



Checklist Woodland Trails

Submit to N27 W24025 Paul Court, Suite 100
Pewaukee, WI 53072

For more information contact:

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- Items Needed for approval delivered to Neumann Companies office:
 - 11 x 17 plans (either emailed or dropped off)
 - 1 Survey
 - Color Sheets showing pictures and names of siding/stone/trim choices (at time of color selections, please access the following link to look over other lot colors previously approved within the same vicinity: <https://docs.google.com/a/sunvest.com/spreadsheets/d/1-09GjqeL5mB0LH7k2em-I2O6h-ApLkatMqmlp7ue39w/edit#gid=0>)
- Colors submitted – list colors here for:
 - Siding: _____
 - Stone: _____
 - Trim: _____
 - Front Door: _____
 - Garage Door: _____
- Dwelling size
 - 1,600 sq ft for one-story
 - 1,800 sq ft for more than one story
- Materials
 - Natural materials; cement board, or LP Smart Side siding
 - Fascia and soffit may be aluminum
 - All elevations shall have 4" door and window wraps except on windows with shutters
 - All corners shall have 6" trim board
 - Front elevation must contain at least one prominent architectural feature such as a front porch or a minimum of 10% of stone or brick. Stone or brick must terminate at inside corners or terminate at a corner board that is at least (6) six inches in width.
 - Side elevations of homes shall require a minimum of two (2) architectural elements for each ranch elevation and three (3) architectural elements for each two-story elevation. Architectural elements shall include any window, door, closed shutter (false window), typon, horizontal trim, or break in elevation or foundation.
- Roofing materials
 - Dimensional shingles or better (3 tab shingles are not allowed)
- Roof pitch
 - Minimum pitch of 6/12 shall be required
 - 8/12 pitch for front facing gables
- Garage
 - Minimum of 2 car attached garage
 - 440 sq ft minimum
 - All garage doors facing the street must be decorative garage doors with either glass inserts or have architectural design such as carriage style or similar



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- Setbacks
 - Front of home – 30 feet
 - Side – 10 feet
 - Rear – 25 feet
 - Corner lots will have two (2) front setbacks
- Lamp posts
 - Each owner is required to purchase and install approved ACC lamppost –
 - **Available from BBC Lighting**
 - **Hinkley Edgewater Light** Four Light Post Item ID# 938761 (MFG # 1677BK) Black finish with Lamp Post #1046-1-PR-SR with photocell (<http://www.snocinc.com/eclairage-exterieur/1045-1046.html>)
 - Installed in the front yard on the front door side of the driveway. The lamppost location is generally ten feet (10') from the edge of the driveway (15') from the front of the house or sidewalk.
- Mailboxes
 - Each owner will be required to pay \$450 at closing for the purchase and installation of a mailbox. The mailbox style and location will be as directed by the USPS. The HOA will install mailboxes or Cluster Box Units in locations as approved by the USPS.
- Landscaping (ACC does not need to review)
 - A minimum of one (1) – 2” caliper ornamental located in the front yard
 - A minimum of twelve (12) foundation plantings and mulched bed along front foundation wall
- Miscellaneous
 - Storage sheds are not allowed
 - All fences are subject to review and approval by the ACC and are subject to applicable Municipal ordinances, governmental easements, and building codes. Fences shall not exceed 48 inches in height, shall be constructed of ornamental/decorative metal (wrought iron or aluminum) and be black in color. Stone or masonry columns may be used at corners in lieu of posts. Fences shall not be installed closer than 24” from any property line unless the Lot Owners mutually agree, in writing, to install a single fence along the property line. Fences shall not be located on a public easement area, right of way, or the Common Areas.
 - Only in ground pools will be allowed.

