



## SUMMARY DEED RESTRICTIONS

The following items are summary points from the recorded Declaration of Protective Covenants, Restrictions, and Conditions for the Plat of Hawthorn Point at Conservancy Place dated November 19<sup>th</sup>, 2004. This document is solely for the convenience of potential buyers and it has no regulating authority. If there is any difference between this summary and the recorded Declaration, the recorded Declaration of Protective Covenants, Restrictions, and Conditions for the Plat of Hawthorn Point at Conservancy Place shall govern.

### Size Standards- Lots 1-20 and 80-88

Single Story	1,500 square feet on the main level
Bi-Level, Raised Ranch Or Tri-Level	1,500 square feet on the main level
Two-Story	1,800 square feet, 1,000 square feet on main level

### Size Standards- Lots 22-49 and 61-75

Single Story	1,700 square feet on the main level
Bi-Level, Raised Ranch Or Tri-Level	1,700 square feet on the main level
Two-Story	2,200 square feet, 1,100 square feet on main level

### Size Standards- Lots 50-60

Single Story	2,200 square feet on the main level
Bi-Level, Raised Ranch Or Tri-Level	2,200 square feet on the main level
Two-Story	2,800 square feet, 1,400 square feet on main level

### Architectural Standards

The Declaration of Protective Covenants, Restrictions, and Conditions and the Residential Building Standards book state the complete architectural standards. No particular architectural style is required but a variety of styles are encouraged. The Residential Building Standards book shows many different house styles that can be used but it is not an exclusive list.

Buyers are required to submit conceptual plans to ensure general conformance and a full set of the plans must be approved prior to construction. Brick, stone and/or natural materials will be required. The front elevation must have a predominant amount of natural materials.

Garages are to be set back flush with or near the front of the house. A minimum of two attached garage stalls is required. Driveways are to be concrete or brick pavers.

#### Stormwater Management

As Hawthorn Point is part of a 650-acre development including a 200-acre environmental corridor and open space network along the Yahara River, stormwater management is an integral part of the design process for both the developer and homebuilder. Accordingly, landscaping plans will need to incorporate stormwater management and infiltration techniques, such as deep tilling, berming, rain gardens, French drains, etc. Lots 22-45, 62-74 and 80-88 will have swales within the street right-of-way for stormwater conveyance and infiltration.

#### Landscaping Requirements

Landscaping must be installed within sixty days of occupancy according to a detailed point schedule. All water infiltration must be installed at the time of final grading.

#### Common Areas

Certain areas within the plat are reserved for monument signage and the swale system described above will be attractively landscaped. To ensure that these common areas are properly maintained for the benefit of all lot owners, we have reserved the right to maintain these areas with the costs to be assessed to each lot owner in Hawthorn Point.

Certain common area elements within Conservancy Place, such as signage and landscaping, will be installed to the benefit of all residents within the overall development. Also, the ultimate ownership of the environmental corridor is under discussion with the Village of DeForest and may be privately owned and accessible only to Conservancy Place residents. Finally, the feasibility of a Conservancy Place community clubhouse is being evaluated. To the extent these community assets are developed, a resident of Hawthorn Point will be part of the Conservancy Place Community Association and have access to these assets. A proportionate cost of creating and maintaining these assets may be assessed back to members of the Association.