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Document Number

Northern Oaks
Landscaping Reqirements

Recording Area

Name and Return Address

Tomich Investments X, LLC
N8 W22520-L Johnson Dr.
Waukesha, WI 53186

Legal Description:

Lots One (1) through Forty-seven (47), all in Northern Oaks of Brookfield, being a redivision of Certified Survey Map No. 1051 and unplatted lands, being located in a part of the Northwest One-quarter (1/4) and Southwest One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Five (5), Township Seven (7) North, Range Twenty (20) East, and the Southwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Thirty-two (32), Township Eight (8) North, Range Twenty (20) East, in the City of Brookfield, Waukesha County, Wisconsin.

This cover sheet has been attached to the original document for the purpose of making the original document recordable under Wisconsin Statutes.

Except for the attachment of this cover page, the original document, as executed, remains unaltered.

Cover sheet prepared by **Land Title Services, Inc.**
Document prepared by: Carl Tomich

Return to: Tomich Investments X, LLC
N8 W22520-L Johnson Dr.
Waukesha, WI 53186

**EXHIBIT L**
**NORTHERN OAKS LANDSCAPING REQUIREMENTS**

1.Each lot owner shall install 4½"-5" in diameter street trees located approximately 10' off back of curb. Most lots will require (2) trees, corner lots will require (4) trees, and lots with large street frontage may require (3) trees. Exact location and number of trees for each lot and situation needs to be determined and approved by Architectural Control Committee (ACC). If the street trees die, lot owner must replace trees with largest equal in size when they died as reasonably as possible.

2.Lamppost to be installed on each lot approximately 25' off back of curb with landscaping around it. Exact location will be determined by ACC.

3.No fences of any type are allowed except if installing a pool. Fences around pools must be approved and any pool equipment will need to be completely screened by landscaping trees/bushes as determined by ACC.

4.Sprinkler systems are required including timers that need to be set to keep yards green and not to flood neighboring yards. All downspouts/sump pump pipes to be trenched underground.

5.Entire yard must be installed with sod (no seeding allowed), no mow grass or prairie grass are allowed.

6.Gardens are allowed, but must be kept small and screened with vegetation & no fences all determined by ACC. Some properties will not be granted gardens by ACC.

7.Play equipment & sports courts must be approved by ACC and must be located in backyards and screened from street view as much as possible, all determined by ACC. No trampolines are allowed.

8.Dog fences or runs are not permitted. Only invisible inground dog fences allowed.

9.No driveways will be allowed in asphalt, only concrete or pavers are allowed.

10. Hardscape at front of house will be limited to not overtake yard with vehicles, some homes may or may not allow additional parking spaces.

11. All plans submitted must have a plant schedule on plan or attachment showing at minimum the common name and plant & tree sizes at time of installation.

12. Recommended minimums:

A. Evergreen shrubs 18"-24" (yew, boxwood, juniper, or similar) at street exposure. Any visible area from any street, foundation (entire perimeter of foundation) plantings must have 50% evergreen shrubs)

B. 5 gallon deciduous shrubs (hydrangias, spira, burning bush, dwarf lilac, etc as similar)
C. Evergreen trees 7'-8' minimum measured ground to top (spruce, pine, juniper, arborvitae, etc.).
D. Yard trees 3" minimum (measured 6" off ball) other than street trees which require 4½"-5" diameter.
E. Clump for trees 10'-12' minimum (birch, lilac, service berries, etc.).
F. Flowers: perennials & annuals with staged blooming

The Developer along with the ACC will from time to time modify and add or adjust these requirements as they see appropriate. These restrictions are for lots 1-47 & do not include commercial lots 48 & 49 or outlets.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of April 2024.

Tomich Investments X, LLC, Developer

By: _____
Carl P. Tomich, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)SS.
WAUKESHA COUNTY )

Personally came before me this 9th day of April, 2024, the above-named Carl P. Tomich, to me known to be the person who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC STATE OF WISCONSIN

_____ Kari L. Stahl
Kari L. Stahl, Notary Public, Waukesha County, WI
My commission expires ~~February 21, 2024~~ 2-21-2028

Drafted by:
Tomich Investments X, LLC
Carl P. Tomich, Managing Member
N8 W22520 – L, Johnson Drive
Waukesha, WI 53186