

Addendum #2 to Offer to Purchase dated _____ and signed by _____ as Buyer for the property known as Lot _____ WINDSONG AT GERMANTOWN.

GUIDELINES FOR PLAN APPROVAL

Windsong is an innovative plan for a quality residential community that blends with the countryside while preserving natural resources. The site plan, which contains curved streets, landscaped courts and generous open space will encourage higher quality homes with enhanced property values. Deed restrictions will require better architectural treatment on all building elevations. Please consider the following guidelines in the design of your home:

1. Minimum home sizes should conform to the recorded restrictions.

One Story - Minimum size shall be 1800 square feet on the first floor.

Story and one-half - Homes shall have a minimum of 2000 square feet on the upper two floors.

Two Story - Homes shall have a minimum of 2000 square feet on the upper two floors.

Tri-level - Homes shall have a minimum of 2000 square feet on the upper two floors.
2. Homes shall have a minimum of an attached 2 car garage with a maximum size of 900 square feet.
3. When shutters are used on the front of a home, they shall also be used on appropriate windows on the sides and rear. Standards shall also apply to window casings, window grids and trim features. The developer may require the placement of windows in walls that would otherwise be blank or featureless.
4. The exterior walls of the home and attached garage must be constructed of wood, brick, stone, or other natural materials. Certain manufactured exterior siding and trim may be allowed upon specific approval of the developer but in no event will aluminium, vinyl, or steel siding be acceptable.

5. Although there is no minimum brick or stone requirements, if masonry material is used on the exterior walls we encourage you to terminate it only at an inside corner. The same provision shall apply to exterior panels of other material such as vertical siding, etc. In the event that it is not possible to terminate these materials at an inside corner, the materials must then terminate at a corner board at least 6" in width.
6. All roofs shall have a minimum pitch of eight feet in height for each twelve feet in length (8/12), except for rear dormers on story and one-half residences or as approved by the developer in special circumstances.
7. Homes that are too similar in appearance will not be permitted to be constructed in close proximity to one another.
8. Exterior materials should be kept to a minimum and be consistent on all elevations.
9. The number of exterior colors should likewise 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
10. Garages shall be constructed on the high side of the lot unless a special exception is approved by the developer.
11. The deed restrictions prohibit outbuildings such as storage sheds. Please make sufficient provisions for storage within the perimeter of the home.
12. The house and attached garage must be completed within one year from the start of construction, including basic landscaping. Basic landscaping shall be defined as seeding or sodding the entire lot.
13. All driveways must be paved within one year from the start of construction.
14. The developer must approve all fences, decks, swimming pools, and other landscape features. All swimming pools must be in ground. Satellite dish antennas may not have a diameter in excess of twenty-four (24) inches.
15. No antenna or satellite dish shall be visible from any roadway or neighboring lot.

16. At the time of construction of a residence building on a lot, the lot owner shall install at the location designated by the Village building inspector, one Halo #RF 27/9430 outdoor electric lamp with photo electric control, black aluminum post and matching decorative base purchased from Standard Lamp Company. The cost of the lamp, post and base is about \$600.00 and shall be paid at closing. The lamppost shall be maintained by the lot owner in a proper operating manner.
17. All house plans, house colors, yard grades and stake out surveys shall be approved by the developer prior to any construction. The developer may require on sloping lots that certain basement walls be exposed to allow for a more natural transition between homes. Any exposed basement or foundation walls shall be covered with masonry veneer, plaster, or siding materials used on the walls above.
18. Each lot owner, at the time of home construction, shall be responsible for grading their lot so as to direct drainage toward the street or other established drainageway and to prevent an increase in drainage on to neighboring property. In addition, at the time of construction, erosion control measures shall be installed and maintained according to the standards and specifications set forth in the Wisconsin Construction Site Best Management Practices Handbook and/or local ordinances.

It is the intention of the Developer to assist the lot owners in achieving a compatible arrangement of quality homes. Please consider these guidelines when advising your design specialist.

Dated: _____

Buyer Initials: _____

Buyer Initials: _____

Seller has read, fully understands and acknowledges receipt of a copy of this Addendum 1 to the Offer to Purchase.

Dated: _____

Seller Initials: _____

Seller Initials: _____

Revised 3/95