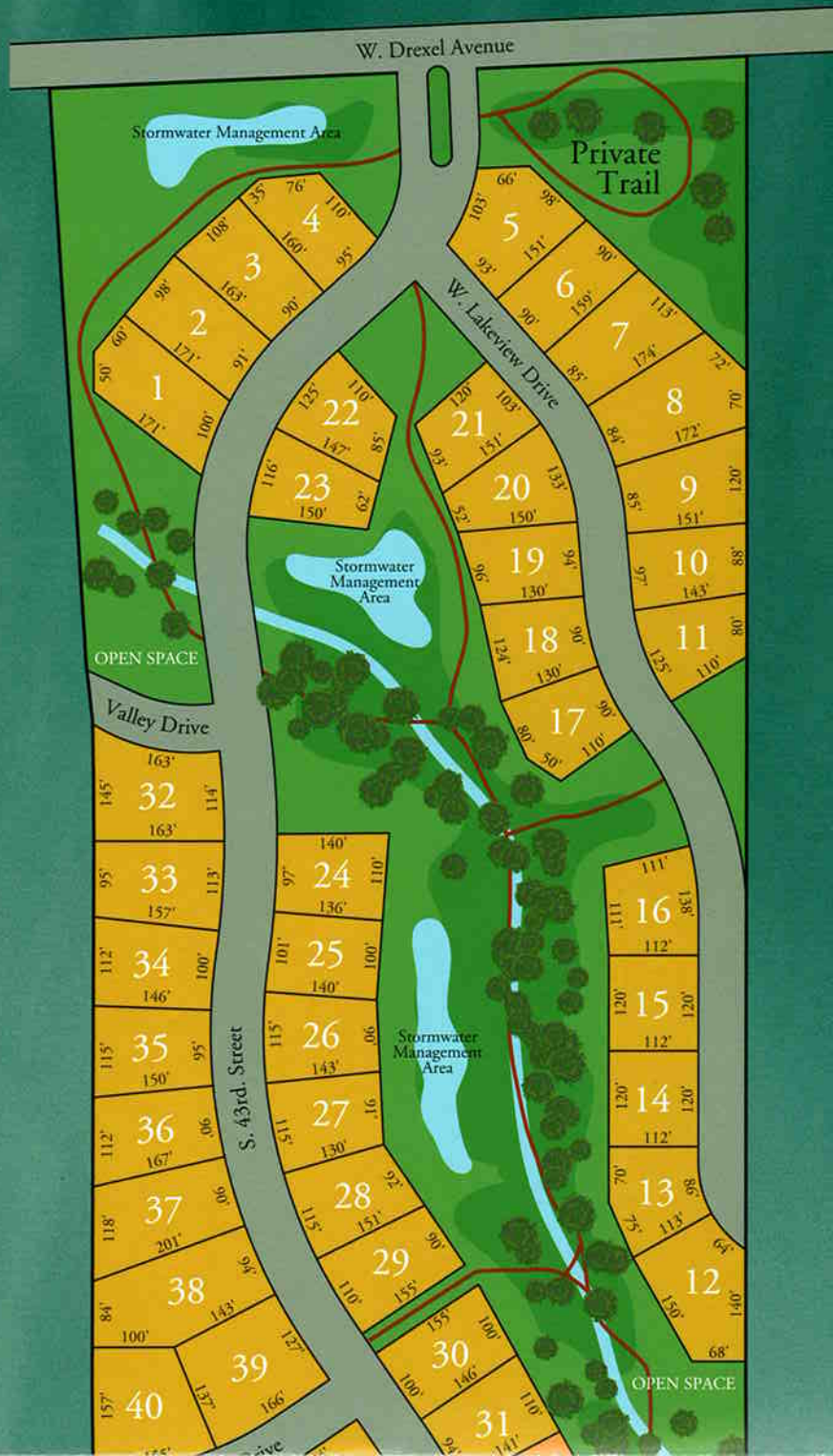




crooked
creek



crooked creek

CITY OF FRANKLIN

A unique and inviting entrance welcomes you to acres of permanent private open spaces and carefully planned homesites. Crooked Creek has been thoughtfully designed to make the most of the natural amenities this gently rolling land offers. Architectural requirements guide the design and protect the value of the homes in Crooked Creek. And its location is just minutes from shopping, services, schools, public parks and major transportation routes.

Crooked Creek will feature the hallmarks of neighborhoods created by Siepmann Realty: creative planning, generous open space, attention to detail and rigorous architectural control.

AMENITIES



OPEN SPACES Crooked Creek Open Space Areas will be owned in common by all Crooked Creek lot owners. A Homeowners Association will be responsible for the care and maintenance of these open space areas as well as the entryways and stormwater management areas. Each lot owner will automatically be a member of the Association and be responsible for the payment of annual dues.

IMPROVEMENTS The price of each lot includes sanitary sewer & municipal water with laterals to the lot line, asphalt streets with curb and gutter, underground gas, electric, telephone and cable TV service.

NEIGHBORHOOD AMENITIES Crooked Creek contains more than 25 acres of common open space featuring woods, walking trails and a landscaped entryway.

SCHOOL INFORMATION Crooked Creek is served by the Franklin School District.

BUILDING RESTRICTIONS

All homes in Crooked Creek must meet minimum size requirements. The minimum home size is 1,700 sq. ft. for a one story home and 2,000 sq. ft. for a two-story home. These requirements exclude any living area in the basement level.

All homes must have an attached garage for at least two cars. Only materials such as solid wood, vinyl siding, Hardiplank siding or its equivalent, stone, (cultured stone may be allowed upon specific approval by Siepmann Realty Corp.), brick, or stucco will be used on the exterior walls. These materials must be applied in an architecturally correct manner.

No outbuildings or above ground pools will be permitted.

Each lot owner is required to purchase and install a specific lamp and post and mailbox set.

These requirements plus others involving specific construction details will be clearly noted on the Crooked Creek guidelines for plan approval which will be provided at time of purchase.

Siepmann Realty Corporation must approve all building plans, architectural details, house location, and house grades prior to construction.



A JOINT VENTURE



NOTE: all information, lot dimensions, etc. are subject to change without notice.



DIRECTIONS

From I-894/43: take 27th Street south to Drexel Avenue, then west about 3/4 mile to the Crooked Creek entrance.



SIEPMANN REALTY
CORPORATION

FOR MORE INFORMATION CALL

262.650.9700

W 240 N 1221 PEWAUKEE ROAD | WAUKESHA, WISCONSIN 53188

WWW.SIEPMANNREALTY.COM

