

Horns Corners Preserve HOA – Buyer FAQ

Oct 19, 2026

Horns Corners Preserve is a six-lot subdivision at 461 Horns Corners Road, Town of Cedarburg. Its homeowners association (HCPHOA) keeps the shared driveway, pond and landscaping maintained and the neighborhood's natural character intact. Answers summarize the draft HOA documents (Rev. 2); the recorded documents control.

Is membership required? Yes. Every lot owner is automatically a member, with one vote per lot.

What are the dues? \$2,000 per lot per year to start. They cover driveway plowing and repair, pond upkeep, landscaping, insurance and a reserve fund.

Are there other fees? A one-time \$2,500 transfer contribution paid by the buyer at closing, deposited to the reserve fund. A refundable \$5,000 construction deposit (proposed) is due before you build.

Can dues go up? The Board sets the budget each year based on actual costs. Major projects need approval from 4 of 6 owners, unless the Town requires the work or it's an emergency.

Who maintains the road? The HOA. It is a private shared driveway, not a Town road, so the HOA handles plowing, repairs and resurfacing.

What about the pond? It sits on Outlot 1, which each lot owns a one-sixth share of. The HOA maintains it under a recorded agreement with the Town.

Is there city water and sewer? No. Each lot has its own private well and holding tank. Owners pay for pumping and maintenance and sign the Town's holding tank agreement.

Can I pick my own builder? Yes, any licensed Wisconsin dwelling contractor with liability insurance.

Are there design rules? Yes, focused on exterior materials and colors, not style or floor plan. Expect natural wood, stone, brick or stucco and muted colors; vinyl siding and cultured stone aren't allowed.

How does design approval work? Submit a site plan, elevations and a materials list before applying for your building permit. You'll get a decision within 30 days.

Is there a deadline to build? As proposed, start within 24 months of buying and finish the exterior within 18 months of starting.

Can I rent out my home? No. Leasing and short-term rentals (Airbnb, VRBO) are prohibited. Family members may live in the home.

Can I have animals? Household pets, yes. Livestock, poultry and horses, no.

Are signs allowed? Only one for-sale sign per lot, plus anything the law requires.

Fences, pools and outbuildings? Allowed with approval: wood, stone or black metal fences behind the front of the house; in-ground pools only; outbuildings must match the home.

Who runs the HOA? The developer until all six lots are sold, then a board elected by the owners.

Can the rules change? Amendments need 4 of 6 owners. Changes to road or pond obligations also need the Town's consent.

Where do I get the full documents? Ask Houseworks at Keller Williams Milwaukee for the Declaration, Articles and Bylaws.