

SUPPLEMENTAL
DECLARATION OF
RESTRICTIONS

Rec. 7/19/04

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Document Number

Document Title

Recording Area

Name and Return Address

Siepmann Development Company
W240 N1221 Pewaukee Road
Waukesha, WI 53188

807-9996-000

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**SUPPLEMENTAL DECLARATION
OF RESTRICTIONS
FOR
CROOKED CREEK SUBDIVISION
AND
CROOKED CREEK ADDITION NO. 1**

This Supplemental Declaration is made this 31 day of March, 2004 by
TREETOPS DEVELOPMENT LLC, a Wisconsin Limited Liability Company.

WITNESSETH:

WHEREAS, a Declaration of Restrictions for Crooked Creek Subdivision was recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on October 2, 2003, as Document No. 8641683, a copy of which is attached hereto as Exhibit A ("Declaration") relating to Crooked Creek Subdivision; and

51. WHEREAS, Section D of the Declaration permits Treetops Development LLC and its successors and assigns to bring within the Declaration future stages of Crooked Creek which are or become adjacent to the lands subject to the Declaration; and

WHEREAS, Treetops Development LLC is the owner of Lots 44 through 86, inclusive, and Outlots 9 through 12, inclusive, in Crooked Creek Addition No. 1, being a subdivision of part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the

Southeast ¼ of Section 14, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin; and

WHEREAS, it is the desire of Treetops Development LLC to bring Crooked Creek Addition No. 1 into the Declaration as a future stage of Crooked Creek.

NOW, THEREFORE, Treetops Development LLC does hereby declare as follows:

1. That effective upon the last to occur of the recording of this Supplemental Declaration and the recording of a final plat for Crooked Creek Addition No. 1, the lands contained within Crooked Creek Addition No. 1 shall be added to and included in the Declaration and that as a result thereof: (a) the term "Crooked Creek" in the Declaration shall include both Crooked Creek and Crooked Creek Addition No. 1; (b) the term "Owner" in the Declaration shall include the owners of lots in Crooked Creek and Crooked Creek Addition No. 1; and (c) the term "Common Area" in the Declaration shall also include Outlots 9 through 12 in Crooked Creek Addition No. 1.
2. That lots 49, 53, 54, 55, 56, 72, 73, 74, 75, 76, 77, 80, 81, 82, 83, 84, 85 and 86 in Crooked Creek Addition No. 1 are added to Section B, paragraph 19 of the Declaration as lots that have been designed per the Master Grading Plan to have split-grade homes constructed on them.
3. Developer hereby reserves the right to grant and convey easements to the City of Franklin ("City") or private utility company, upon, over through or across those portions of any Lot within 10 feet of any lot line and upon, over, through or across any portion of any outlot for purposes of allowing the City or utility company to furnish gas, electric, water, sewer, cable television or other utility service to any Lot(s); or through any portion of Crooked Creek Addition No. 1 for the purposes of facilitating drainage of storm or surface water within or through Crooked Creek and Crooked Creek Addition No. 1. Developer may grant such easements in its own name and without the consent or approval of any lot Owner, until such time as Developer has conveyed legal title to all Lots platted or to be platted in Crooked Creek and Crooked Creek Addition No. 1 to persons other than a Successor-Developer. After that time the Committee created under Section C of the Declaration shall have the power to grant easements to the City and/or to any public or private utility company upon, over, through or across any portion of any outlot for purposes of allowing the City or utility company to furnish gas, electric, sewer, cable television or other utility service to any Lot(s); or through any

portions of any outlots for purposes of facilitating drainage of storm or surface water within or through Crooked Creek and Crooked Creek Addition No. 1.

4. That the duration of the Restrictions set forth in Section I of the Declaration shall be, with respect to Crooked Creek Addition No. 1, the same as provided in the Declaration.

IN WITNESS WHEREOF, the undersigned have executed this Supplemental Declaration of Restrictions as of the day, month and year first above written.

TREETOPS DEVELOPMENT LLC

BY: SIEPMANN DEVELOPMENT
COMPANY LIMITED PARTNERSHIP,
Member

BY: SIEPMANN REALTY CORP.,
General Partner

BY: *James P. Siepmann*
James P. Siepmann, President

STATE OF WISCONSIN)
) SS
WAUKEHSA COUNTY)

Personally came before me this 31 day of MARCH, 2004,
the above-named James P. Siepmann, to me known to be the person who executed the
foregoing instrument and acknowledged the same.



Charles B. Schiereck
Notary Public, Waukesha County
State of Wisconsin
My Commission Expires: 4/1/07

This instrument drafted by:
JAMES P. SIEPMANN
Siepmann Development Company
Limited Partnership
W240 N1221 Pewaukee Road
Waukesha, WI 53188

Revised 3/3/04

EXHIBIT A

DECLARATION OF RESTRICTIONS

FOR

CROOKED CREEK SUBDIVISION

Return to:
Siepmann Realty Corp.
W240 N1221 Pewaukee Road
Waukesha, WI 53188

KNOW ALL PERSONS BY THESE PRESENTS; that TREETOPS DEVELOPMENT, LLC is a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Waukesha, Wisconsin (herein referred to as "Developer," which term shall also include the duly authorized agent of Developer). Developer is the owner of Lots 1 through 43, inclusive, and Outlots 1 through 8, inclusive, in CROOKED CREEK Subdivision, being a subdivision of the Northeast ¼ and Southeast ¼ of the Southeast ¼ of Section 14, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, (herein referred to as "CROOKED CREEK") and intends to establish a general plan for the use, occupancy and enjoyment of CROOKED CREEK, and in furtherance of the general purpose set forth in Section A, below, does hereby declare for the mutual benefit of present and future owners of lands in CROOKED CREEK and any future stages of development added as provided in Section D, below (herein referred to individually as "Owner" and collectively as "Owners"), that CROOKED CREEK shall be subject to the following restrictions.

A. GENERAL PURPOSE

The general purpose of this Declaration is to promote the harmonious development of CROOKED CREEK into a residential district of the highest quality while protecting the natural beauty and quality of the environment. In addition, this Declaration is to help insure that CROOKED CREEK will become and remain an attractive community; to preserve the open space within CROOKED CREEK; to guard against the erection therein of poorly designed or proportioned structures; to obtain harmonious use of materials; to insure the highest and best residential development of the property; to encourage and secure the erection of attractive homes in appropriate locations on building sites; to secure and maintain proper setbacks from streets and adequate free spaces between structures; and in general, to provide adequately for high quality improvements while remaining sensitive to

preserving the natural environment and thereby maintain and enhance the value of investments made by purchasers of properties in CROOKED CREEK.

B. BUILDING RESTRICTIONS

1. All lots in CROOKED CREEK are restricted to the erection of a one story, story and one-half, or two story single family residence building with a minimum square footage of living space (without regard for basement level areas) as specified in Paragraphs B.2 through B.5. below, and with an attached garage which will accommodate at least two cars.
2. The minimum size of a one-story residence shall be 1700 square feet on the first floor.
3. A story and one-half residence shall have a minimum of 2000 square feet on the upper two floors.
4. A two-story residence shall have a minimum of 2000 square feet on the upper two floors.
5. A tri-level residence shall have a minimum of 2000 square feet on the upper two floors.
6. The garage must be attached to the residence directly or by breezeway, or built into the basement of the residence and must be constructed at the same time as the residence. The maximum size of the garage shall conform to City of Franklin (hereinafter referred to as the "City") ordinances.
7. The exterior walls of the residence and attached garage must be constructed of brick, stone, stucco, solid wood siding, vinyl siding, Hardiplank siding, or its equivalent. Certain artificial stone products may be allowed if specifically approved by Developer. Siding materials such as aluminum, steel, pressed board, Masonite or plywood will not be permitted, except on soffits. Soffits and fascias may be made of the siding materials permitted above. Any exposed basement or foundation wall must be covered with masonry veneer, plaster or the siding materials used on the walls above.
8. All roofs shall have a minimum pitch of eight feet in height for each twelve feet in length (8/12), except for rear dormers on a story and one-half residence. A lower minimum roof pitch may be allowed in special circumstances if approved in writing by Developer. All roofs having an appropriate pitch shall be covered with either wood shakes or fiberglass shingles in a "weatherwood" color.

9. The residence and attached garage, a sodded or seeded lawn and a driveway paved with concrete, asphalt or brick must be completed within one year of the start of construction.

10. Only one residence may be erected on a lot.

11. The minimum front setback from any abutting street right-of-way is 35 feet. On corner lots the minimum setbacks are 35 feet from the abutting front street right-of-way and 25 feet from the abutting side street right-of-way. The minimum side yard offset is 10 feet. The minimum rear yard is 30 feet.

12. There shall be no outside storage of boats, trailers, buses, commercial trucks, recreational vehicles or other vehicles or items deemed to be unsightly by the Developer or the CROOKED CREEK Homeowners Association, created pursuant to Section C, below.

13. All building plans and the exterior design of each building to be constructed, added to or modified and all yard grades and stakeout surveys must be approved by Developer in writing prior to application for a building permit. Developer's approval shall be based upon the building and use restrictions contained in this Section B and the Guidelines for Plan Approval for CROOKED CREEK Subdivision which Owner shall obtain from Developer prior to submitting plans to Developer for approval. Developer may withhold exterior design approval if the design is too similar in appearance to others in close proximity.

14. Basic site features such as fences (which shall be of a decorative style; in no event will chain link or privacy fences be allowed), decks, gazebos, pool houses, swimming pools (which must be in-ground), retaining walls (which shall only be constructed of natural stone, wood timbers or certain modular retaining wall systems if specifically approved in writing by Developer) berms more than 3 feet in height and other temporary or permanent structures or elements contributing significantly to the total environmental effect of CROOKED CREEK are subject to the prior written approval of Developer. Children's outdoor playground equipment and play structures shall be allowed provided that any part of such equipment or structure that is an enclosure must be approved in writing by Developer prior to installation. Dog kennels are allowed provided that they are located immediately behind the house or garage with any fences screened from view by adequate landscaping. Following such time that a principal residence has been constructed upon each lot in CROOKED CREEK, Developer may, but shall not be obligated to, delegate to

the CROOKED CREEK Homeowners Association Committee the approval authority contained in this Paragraph 14. Such approval authority, if delegated, shall exclude the authority to approve additions or modifications to buildings constructed in CROOKED CREEK. Such additions and modifications shall remain subject to the prior written approval of Developer. To be effective, notice of such delegation shall be recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin.

15. At the time of construction of a residence the Owner shall install at a location designated by Developer, one outdoor electric post lamp with an unswitched photoelectric control. The design of the post lamp shall be uniform throughout CROOKED CREEK and subject to the approval of the Developer. The Owner shall maintain the post lamp in a proper operating manner. If the post lamp is not so maintained, and the condition has not been rectified by the Owner within 15 days after receipt of a notice from the CROOKED CREEK Homeowners Association specifying the violations of this Paragraph 15, the Owner shall be subject to a penalty of not more than \$10.00 per day from the date of notice until the date the condition has been rectified. The penalty shall be assessed against the Owner and, if not paid, will be enforced as provided in Paragraphs C.12(e), C.12(f), and C.12(h), below.

16. The design and location of each mailbox/newspaper box shall be uniform throughout CROOKED CREEK and subject to approval of the Developer.

17. There shall be no satellite dish antennas having a diameter in excess of 24 inches, no outbuildings and no above-ground swimming pools. No antenna or satellite dish shall be mounted or installed on any roof. Any antenna or satellite dish should, if possible without interfering with reception, be placed and screened so as to minimize its visibility from roadways and neighboring lots. All swimming pool related pump, heater and filter equipment must be concealed in an enclosure located next to the home or attached garage to minimize the noise and visibility to adjoining properties. A different location may be allowed in special circumstances if approved in writing by Developer.

18. The Developer, and no other, shall have the right and authority to modify the Building and Use Restrictions or to permit variances from the application thereof, if, in its opinion, the modification or variance is consistent and compatible with the overall scheme of development of CROOKED CREEK, provided that no such modification shall be in violation of local ordinances, or have the effect of revoking an approval previously granted in writing hereunder. Notwithstanding the foregoing, any such

modifications or variances shall be at the sole and absolute discretion, aesthetic interpretation and business judgment of the Developer, and this paragraph and any modifications or variances granted hereunder shall not in any way be interpreted (i) as preventing the Developer from requiring at any time, and from time to time, strict compliance with the Building and Use Restrictions, or (ii) as entitling any person to a modification or variance not approved and granted in writing by the Developer.

19. Each Owner must adhere to and finish grade its lot in accordance with the Master Grading Plan or any amendment thereto approved by the City Engineer on file in the office of the City Engineer. The following lots have been designed per the Master Grading Plan to have split-grade homes constructed: 1, 2, 3, 4, 12, 13, 14, 15, 16, 24, 27, 28, 29, 30, 31 and 42. The Developer and/or the City and/or their agents, employees or independent contractors shall have the right to enter upon any lot, at any time, for the purpose of inspection, maintenance and correction of any drainage condition, and the Owner is responsible for cost of the same. Each Owner, at the time of home construction, shall also be responsible for grading their lot so as to direct drainage toward the street or other established drainageway and to prevent an increase in drainage on to neighboring property. This shall be accomplished by creating swales along common lot lines wherever practical. Each Owner must consult with the adjacent lot owner to determine the best manner in which to grade their common lot lines.

20. Each Owner shall, from the time construction on their lot has commenced, be responsible for installing and maintaining erosion control measures until such time as a lawn or other plantings sufficient to prevent erosion has been established on the property. These measures include, but are not limited to: installation of silt fence, hay/straw bales, ditch checks; street cleaning following precipitation events or tracking of mud on streets by any vehicle leaving the property; and sodding or seeding and mulching lawn areas. Steep slopes may require installation of straw mat, jute mat or other materials designed to stabilize steep and highly erodable areas. Any areas where erosion control measures have been compromised by weather, construction or any other event shall be repaired within 7 days of damage. Erosion control measures must be inspected and any necessary maintenance or repairs made after every rainfall exceeding ½ inch and at least once per week. Failure to comply with these requirements may result in sanctions against the Owner by the City and/or the Wisconsin Department of Industry, Labor and Human Relations or the Wisconsin Department of Natural Resources. All erosion control measures shall be installed and maintained according to the standards and specifications set forth in Wisconsin Construction

Site Best Management Practices Handbook and/or local ordinances.

21. In the event that a neighboring property is disturbed during construction or grading, all disturbed areas shall be immediately restored to their original grade with vegetation of like kind. In the event that any material is deposited onto a street or neighboring property, the Owner of the lot from which the material came shall be responsible for removing the material and restoring the street right-of-way or property to its original condition.

22. The Developer has planted street trees within the street rights of way in Crooked Creek as part of its public improvements. Maintenance, care and replacement (if required by the City) of these street trees shall be the responsibility of the individual Owner of the lot abutting the right of way where the street tree is planted. The Crooked Creek Homeowners Association shall be responsible for the maintenance, care and replacement of street trees planted within the right of way which abuts subdivision Common Areas. The responsibility of the individual Owner and the Association, as the case may be, for maintenance, care and replacement of the street trees shall continue until such time as the City accepts such responsibility.

23. Any Owner violating the restrictions contained herein shall be personally liable for and shall reimburse Developer and the Association for all costs and expenses, including attorneys' fees, incurred by Developer or the Association in enforcing the restrictions contained in this Section B. The foregoing shall be in addition to any other rights or remedies that may be available to Developer and the Association.

24. Siepmann Realty Corp. is the duly authorized agent of TREETOPS DEVELOPMENT, LLC as of the date of this Declaration and may act in that capacity until such time as a notice is recorded in the office of the register of deeds for Milwaukee County by TREETOPS DEVELOPMENT, LLC, its successors or assigns, which terminates the authority of said agent.

C. OWNERS ASSOCIATION

1. An unincorporated association (herein referred to as the "Association") of the Owners of land in CROOKED CREEK and all future stages of development as provided in Section D, below (herein referred to individually as "Owner" and collectively as "Owners"), is hereby created for purposes of

managing and controlling subdivision Common Areas (as defined below) and performing other duties as set forth herein for the common benefit of the Owners. The Association shall be known as "CROOKED CREEK Homeowners Association".

2. The term "Common Area" shall include the following areas, plus any additional areas that may be added in accordance with Section D., below.

- (a) Outlots 1 through 8, inclusive, of CROOKED CREEK.
- (b) The grass area and landscaping contained within the public right-of-way of Drexel Avenue.
- (c) All landscaped courts and boulevards contained within the dedicated streets in CROOKED CREEK. Any portion of the Common Area within a public street right-of-way may only be improved with the consent of the City and other appropriate public authorities. Consent to any such improvement shall not be considered or construed as an assumption of liability or responsibility for maintenance, nor shall such consent relieve the Association and/or the Owners of duties to maintain such improvements.

3. No improvements shall be allowed on the Common Area except for landscaping, entrance monuments, a children's play structure (if approved by the City), gazebo (if approved by the City), trails, and storm-water management facilities and sewer, water, gas, electric, telephone and other utility lines and facilities. Except as provided herein there shall be no construction or placing of storage areas, signs, billboards or other advertising material or other structures, whether temporary or permanent, or materials on the Common Area. There shall be no commercial or industrial activity undertaken or allowed within the Common Area, nor shall any right of passage across or upon the Common Area be allowed or granted in conjunction with commercial or industrial activity. There shall be no filling, excavating, mining or drilling, removal of top soil, sand, gravel, rock, minerals or other materials nor any building of roads or change in the topography of the Common Area in any manner. Except as may be necessary for proper maintenance and management, there shall be no removal, destruction or cutting of trees or plants within the Common Area. There shall be no dumping of trash, garbage or other unsightly or hazardous material upon or within the Common Area. There shall be no hunting or trapping within the Common Area. Except as may be necessary in conjunction with landscape maintenance, there shall be no operation of any type of motorized vehicle within the Common Area. Anything to the contrary contained herein notwithstanding. Developer and its duly authorized agents may erect and maintain a temporary marketing

sign or signs within the Common Area until Developer is no longer an Owner of any lots in CROOKED CREEK or areas that may be added in accordance with this Section C.

4. Each lot shall have an appurtenant undivided fractional interest in the Common Area outlots (including added future stages), the numerator of which shall be one and the denominator of which shall be the total number of lots subject to this Declaration (including added future stages). All deeds and any other conveyances of any lot in CROOKED CREEK shall be deemed to include such undivided interest in the Common Area outlots, whether or not so specifically stated in any such deed or other conveyance. Such undivided interests shall not be assigned, conveyed or transferred in any way except upon transfer of an ownership interest of the Lots to which they are appurtenant and then only to the transferee.

5. The Association shall be governed by a three member Committee, hereinafter referred to as the "Committee," which shall be solely responsible for the activities of the Association. The initial members of the Committee shall be James P. Siepmann, William R. Baesemann, and Charles B. Schiereck.

6. To qualify as a member of the Committee, a person must be either an Owner or a duly designated officer or representative of an Owner.

7. So long as fifty percent (50%) or more of the lots in CROOKED CREEK are owned by Developer, all three members of the Committee shall be appointed by Developer. So long as twenty percent (20%) or more but less than fifty percent (50%) of the lots in CROOKED CREEK are owned by Developer, two members of the Committee shall be appointed by Developer and one member shall be elected as provided herein. So long as five percent (5%) or more but less than twenty percent (20%) of the lots in CROOKED CREEK are owned by Developer, one member of the Committee shall be appointed by Developer and two members shall be elected as provided herein. If less than five percent (5%) of the lots in CROOKED CREEK are owned by Developer, all of the members of the Committee shall be elected as provided herein. The provisions of this paragraph shall also apply in the event of any future stages of development in accordance with Section D., below, but the lots contained therein shall not be considered in determining the above percentages.

8. Each Owner shall be entitled to vote in person or by proxy in elections for selecting members of the Committee. Owners shall have one vote for each lot owned.

9. The term of office of the initial members of the Committee shall commence upon the execution hereof and shall continue until April 30, 2004. Thereafter, the term of office of members of the Committee shall be for not more than three calendar years. If necessary to ensure continuity of the Committee, term lengths shall be staggered so that at least one, but not more than two, Committee members are elected each year. If any member of the Committee shall die, resign, be unable to act or cease to be qualified to be a member, the unexpired term of such member shall be filled by a special election, (or appointment by Developer, if applicable, pursuant to the terms of Paragraph C. 7, above).

10. All meetings of the Committee shall be open to Owners. The annual meeting shall be held upon not less than three days prior written notice to all of the Owners. Meetings of the Committee for the purpose of carrying out its duties and powers as set forth herein may be held from time to time without notice. Two members of the Committee shall constitute a quorum. Actions of the Committee shall be taken by majority vote.

11. The Committee shall have the following duties:

a. To provide for the maintenance of improvements in Common Areas, including the storm water management and drainage facilities located therein. Common area maintenance shall be performed in accordance with written guidelines and standards established by Developer for maintenance of common areas, as well as generally accepted sound maintenance practices.

b. To establish dates and procedures for the election of members of the Committee;

c. To enforce the provisions of Paragraphs B.12, B.14, B.15 and B.17, above.

12. The Committee shall have the following powers:

a. To take such action as may be necessary to cause the Common Areas to be maintained, repaired, landscaped (where appropriate) and kept in good, clean and attractive condition.

a. To take such actions or may be necessary to cause the storm water management and drainage facilities in CROOKED CREEK to be maintained, repaired and kept in a good, clean, functional and attractive condition and in compliance with the requirements of the City.

including an adequate capital reserve fund therefor assessed and collected in accordance with Paragraph C.13 below.

d. To enter into contracts and to employ agents, attorneys or others for purposes of discharging its duties and responsibilities hereunder; and

c. To take such action as may be necessary to enforce the provisions of Paragraph B.12, B.14, B.15 and B.17, above.

e. To levy and collect assessments in accordance with the provisions of Paragraph C. 13, below.

f. To grant utility and drainage easements in accordance with the provisions of Section H, below.

13. The Committee shall levy and collect assessments in accordance with the following:

a. The Owner of each lot shall be subject to a general annual charge or assessment equal to his pro rata share of the costs incurred or anticipated to be incurred by the Association in performing its duties and discharging its obligations. The pro rata share of an Owner of a lot shall be a fraction, the numerator of which shall be one and the denominator of which shall be the total number of lots subject to this Declaration (including added future stages) at the time of the assessment. Said costs shall include, but not be limited to: taxes, insurance, repair, replacement and additions to the improvements made to the Common Area, equipment, materials, labor, management and supervision thereof; and all costs for the Association reasonably incurred in conducting its affairs and enforcing the provisions of this Section C. Milwaukee County shall not be liable for any fees or special assessments in the event that it should become the owner of any lots in the subdivision by reason of tax delinquency.

b. Assessments shall be approved at the duly convened annual meeting of the Committee.

c. Written notice of an assessment shall be personally delivered to each Owner subject to the assessment or delivered by regular mail addressed to the last known address of Owner.