

# QUALITY

The philosophy of Siepmann Realty Corporation, from its inception, has been to develop unique quality communities that preserve the natural character of the land and its surroundings. Now, over 40 years, three generations and hundreds of developments later, it can be said that the Siepmann philosophy remains uncompromised. Whether the development was a residential community, office complex, industrial park, condominium grouping, single family dwelling or specialty retail shopping center... the Siepmann Tradition has always prevailed. A tradition that has brought real meaning to the word quality and has set the standard by which real estate development in this marketplace is often measured.

**■ SIEPMANN REALTY**  
CORPORATION  
17800 W. Capitol Dr. • Brookfield, WI 53045  
Phone 414-781-9700

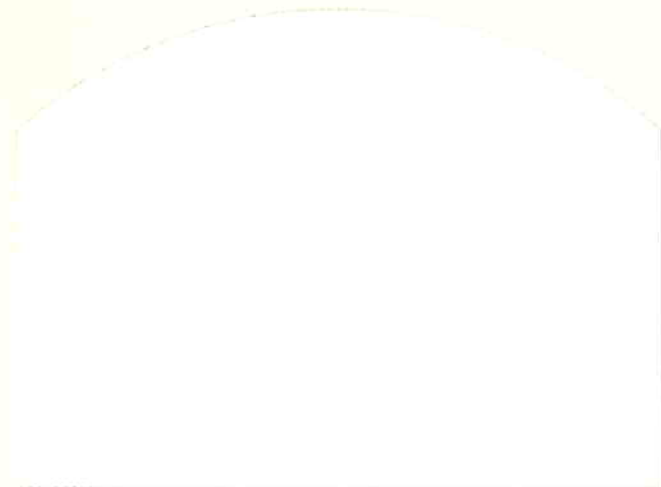


*Nature at Your Back Door*



*Lost Creek. A special neighborhood of just 26 homesites, nestled around 30 acres of wooded valleys and pristine meadows. Experience nature at your back door as you walk beside the majestic maples and a scenic golf course. Stroll through gentle meadows or hike in the peaceful forest that are a part of this exceptional development. Enjoy the relaxed lake country lifestyle and all the recreational opportunities it offers.*

*Lost Creek is designed for those who would like to build a high-quality, yet moderately sized home in a development that provides the features and amenities usually found only in neighborhoods requiring larger homes.*



*This carefully planned and superbly implemented community is brought to you by Siepmann Realty Corporation, a talented family team specializing in creative and innovative open space communities. Their experience, goals and standards of quality will not only offer you an enjoyable everyday lifestyle but will insure and enhance your investment for many years to come.*

**■ SIEPMANN REALTY**  
CORPORATION  
17800 W. Capitol Dr. • Brookfield, WI 53045  
Phone 414-781-9700

## Amenities

**OPEN SPACES** Lost Creek "Open Space Areas" will be owned in common by all Lost Creek lot owners. A Homeowners Association will be responsible for the care and maintenance of these open space areas as well as the landscaped courts, entryways, ponds and landscaping along North Shore Drive. Each lot owner will automatically be a member of the Association and be responsible for the payment of annual dues.

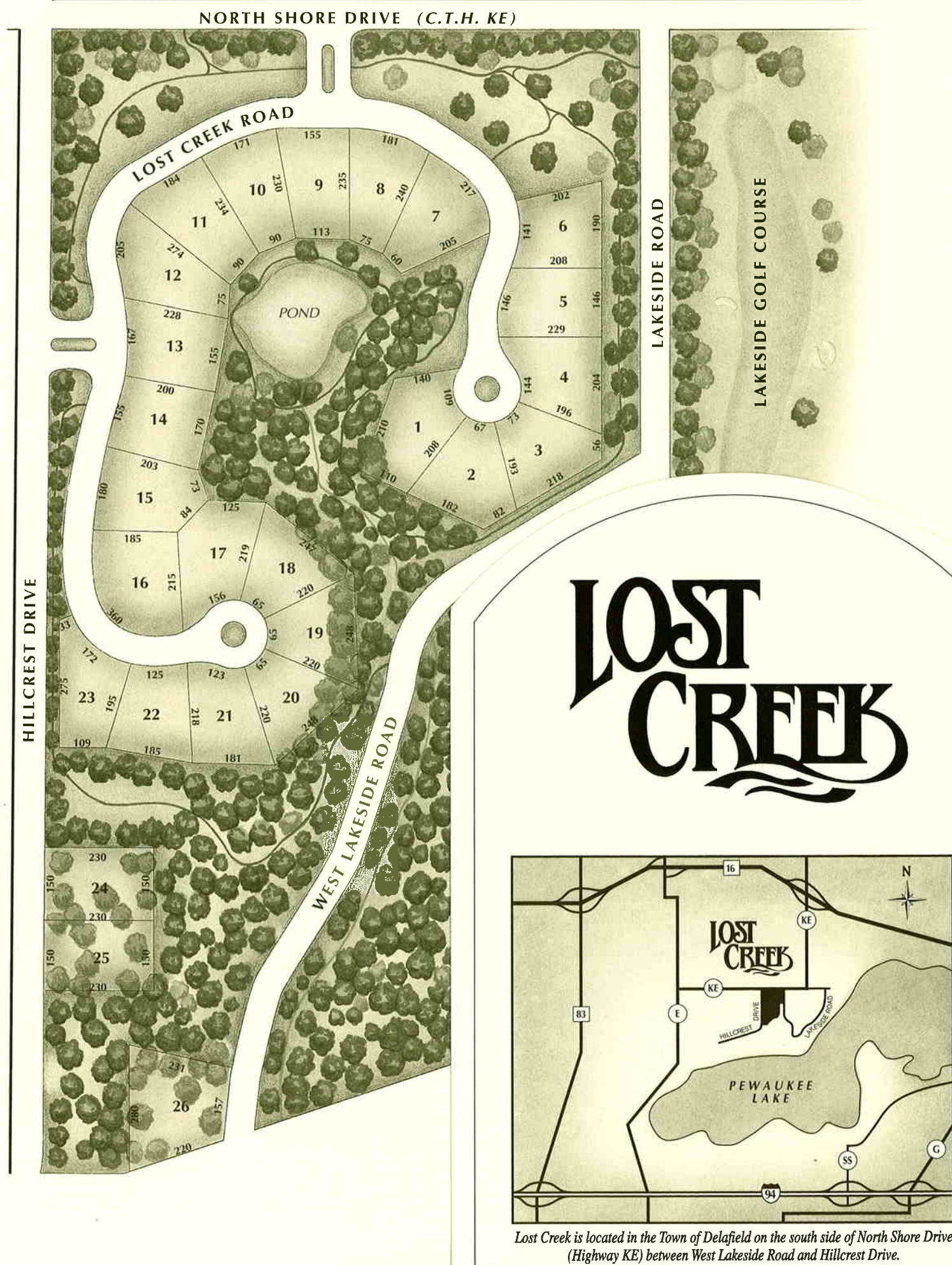
**IMPROVEMENTS** The price of each lot includes sanitary sewer with lateral to the lot line, asphalt streets, underground gas, electric and telephone service.

**AMENITIES** Lost Creek contains over 30 acres of common open space featuring ponds, woods, walking trails and landscaped courts and entryways. In addition, Lost Creek is located a short distance from Nagawaukee Park which provides golf, hiking and biking trails, nature and picnic areas and boat launching on both Pewaukee and Nagawaukee Lakes. Lakeside Country Club is adjacent to Lost Creek and several other popular golf courses are only minutes away.

**SCHOOL INFORMATION** Lost Creek is served by Hartland/Lakeside Elementary Schools and Hartland Arrowhead High School. Both districts provide free bus service for all children.

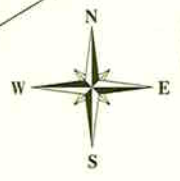
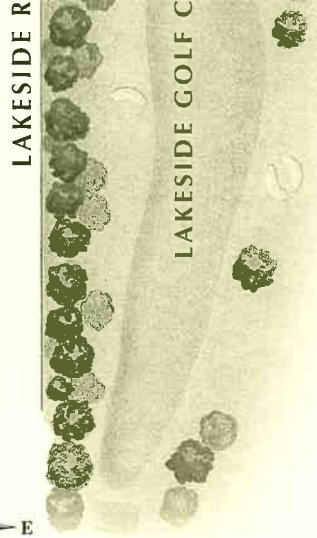
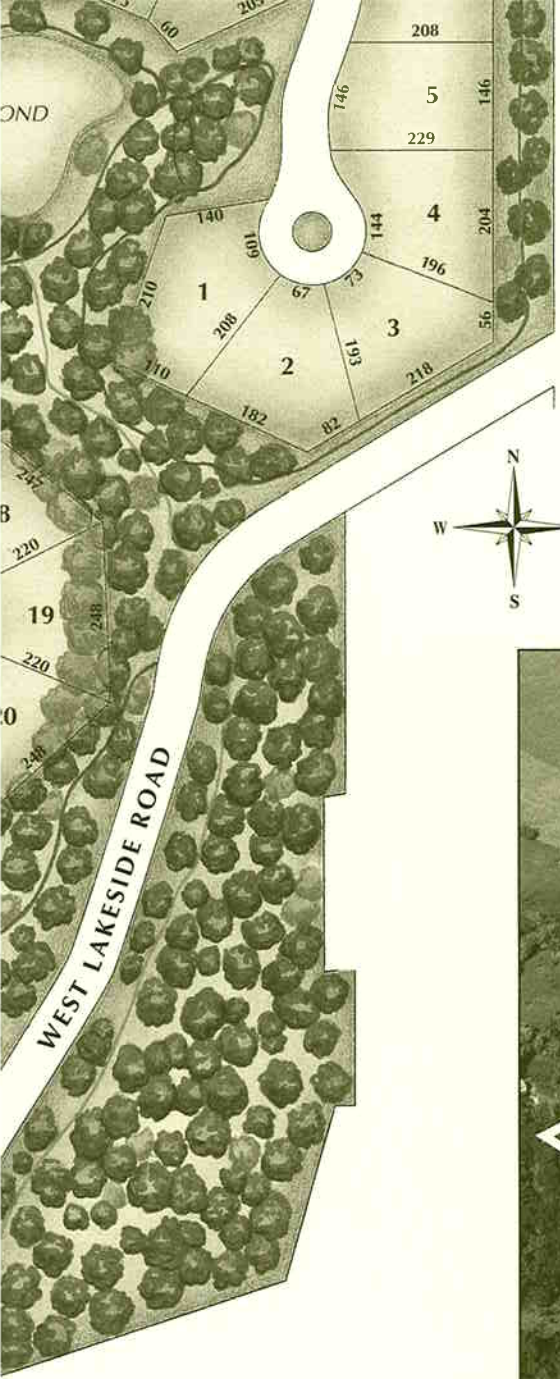
## Building Restrictions

- All homes in Lost Creek must be a minimum of 2500 sq. ft. excluding any living area in the lower or basement level. Side entry garages are required.
- Roofs shall be constructed of cedar shakes with an approved roof pitch.
- Only natural materials such as wood (including Louisiana Pacific lap siding or equivalent), stone, brick or stucco shall be used on the exterior walls. These materials shall be applied in an architecturally correct manner.
- Chimneys shall be all masonry and have stucco, stone or brick veneer.
- Each lot owner will be required to purchase and install a specific post, lamp and mailbox.
- These requirements plus others involving specific construction details will be clearly noted on the Lost Creek Guidelines for Plan Approval which will be provided at the time of purchase.
- All building plans, exterior design, architectural details, house location & grades must be approved by Siepmann Realty Corporation.



Lost Creek is located in the Town of Delafield on the south side of North Shore Drive (Highway KE) between West Lakeside Road and Hillcrest Drive.





LOST  
CREEK

