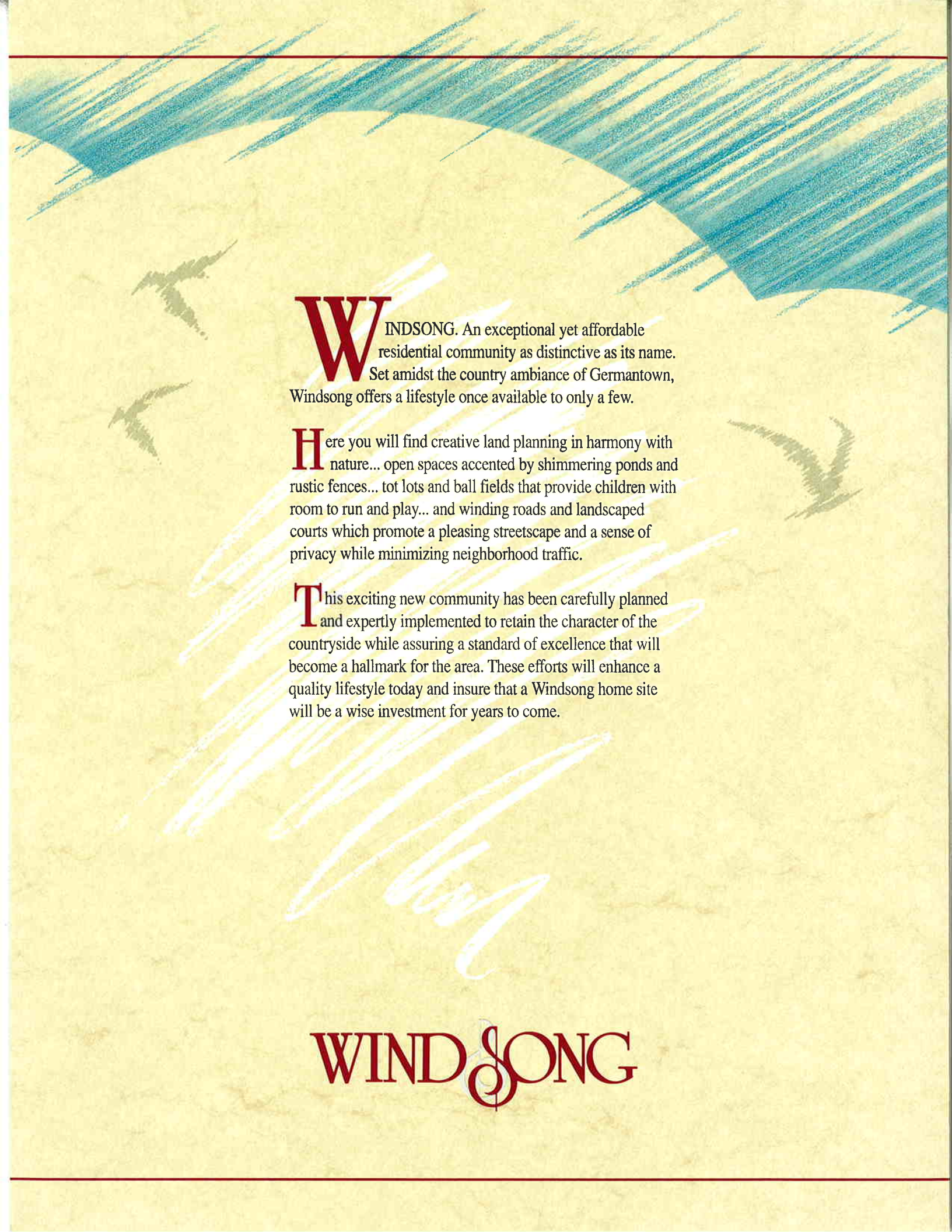


The background is a textured, light beige paper. In the upper half, three dark green birds are depicted in flight, moving from left to right. Below them is a large, white, scribbled area that resembles a cloud or a burst of energy. The title 'WIND & SONG' is printed in a dark red, serif font, centered over the white scribble. The ampersand is stylized, with a vertical line through its center.

WIND & SONG

A T G E R M A N T O W N





**W**INDSONG. An exceptional yet affordable residential community as distinctive as its name. Set amidst the country ambiance of Germantown, Windsong offers a lifestyle once available to only a few.

**H**ere you will find creative land planning in harmony with nature... open spaces accented by shimmering ponds and rustic fences... tot lots and ball fields that provide children with room to run and play... and winding roads and landscaped courts which promote a pleasing streetscape and a sense of privacy while minimizing neighborhood traffic.

**T**his exciting new community has been carefully planned and expertly implemented to retain the character of the countryside while assuring a standard of excellence that will become a hallmark for the area. These efforts will enhance a quality lifestyle today and insure that a Windsong home site will be a wise investment for years to come.

**WIND & SONG**



Windsong at Germantown is located on Donges Bay Road, just east of Pilgrim Road. A convenient map is included on the back of this brochure.



### Building Restrictions

- One story homes shall have a minimum of 1,800 sq. ft.
- Two story and one-half homes shall have a minimum of 2,000 sq. ft.
- Tri-level homes shall have a minimum of 2,000 sq. ft. on the upper two floors.
- All homes must have an attached garage which will accommodate at least two cars.
- Only natural materials such as brick, stone, stucco or wood (including Louisiana-Pacific lap siding or its equivalent) may be used on exterior walls.
- No outbuildings will be permitted.

- All homes shall have a minimum of 8/12 roof pitch, except on rear dormers of story and one-half homes.
- Minimum building set back is 40 ft. from any street right of way. Minimum side yard is 15 ft. Minimum rear yard is 35 ft.
- The treatment of window trim and/or shutters must be consistent on all sides of a home.
- All driveways must be paved.
- An approved outdoor electric post lamp must be installed at the time of home construction.

### Please Note

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

All building plans, exterior design, architectural details, site location and house grades must be approved by Siepmann Realty Corporation.

When the time comes to build your home, you may contract with Bielinski Bros. or any other builder of quality homes.

The open space areas, landscaped courts, entryways and plantings along Donges Bay Rd. will be maintained by Windsong Homeowners Association. Each lot owner will be a member and responsible for annual dues.

### Public School Information

- Elementary (Kindergarten through 5th Grade): County Line Elementary
- Middle (6th through 8th Grade): Kennedy Middle School
- High School: Germantown High School

*Bus Service is provided.*



**D**eveloper reputation is an all-important factor to consider when choosing the site for your dream home. Rest assured that this development offers you total peace-of-mind. Siepmann Realty Corporation and Bielinski Bros. Builders Inc., two of the most respected developers and builders in the Metropolitan market place, have again formed a joint venture to create an exceptional community: Windsong at Germantown.

**E**xperience knows no substitute. Siepmann Realty is in its third generation as a family team specializing in creative and innovative open-space communities. With hundreds of homesite developments to its credit, Siepmann Realty has earned an impeccable reputation for developing unique, beautiful communities that preserve the natural characteristics of the land and its surroundings.

**T**ogether with Bielinski Bros., Wisconsin's number one residential builder for over three decades, you have the unbeatable combination of experience, expertise and dedication necessary to create this distinctive environment that you will be proud to call home. Windsong.

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Developers of Fine Commercial and Residential Communities.

**WINDSONG**