SUMMARY OF RESTRICTIONS FOR LOTS 1-18 and 31-49
(Purple Section on Site Plan)

Minimum residence size and other requirements for single family homes in QuietWood Subdivision. Open to any Builder.

a. Not less than 2,300 square feet for a one-story residence.
b. Not less than 2,700 square feet in total area for a two-story residence or story and one-half.
c. Exterior walls shall be constructed of brick, stone, cedar, stucco, wood, fiber-cement or other high-quality natural materials or combination thereof (LP SmartSide or Hardie Board). Soffits may be aluminum, Fascia to be wood or composite.
d. 25% masonry at front elevation unless approved by ACC.
e. There shall be consistent architectural use of building materials around all elevations of the home.
f. Steeper roof pitches are required. 10/12 on a ranch and 8/12 on a two-story unless approved by ACC.
g. 4" or larger trim boards or shutters are required on all windows and 6" cornerboards.
h. Front entry garages are allowed.
i. Above ground swimming pools are not permitted.
j. Outbuildings are not allowed.
k. Long term outside storage of work vehicles, boats, campers, trailers, etc. not permitted.
l. All building plans, landscape plans, exterior design must be approved by the ACC or his designated agent.
m. Three copies of plans and three copies of stake-out surveys are requested for ACC approval.

SETBACKS FOR LOTS 1-18, 31-49: 30' Front, 12.5 Side, 30' Rear / Corner Lots 30' Front and 30' Street Side

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SUMMARY OF RESTRICTIONS FOR LOTS 19-30, 50-69, 87-90
(Yellow Section on Site Plan)
Parade of Homes Lots are in this section

Minimum residence size and other requirements for single family homes in QuietWood Subdivision. Open to any Builder.

n. Not less than 2,600 square feet for a one-story residence.
o. Not less than 3,000 square feet in total area for a two-story residence or story and one-half.
p. Exterior walls shall be constructed of brick, stone, cedar, stucco, wood, fiber-cement or other high-quality natural materials or combination thereof (LP SmartSide or Hardie Board). Soffits may be aluminum, Fascia to be wood or composite.
q. 40% masonry at front elevation unless approved by ACC.
r. There shall be consistent architectural use of building materials around all elevations of the home.
s. Steeper roof pitches are required. 10/12 on a ranch and 8/12 on a two-story unless approved by ACC.
t. 4" or larger trim boards or shutters are required on all windows and 6" cornerboards.
u. Side entry garages are encouraged.
v. Above ground swimming pools are not permitted.
w. Outbuildings are not allowed.
x. Long term outside storage of work vehicles, boats, campers, trailers, etc. not permitted.
y. All building plans, landscape plans, exterior design must be approved by the ACC or his designated agent.
z. Three copies of plans and three copies of stake-out surveys are requested for ACC approval.

SETBACKS FOR LOTS 19-30, 50-69, 87-90: 30' Front, 15 Side, 30' Rear / Corner Lots 30' Front and 30' Street Side

SUMMARY OF RESTRICTIONS FOR LOTS 70-86
(QuietWood East - Blue Section on Site Plan)
Parade of Homes Lots are in this section

Minimum residence size and other requirements for single family homes in QuietWood (East) Subdivision.
Open to any Builder.

a. Not less than 1,800 square feet for a one-story residence.
b. Not less than 2,400 square feet in total area for a two-story residence or story and one-half.
c. Exterior walls shall be constructed of brick, stone, cedar, stucco, wood, fiber-cement or other high-quality natural materials or combination thereof (LP SmartSide or Hardie Board). Soffits may be aluminum, Fascia to be wood or composite.
d. No masonry requirement.
e. There shall be consistent architectural use of building materials around all elevations of the home.
f. Steeper roof pitches are required. 10/12 on a ranch and 8/12 on a two-story unless approved by ACC.
g. 4" or larger trim boards or shutters are required on all windows and 6" cornerboards.
h. Side entry garages are encouraged.
i. Above ground swimming pools are not permitted.
j. Outbuildings are not allowed.
k. Long term outside storage of work vehicles, boats, campers, trailers, etc. not permitted.
l. All building plans, landscape plans, exterior design must be approved by the ACC or his designated agent.
m. Three copies of plans and three copies of stake-out surveys are requested for ACC approval.

SETBACKS FOR LOTS 70-86: 25' Front, 12.5 Side, 25' Rear / Corner Lots 25' Front and 25' Street Side

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EASEMENTS: Telephone, Electric, and Drainage

UNDERGROUND UTILITES:

Sanitary Sewer	Yes	Storm Sewer Hookup	None
Natural Gas	Yes	Municipal Water	Yes
Telephone	Yes	Cable TV/Internet	Yes
Electric	Yes	Partial Storm Sewer	Yes

LOT SIZE AND DIMENSIONS: See Final Plat at www.CarityLand.com

LOT GRADES: See Grading Plan at www.CarityLand.com

ZONING: PRD Residential

HOMEOWNER'S ASSOCIATION: Yes, fee estimated $400 a year. Price to be determined based on (future bids) maintenance of common areas.

MAILBOX: Cluster Mailboxes are required per USPS regulations. $400 Due at Closing

HAMILTON SCHOOL DISTRICT: Marcy Elementary, Silver Spring Intermediate School, Templeton Middle School and Hamilton High School https://www.hamilton.k12.wi.us/district/district-map/

2023 DEVELOPMENT & COMMUNITY STATUS REPORT: https://www.menomonee-falls.org/DocumentCenter/View/17646/Development-Reports---Other-Community-Information---Mill-Rate-by-School-District?bidId=

REAL ESTATE TAXES: 2024 MILL RATE = $ 11.47 per $1000
https://www.menomonee-falls.org/DocumentCenter/View/17646/Development-Reports---Other-Community-Information---Mill-Rate-by-School-District?bidId=

2025 MEN FALLS IMPACT FEES: **For more info visit or call the Village of Menomonee Falls 262.532.4200**
Due on building permit
Park: $4,511
Sewer: $2,857
Water: $2,840
https://www.menomonee-falls.org/1095/Impact-Fees