

# WATERVILLE RIDGE

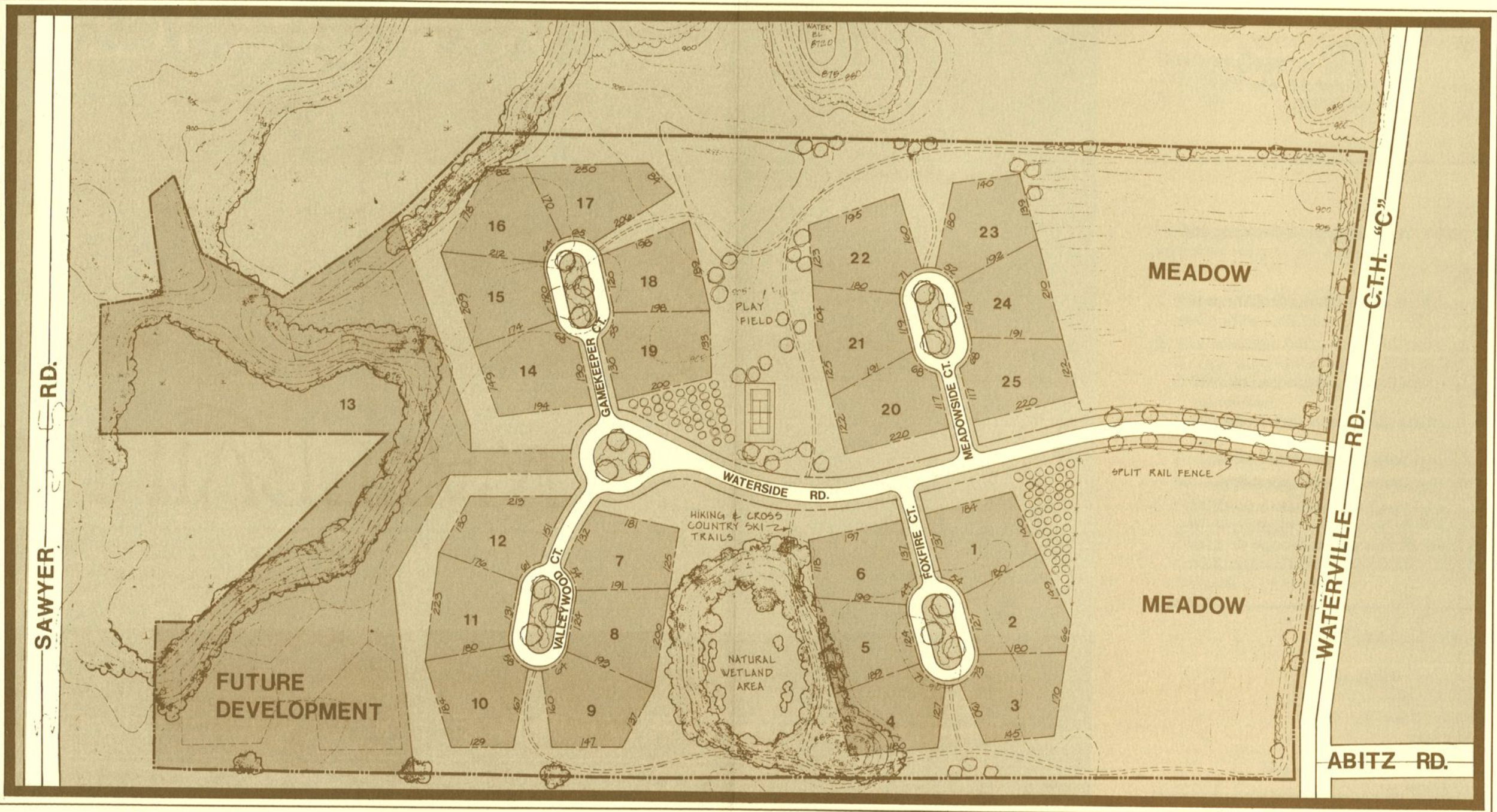


SIEPMANN REALTY CORPORATION

17700 W. CAPITOL DRIVE, BROOKFIELD, WISCONSIN 781-9700



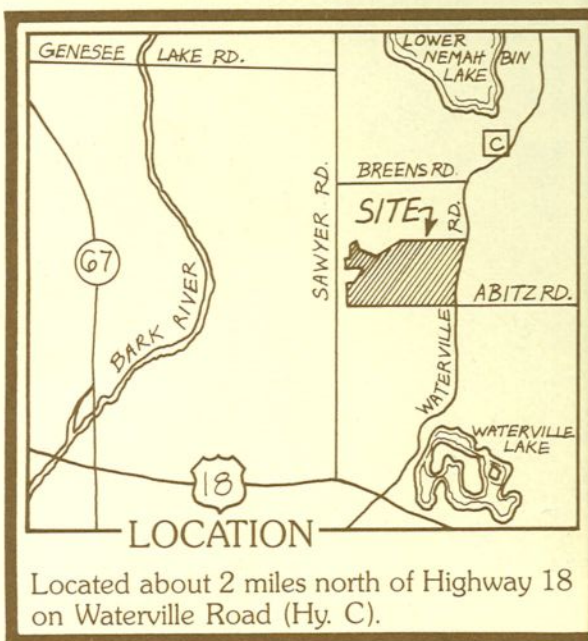
WATERVILLE RIDGE — A VERY SPECIAL RURAL COMMUNITY BY SIEPMANN REALTY CORPORATION 781-9700





## ENJOY

Enjoy the benefits of rural living without having the responsibilities. Lots in Waterville Ridge are realistically sized for minimum maintenance yet in a sense each lot owner has his own "farm". Over 30 acres of room to roam — great for everyday fun and a perfect permanent preservation of the country feeling.



## DIRECTIONS

Take I94 west to Sawyer Road then south on Sawyer Road approximately 3 miles to Breens Road. Take Breens Road 1 mile east to Waterville Road (CTH C). Turn right on Waterville road approximately ½ mile to the subdivision entry.

## UTILITIES

All lots in Waterville Ridge will be serviced by underground electricity and telephone.

## COMMON AREAS

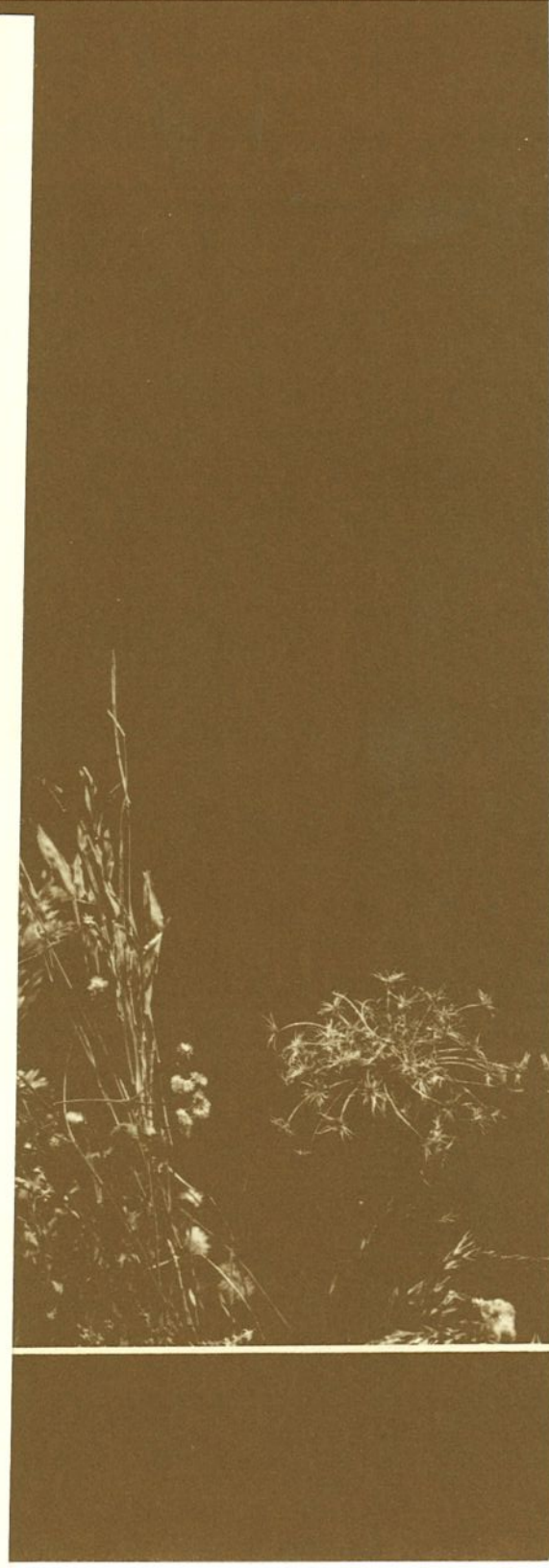
As part of the overall plan for Waterville Ridge, 5 courts and approximately thirty acres of open space have been developed and landscaped. The cost of this is included in the price of the lot.

## LANDSCAPING

The landscaping of the common park area will vary from natural meadowland to a small recreation area including a tennis court. There will be trails for walking, biking or horseback riding and ample opportunities for children to play in a natural surrounding.

## HOMEOWNERS' ASSOCIATION

The Developer has organized a Homeowners' Association known as Waterville Ridge Homeowners' Association, Inc. The function of this Corporation is to provide a perpetual entity for the maintenance of the park, court and entry areas. On purchasing a lot in Waterville Ridge each owner automatically becomes a member of this Corporation, and as such is entitled to all the rights and benefits of the use of these areas. Each owner is subject to a nominal annual assessment to be levied by the Homeowner's Association for the maintenance and operation of these green areas. Deed restrictions covering the association are available at Siepmann Realty Corporation.





## WATERVILLE RIDGE

Residence Phones  
1-567-8147  
691-1855

Offered By  
**SIEPMANN REALTY  
CORPORATION**

Office:  
17700 W. Capitol Dr.  
Brookfield, Wis. 53005  
781-9700

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### IMPROVEMENTS

Included in the price of each lot are permanent-type asphalt streets and underground electricity and telephone. Gas is not available.

### BASIC RESTRICTIONS

1. All lots in Waterville Ridge are restricted to the erection of a single family residence building and attached two-car garage.
2. The minimum living area is as follows:
  - A. One-story home no less than 1800 square feet total.
  - B. One and one-half story home no less than 1200 square feet on the first floor with a total of 1950 square feet.
  - C. Two-story home no less than 2100 square feet with no less than 1200 square feet on the first floor.
  - D. Split-level home no less than 1600 square feet on the living room and bedroom levels.
3. All building plans and exterior design shall be approved by Siepmann Realty Corporation.
4. Each lot owner will be required by Deed Restrictions to purchase, install and operate a specified uniform post light fixture, which will be located at the discretion of the Developer but generally at the front of each lot adjacent to the driveway. The cost of this fixture shall be \$130.00 payable at the closing of the lot purchase. Installation shall be arranged and paid for by the lot owner upon completion of his home.

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### SCHOOL INFORMATION (K-12 System)

ELEMENTARY:	Dousman Elementary, Dousman
HIGH SCHOOL:	Kettle Moraine, Wales
CATHOLIC SCHOOL:	St. Bruno, Grades 1 thru 8 Dousman, Wisconsin

Bus service provided to all schools from entrance to the subdivision.

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