DR) about ½ mile east of highway 67. From the west, exit I-94 at highway 67, go south ½ mile to Delafield Road, then east ½ mile to site. From the east, exit I-94 at Sawyer Road, go south a short distance to Delafield Road, then west about 1 mile to site.



© 2008 Siepmann Realty Corporation



*Developers of Award Winning Open Space Communities*

# 262.650.9700

[www.siepmannrealty.com](http://www.siepmannrealty.com)

[info@siepmannrealty.com](mailto:info@siepmannrealty.com)

