

TREE TOPS



Location: Tree Tops is located in the Village of Germantown on the North side of County Line Road, mid-way between Pilgrim Road and Fond du Lac Avenue. It is about one mile north of the US 45/Pilgrim Road interchange.

Public School Information: Tree Tops is in the Germantown School District. Students from the Tree Tops area attend MacArthur Elementary (K-5), Kennedy Middle and Germantown High Schools. The district provides busing for all students within the district.

Neighborhood Amenities: Tree Tops is located within minutes of neighborhood parks, churches and the shopping districts of both Germantown and Menomonee Falls. Public golf courses and other recreational facilities are also located nearby.

Tree Tops Amenities: Tree Tops contains almost 40 acres of permanent open space. These open space areas feature a network of walking trails, ponds, a private park with a children's play area, woods, wetlands and attractively landscaped courts and entryways. The Tree Tops Homeowners Association is responsible for the maintenance of the open space areas. All Tree Tops property owners are members of the association and are responsible for the payment of annual dues.

Improvements: All homesites in Tree Tops 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 Restrictions:

- One story homes require a minimum living area of 2000 square feet. All others require a minimum living area of 2200 square feet. This is exclusive of any living area in the basement level. An attached garage for at least two cars is also required.
- 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 Tree Tops Guidelines for Plan Approval which will be provided at the time of purchase.



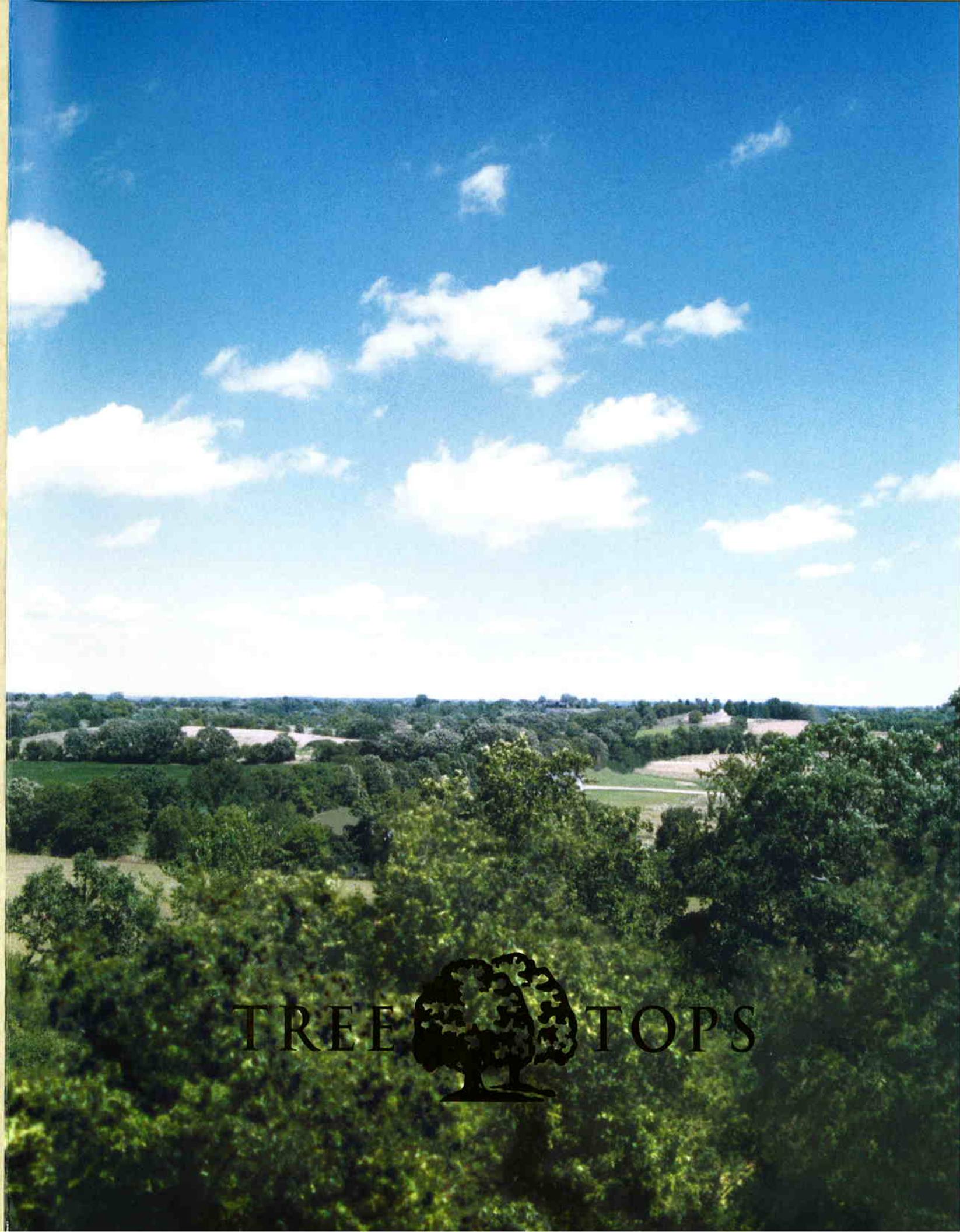
SIEPMANN REALTY
CORPORATION

W240 N1221 Pewaukee Road • Waukesha, WI 53188

www.siepmannrealty.com

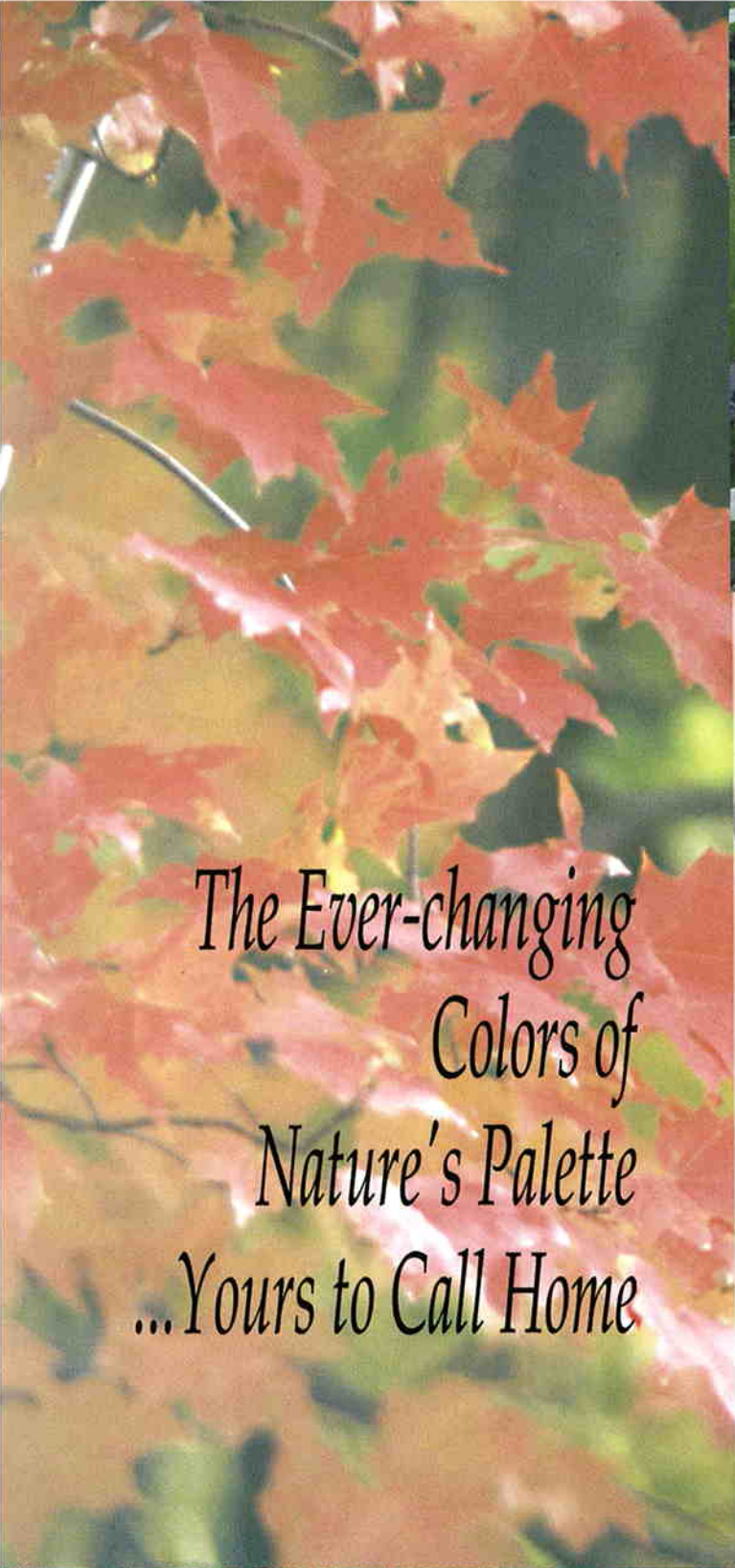
Phone: 262-650-9700

A JOINT VENTURE



TREE TOPS





The Ever-changing
Colors of
Nature's Palette
...Yours to Call Home



Example of a Siepmann open space concept; Windsong Community, Germantown

*T*ree Tops, a community as distinctive as its name. Winding roads lead from the uniquely designed entrances past acres of permanent private open spaces to the carefully planned homesites. Walking trails meander through mature woods and alongside the ponds to a private park. Rigorous architectural controls guide the design and protect the value of the homes in Tree Tops. And a location that is just minutes from shopping, services, schools, public parks and major transportation routes.



Discover the True Nature of an Open Space Community in Germantown



TREE TOPS

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