

Addendum #2 to Offer to Purchase dated \_\_\_\_\_ and signed by \_\_\_\_\_  
as Buyer for the Property known as Lot(s) \_\_\_\_\_, BRIGHTWATER ON UPPER GENESEE LAKE.

**REQUIREMENTS AND GUIDELINES FOR BUILDING,  
CONSTRUCTION AND IMPROVEMENTS**  
**FOR**  
**BRIGHTWATER ON UPPER GENESEE LAKE**

Brightwater on Upper Genesee Lake (“Brightwater”) is an innovative plan for a high quality residential community that blends with the countryside while preserving the natural character of the land. It is the intention of James and Barbara Kenehan (“Developer”) to assist lot owners in achieving a compatible arrangement of quality homes. To this end, this document (i) summarizes for lot owners the restrictions and covenants concerning building, construction and improvements provided in the Declaration of Restrictions and Covenants for Brightwater (the “Declaration”), and (ii) sets forth additional Guidelines for Plan Approval (the “Guidelines”) adopted by the Developer.

**I. Restrictions and Covenants in the Declaration.**

The Declaration has been recorded with the Register of Deeds for Waukesha County and a copy has been provided to each lot owner. The Declaration **must** be followed by all lot owners in Brightwater. Of particular importance to owners of lots in Brightwater (“Owners” or, singularly, “Owner”), is the process of designing and constructing a residence and other permitted improvements on their lots. The Declaration contains restrictions and covenants concerning building restrictions (Declaration, Section II); construction (Declaration, Section III); and improvements and owner maintenance (Declaration, Section IV).

Below is a summary of the building restrictions, construction requirements and restrictions relating to improvements and owner maintenance found in the Declaration. Each Owner should refer separately to the Declaration and consider the following list as merely a summary of those provisions. In the event any of the terms or provisions below are different from or conflict with the terms or provisions of the Declaration, the terms or provisions of the Declaration are binding and will control.

**A. Building Restrictions (See Declaration, Section II)**

1. All lots in Brightwater are restricted to the erection of a single one story, story and one-half, or two story single family residence building with a minimum square footage of living space (excluding basement level areas) of two thousand eight hundred (2,800) square feet.
2. The combined total floor area of the residence (excluding basement level areas), attached garage and any other structures used, designed, or intended for the protection, shelter or enclosure of persons, animals and property shall not exceed ten thousand (10,000) square feet on any lot.
3. The total surface area of any lot which is covered by the residence, attached garage, porches, decks, patios, swimming pools, driveways, parking areas, walkways and other impervious surfaces shall not exceed the amount allowed by Town (hereinafter referred to as the “Town”) ordinances. (Currently 8,712 square feet.)
4. Each single-family residence in Brightwater must have a garage that accommodates at least 3 cars, that is attached to the residence directly or by breezeway, and that is constructed at the same time as the residence (such single family residence and garage together shall be referred to herein as the “Building”). The maximum size of the garage portion of the Building shall conform to Town of Summit (hereinafter referred to as the “Town”) ordinances. Garage entrances must be on the side or rear of the Building. Courtyard-style garage entrances conform with this requirement.

5. The exterior walls and fascia of the Building and any permitted improvements must be constructed of brick, stone, stucco, solid wood siding, or Hardiplank siding or its equivalent. Trim boards may also be made of Azek Trim, Miratec Trim or equivalents. At least 30% of the aggregate of the exterior wall surface areas above the basement level of the Building, after deducting the surface area of doors and windows, shall be constructed of full-size brick, natural stone or stucco. Developer may, in its sole discretion, approve the use of artificial stone products. Siding materials such as aluminum, vinyl, steel, pressed board, Masonite or plywood will not be permitted on the exterior of the Building or any permitted improvements, except on soffits. Soffits (but not fascia) may be made of aluminum, vinyl or the siding materials permitted above for exterior walls. Fascia may only be made of the siding materials permitted above for exterior walls (not aluminum or vinyl). Any exposed basement or foundation wall must be covered with masonry veneer, plaster or the siding materials used on the exterior walls above such exposed wall. Fireplace chimneys shall be either of full masonry construction or have a masonry veneer.

6. All two story and story and one-half Building roofs shall have a minimum pitch of eight feet in height for each twelve feet in length (8/12), except for a porch roof, a shed-style roof or rear dormers on story and one-half Buildings. All one-story Building roofs shall have a minimum pitch of ten feet in height for each twelve feet in length (10/12). All roofs shall be covered with either wood shakes or 40 year dimensional shingles in a "weatherwood" color.

7. The minimum setback from any abutting street right-of-way is 50 feet. The minimum side yard offset is 20 feet. The minimum rear yard is 20 feet. The minimum setback from the shoreline of Upper Genesee Lake shall be as depicted on the recorded final plat of Brightwater. Additionally all improvements must comply with the offsets and setbacks required by government regulatory authorities as are in effect at the time of construction.

8. Each Owner must obtain the **prior written approval** of Developer of all of the design and layout plans listed in subparagraph (a) below prior to application for a building permit. **Each Owner must submit preliminary plans for review by Developer before submitting final plans.** The final plans shall incorporate the plan changes, if any required by Developer, as noted in its review of the preliminary plans. (3 full-size sets and 1 11" x 17" reduction)

(a) Each Owner must submit to Developer in connection with its application for approval of the design/layout plan three complete sets of the following final plans:

- Exterior elevations drawn to scale (1/4" = 1' minimum)
- Floor plans drawn to scale (1/4" = 1' minimum)
- Identification of all exterior building materials;
- Stake-out survey showing the proposed location of the Building, existing and proposed yard grades and location of silt fences.
- Statement of square footage of living area by floor and the computation of exterior wall surface area (above the foundation level) to be constructed of brick, stone or stucco.
- A computation of the percentage of exterior wall surface areas (above the basement level) to be constructed of brick, stone or stucco.
- Other things that may be required from time to time as set forth in the Guidelines (Section III, below).

(b) Approval of the design/layout plan shall be based upon the restrictions contained in the Declaration and the Brightwater Guidelines for Plan Approval (Section II, below), as may be adopted from time to time by Developer.

(c) Design/layout plan approval may be withheld if the design is too similar in appearance to other Buildings in close proximity.

(d) If in the opinion of Developer the submitted plans do not comply with the Brightwater Requirements and Guidelines and the Declaration Developer may, at its option, but only with Owner's consent, refer the plans to a professional home designer for redesign so that the plans will comply with the Brightwater Requirements and Guidelines and Declaration. The Owner will be responsible for the payment of any fees charged by such professional.

(e) In its decision to grant Approval, Developer will take into consideration not only the required minimum setbacks but also the relationship of the location and position of the proposed Building and Permitted Improvements to the street and to the Buildings that have been constructed or that may be constructed on the adjoining lots.

(f) **Simultaneously with submitting final building plans to Developer for Developer's approval Owner or its successor shall deposit \$2500.00 per lot with Developer** to be held by Developer as a curb and gutter damage, erosion control and clean up bond. In the event that the Town requires replacement of any damaged curb and gutter in front of the Property, Developer shall deduct the cost of the replacement from this deposit and refund any balance to Owner. In the event that the Town requires Developer to repair any of Owner's erosion controls, clean the roads of mud, dirt, stone or debris that is a result of Owner's construction or pick up construction debris that has blown from Owner's building, because Owner or Owner's contractors have failed to do so, Developer may also deduct the reasonable cost thereof from Owner's deposit.

This deposit, less any deduction made in accordance with the preceding paragraph, will be refunded to Owner within 60 days after completion of Owner's landscaping and paved driveway.

## **B. Construction (See Declaration, Section III)**

1. The Building must be constructed in accordance with the design and layout plan which has been approved by Developer be completed within 12 months of the date the building permit is issued by the Town. A sodded or seeded lawn and a driveway paved with concrete, asphalt or brick must be installed within 6 months of the date that the occupancy permit is issued by the Town.

2. At the time of construction of the Building, the Owner shall install at a location designated by Developer, one approved outdoor electric post lamp with an unswitched photoelectric control. The design of the post lamp shall be uniform throughout Brightwater. The Owner shall maintain the operation and appearance of the post lamp. If the post lamp is not so maintained, and the condition has not been rectified by the Owner within 15 days after receipt of a notice from the Association specifying the violations of this requirement, the Owner shall be subject to a penalty at a per diem rate established in the Rules and Regulations of the Brightwater Homeowners Association from the date of notice until the date the condition has been rectified, in addition to all other rights and remedies available to Developer and the Association. The penalty shall be assessed against the Owner and, if not paid, will be enforced as provided in the Declaration.

3. Each Owner must adhere to the grading plan or any amendment thereto approved by the Town Engineer and on file with the Town ("Master Grading Plan"), and grade such Owner's lot in accordance with the Master Grading Plan. **At the time of building permit application each Owner shall furnish the Town building inspector and the Town engineer with a proposed final grading plan of the lot for their approval.** Developer and/or the Town and/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 and correction of any drainage condition (whether or not Owner complied with the Master Grading Plan), and the Owner is responsible for the cost of the same. Each Owner, at the time of construction of the Building, shall also be responsible for grading its lot so as to direct drainage toward the street or other established drainageway and to prevent an increase in drainage onto neighboring property and into Upper Genesee Lake. This shall be accomplished by creating swales along common lot lines wherever practical. Drainage ways shall be kept free of any obstructions. No plantings other than grass shall be permitted within 3 feet of side or rear lot lines without prior written approval of the Developer. Each Owner must consult with the adjacent lot Owner to agree upon compatible grading of their common lot lines. Due to the varying terrain and drainage conditions on each lot following construction, neither Developer nor the Town shall be responsible for establishing lot line grades. The services of a professional engineer may be required to design a proper grading plan for any lot, the cost of which shall be paid by the lot Owner(s). Final grading of the lot shall be

completed within two months after the date that an occupancy permit has been issued for the Building (subject to delays caused by adverse weather conditions).

4. Electric transformers, cable TV and telephone equipment boxes have been placed by Developer to serve each lot. Any subsequent relocation, either horizontally or vertically, or modification of these equipment boxes shall require written authorization from the appropriate utility company or service provider and Developer. The lot Owner shall pay all costs of such relocation or modification.

5. Each Owner shall be responsible for installing and maintaining erosion control measures from the commencement of grading until such time as a lawn or other plantings sufficient to prevent erosion has been established on the Owner's lot. These measures include, but are not limited to: installation of silt fence, hay/straw bales and/or ditch checks; street cleaning following precipitation events or tracking of mud on streets by any vehicle leaving the lot; and sodding or seeding and mulching lawn areas. Steep slopes may require installation of straw mat, jute mat or other materials designed to stabilize steep and highly erodible areas. Any areas where erosion control measures have been compromised by weather, construction or any other event shall be repaired within 7 days of damage. After every rainfall exceeding ½ inch and at least once per week, erosion control measures must be inspected by the Owner or the Owner's contractor, and any necessary maintenance or repairs made. Failure to comply with these requirements may result in sanctions against the Owner by the Town, the Wisconsin Department of Commerce, and/or the Wisconsin Department of Natural Resources. All erosion control measures shall be installed and maintained according to the then current standards and specifications set forth in Wisconsin Department of Natural Resources Conservation Practice Standard and local ordinances.

6. All construction-related activity shall be confined to the Owner's lot unless the adjoining Owners have given permission to use their respective lots or outlots. In the event that landscaping on adjacent lots or outlots is disturbed during construction or grading, all disturbed areas shall be immediately restored with vegetation of like kind. In the event that eroded material is deposited onto a street or neighboring property, the Owner of the lot from which the material came shall be responsible for removing the material and restoring the street or neighboring property to its original condition.

7. Each Owner shall be responsible to Developer and the Town for the costs of repairing and replacing any street pavement and curb and gutter (including restoration of topsoil and lawn abutting the curb and gutter) which have been damaged during the course of constructing the Building and/or any permitted improvements on the Owner's lot.

### **C. Improvements/Owner Maintenance (See Declaration, Section IV)**

1. No buildings, outbuildings or other structures will be permitted on the Property except the Building, and except the following exclusive list of permitted improvements, which are subject to the Guidelines and require developer's prior written approval:

(a) Fences of a decorative style. Chain link fences, privacy fences or fences which enclose an entire yard will not be allowed.

(b) Deck structures constructed of wood or metal. Developer may, in its sole discretion, approve the use of artificial wood products on decks.

(c) Gazebos.

(d) Pool houses, not to exceed 200 square feet in area.

(e) In-ground swimming pools. Above-ground swimming pools are not permitted, except for seasonal pools. All swimming pool related pump, heater, filter and other equipment must be concealed in an enclosure located next to the Building to minimize the noise and visibility to neighboring properties. A different location for such pool equipment (with proper screening) may be allowed in special circumstances with Approval. "Seasonal Pool" means a swimming/wading pool which is stored indoors during the months of October through May, does not exceed 5 feet in diameter or 20 square feet in water surface area and is not more than 18 inches high.

(f) Retaining walls constructed of natural stone.

(g) Berms.

(h) The enclosed portion of any children's outdoor playground equipment and play structures. Playground equipment and play structures without enclosures do not require approval.

(i) Dog kennels. Dog kennels shall be located immediately behind the Building, shall be no larger than 200 square feet in area, with any fences screened from view by adequate landscaping. Doghouses may only be made of the siding materials permitted for Buildings.

2. There shall be no outside parking or storage of boats, trailers, buses, commercial trucks, recreational vehicles or other vehicles or items deemed to be unsightly by either Developer or the Brightwater Homeowners Association.

3. The design and location of each mailbox/newspaper box shall be uniform throughout Brightwater and installed in the location designated by the postmaster.

4. Satellite dish antennas may not exceed 6 square feet in surface area. No antenna or satellite dish shall be mounted or installed on any roof. Any antenna or satellite dish should, if possible without interfering with reception, be placed and screened so as to minimize its visibility from roadways and neighboring lots.

5. Each Owner shall perform such periodic maintenance of the Owner's lot, including the adjoining public right-of-way area up to the edge of the road pavement, as may be necessary to keep the lot neat and clean in appearance, including, without limitation, the mowing of grass and removal of weeds and debris. This requirement applies to vacant lots as well as to lots where Buildings have been constructed.

## **II. Brightwater Guidelines for Plan Approval.**

The Declaration provides that the Developer may establish from time to time Guidelines for Plan Approval. In furtherance of its goals for the development of a high quality residential community, Developer adopts the following Guidelines, which it may amend or revise at its own discretion:

**1. Windows:** Shutters, window casings, window grids and other trim features that are used on the front of the residence and garage must also be used on appropriate windows on the sides and rear. In non-masonry openings casings of at least 4 inches in width must be used on all windows without shutters, attic vents and on all doors. Windows, doors and attic vents in masonry openings must have stone or brick sills and stone or brick soldier courses or corbels at the top and sides or other similar appropriate detail. Developer will require the placement of windows or other design features in walls that would otherwise be blank or without architectural feature. (Chimneys, bays, or other projections on a wall are not, by themselves, an architectural feature.) Developer may require grids or muntin bars in all windows. An attractive, balanced exterior design will usually take precedence over concerns about furniture arrangement. Windows may be vinyl or aluminum clad.

**2. Doors:** Garage and service doors may be wood, steel or fiberglass and must have a raised panel or other decorative design.

**3. Masonry:** Where masonry material is used on the exterior walls, it should, if possible, terminate only at an inside corner. In the event it is not possible to terminate these materials at an inside corner, the materials must then terminate at a corner board at least 6 inches in width. If quoins or similar details are used at outside corners it will be acceptable to terminate the masonry by extending it around the corner the full width of the quoin. If stone (not brick) is used on exterior walls it will also be acceptable to terminate the stone by extending it around a corner for a distance of at least 12 inches. A "beltline" or "apron" of brick or stone may terminate only at either an inside corner or on a wing wall. Other exterior materials such as lap siding must also terminate at an inside corner or at a corner board at least 6 inches in width.

**4. Bays, Boxed-out Windows and Chimney Chases:** Any bays, bay windows, boxed-out windows and other projections which extend down to the top of the foundation level must have a foundation beneath. "Hung bays" which are at least 12 inches above the foundation are permitted, supported by brackets if appropriate. All chimney chases must have a foundation beneath.

**5. Sloped Lots:** Developer may require on sloping lots that certain basement walls be exposed to minimize the impact on trees, vegetation and drainage as well as allow for a more natural transition between homes. Garages must be constructed on the high side of the lot unless a special exception is approved by Developer.

**6. Materials and Colors:** The variety of exterior materials should be kept to a minimum and must be used consistently on all elevations. The number of exterior colors should be kept to a minimum. It is recommended that a maximum of two colors be used on the walls and trim and one color for such items as shutters and doors.

**7. Fences:** Fences must be of a decorative style, no more than 5 feet high and at least 75% open. Chainlink fences, privacy fences and fences which enclose an entire yard are not allowed. Other styles of fence may be allowed if specifically approved by Developer. The area enclosed by the fence shall be no larger than the area that would be devoted to a typical back yard in-ground swimming pool, regardless of whether or not the home has a pool. All fences must be at least 3 feet from any lot line and the finished side of the fence must face the abutting property. Garden fences that are less than 75% open will be allowed provided that their design and materials are comparable to those of the house and provided that they conform to these guidelines in all other respects. If the municipality has more restrictive fence ordinances, those shall control.

**8. Landscape Features:** Landscape features must not obstruct or interfere with construction of lot line drainage swales.

**9. Post Lamp/Mailbox:** The post lamp required by the Declaration to be installed by each Owner shall be a Walpole Woodworkers "Hammond" vinyl post with "Montgomery" lamp and photoelectric control. The location of this post lamp shall be 2 feet back from the front lot line, 8 feet from the house side of the driveway. The lamp shall be maintained by the lot Owner in a proper operating manner. Each Owner is also required to install a Walpole Woodworkers "Westwood" vinyl mailbox post and black "Strong Box" mailbox. The mailbox location will be as directed by the local Postmaster. Maintenance and repair of the mailbox is the responsibility of the lot Owner. The estimated cost of this lamp, post and mailbox is \$1,528.35 (Subject to change prior to closing) and shall be paid at closing.

**10. Storage:** Lot Owners must make sufficient provisions for storage within the perimeter of the Building. Firewood may be stored in the Owner's rear yard provided it is screened from view of neighboring lots by landscape materials.

**11. Professional Home Designer/Architect:** In order to properly evaluate a design, Developer may require that design/layout plans submitted for plan approval be drawn by a professional home designer or architect. Submittal of a preliminary plan for review prior to preparation of final plans is required.

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