

## Summary of Deed Restrictions

1. Fences, decks, inground swimming pools, additions and other structures are subject to the prior written approval of the Homeowner's Association. (page 4)
2. No perimeter fences are allowed. (page 9) Plans for fences, walls, hedges or mass screen plantings must be submitted to the HOA. No fences shall be higher than six feet. (page 9)
3. The homeowner shall install and maintain the lamppost at their own expense. (page 5)
4. No outside storage of the following is allowed: cars, motorcycles, snowmobiles, jet skis, boats, trailers, buses, trucks, campers. (page 6)
5. The outside storage or parking of commercial vehicles is expressly prohibited, and any commercial vehicles must be housed in a garage. (page 6)
6. No out-buildings, above ground swimming pools, tennis courts or satellite dish antennas (having a diameter in excess of 24 inches) are allowed. No antenna or permitted satellite dish shall be visible from any roadway or neighboring Lot.
7. No exterior detached dog kennels.
8. Each Owner waives any claim for liability against the HOA for injury in the storm water retention ponds. (pages 7 and 8)
9. No structure of any kind within a "vision corner" (as shown on the plat) (page 8)
10. All lots in Block 4 (Phase One) shall have a natural buffer for 20 feet on both sides of the creek embankment which shall remain unmowed and in a natural state.
11. Grading shall comply with the grading plan approved by the Village of Menomonee Falls. (page 10)
12. An Owner can be required to remove any unapproved improvement. (page 10)
13. Owner shall plant at least one tree with a minimum trunk diameter of 1 "1/2" (at a point four feet above the root system) in the front yard. (page 11)