

Towering Oaks Will Welcome You Home.

THE OAKS

A vista of ageless majestic oak trees greets you as you pass through the beautifully landscaped entrance to The Oaks. The setting, tucked away amidst woods and fields, conveys a feeling of privacy, while acres of permanently preserved open space assures you that it will remain that way. Yet you are only minutes from shopping, dining, schools, churches and recreation. Rigorous architectural control and the developer's attention to detail insures that The Oaks will be a place that you will be proud to call home for years to come.



SIEPMANN REALTY CORPORATION

W240 N1221 Pewaukee Road • Waukesha, WI 53188

www.siepmannrealty.com

Phone: **262-650-9700**

A joint venture of:

and



SIEPMANN REALTY
CORPORATION

BIELINSKI
DEVELOPMENT



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THE OAKS



Location

The Oaks is located in the Village of Pewaukee on the north side of Lindsay Road, just east of highway 164 (about 1 mile north of Capitol Drive).

Improvements

All homesites in The Oaks are served by municipal sanitary sewer and water and paved streets with curb and gutter. Underground service for electricity, telephone, natural gas and cable TV is also provided.

Building Requirements

All homes require a minimum living area of 2300 sq. ft. This is exclusive of any living area in the basement level. An attached garage for at least two cars is also required. Garage entrances must be on the side of the building.

Only natural materials such as solid wood, Louisiana-Pacific Lap Siding, Hardiplank siding or their equivalents, stone (cultured stone may be allowed upon specific approval by Siepmann Realty Corp.), brick or stucco will be used on exterior walls. These materials must be applied in an architecturally correct manner.

A minimum roof pitch of 10/12 is required for one story homes and a minimum roof pitch of 8/12 is required for all others. A lower pitch is allowed on rear dormers of story-and-one-half homes. The roof material may be either wood shakes or textured shingles in a weatherwood color.

No Outbuildings or above-ground swimming pools are permitted.

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

Siepmann Realty Corp. must approve all building plans, architectural details, house location and grades prior to construction.

These requirements plus others involving specific construction details are clearly noted in The Oaks Guidelines for Plan Approval which will be provided at the time of purchase.



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A JOINT VENTURE

