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Document No.

DECLARATION OF DESIGN GUIDELINES

PLAT OF LIBERTY PLACE

DANE COUNTY, WI.

LICENSED TO DANE COUNTY AND NOT FOR RELICENSE, SUBLICENSE OR ANY OTHER TRANSFER.

Return to:
Kay A. Millonzi
Veridian Homes, LLC.
6801 South Towne Drive
Madison, WI 53719

See Exhibit "B"
Parcel Identification Number(s)

Part A PREAMBLE

Declaration made this 24th day of January, 2004, by Great Neighborhoods, Inc., a Wisconsin Corporation (hereinafter "**Developer**").

WHEREAS, Developer is the owner of real property located in Dane County, Wisconsin described as Lots 1-199, inclusive and Outlots 1-12, inclusive, and further depicted for spatial relationship in Exhibit "A" attached hereto and incorporated herein by reference, and desires to build thereon a planned development with housing units and shared common property (the "**Development**"); and

WHEREAS, Developer desires to provide for the maintenance and enhancement of property values, environment and opportunities in said Development, and for the preservation of the properties and improvements thereon, as well as for the preservation of said Development's distinctive style, and to prevent the erection, or maintenance of poorly designed or constructed improvements; and

WHEREAS, to the above end Developer desires to subject said real property, to the design criteria set forth, each and all of which is and are for the benefit of said property and each owner thereof; and

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WHEREAS, Developer has thought it desirable for efficient maintenance and preservation of the values of said Development to create an Architectural Review Committee to which should be delegated and assigned the powers of administering the design guidelines, as set forth below.

A-1) Definitions.

A) "Architectural Control Committee" shall mean and refer to Developer established Committee consisting of three (3) members. So long as Developer has title to any Lot subject to this Declaration, Developer shall appoint the Committee.

B) "Developer" shall mean and refer to Great Neighborhoods, Inc., a Wisconsin Corporation, or its successor and assigns.

C) "Lot" shall mean and refer to the lands described as The Plat of Liberty Place in Exhibit "A", now owned by Developer, but which Developer in the future intends to convey to purchasers who shall thereupon become bound by these design guidelines. The term "Property" or "Homesite" shall be synonymous with the term Lot.

D) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any of the Properties described in Exhibit "A". A purchaser of any of said Properties by land contract shall be referred to as "Owner" instead of the land contract vendor.

E) "Subdivision" shall refer to the lands described as The Plat of Liberty Place in Exhibit "A". The term "Subdivision" is synonymous with the term "Development" or "Community".

Part B
DESIGN GUIDELINES FOR DWELLING UNITS

B-1) ARCHITECTURAL CHARACTER. Architecture within Liberty Place will be developed with a variety of American vernacular architectural styles in mind. These architectural styles, while not a comprehensive list, will offer a unique mixture of styles for the development, and will be applied with proportions and character in mind. The overall character of the development will be created so that the architectural styles are compatible and the overall cohesion of styles will help foster a unique setting without stifling the architectural creativity on the individual building level, creating a varied but integrated community. Style examples shall be as follows:

Traditional	Craftsman	Four Square	Midwestern Main St
Georgian	Gothic Revival	Greek Revival	Farmhouse
Italianate	Prairie	Saltbox	
Shingle	Southern Traditional	Victorian	

The requirements as itemized in the following section will be used as applicable to the context of the specific architectural style.

B-2) FRONT PORCH. Usable front porches are encouraged as both visual and functional design elements.

A) A usable open front porch is defined as having a minimum depth of 6'-0",

and a minimum width of 6'-0", exclusive of access to the front entry.

B) Porch post style should be consistent with the overall architectural style of the house. Minimum standard porch design details include the following: nominal 4" x 4" columns with a 3/4" board wrap at full height and a double wrap at the base and the top; porch balustrades, when provided, of nominal 2" x 2" square wood at a maximum of six inches (6") on center; and newel posts that are of the same design as the base of the column posts. Porch columns and railings shall be painted to match the trim color of the house.

B-3) GARAGE.

A) The maximum garage width exposed on the front elevation shall be no greater than fifty percent (50%) of the overall building width.

B) The garage cannot project beyond the face of the house or the open porch. For homes without porches adjacent to the garage, the garage face must be set back a minimum of 2'-0" from the front elevation.

C) Tandem, split or side entry garages are encouraged for three or four car garages. If a tandem space is not used for 3-car front entry garages, the third stall must have a minimum setback of the greater of two feet (2') from the two-car garage line or as required by compatible roof truss.

D) The garage door shall be a raised panel design painted to match the siding on the house. The use of windows in the door, appropriate to the architectural style, is encouraged. The maximum single garage door size should be 8' x 18'.

B-4) ORNAMENTAL DESIGN ELEMENTS.

A) Ornamental design elements, such as dormers, shutters, window wrap, window grids, gable vents, pilasters, pediments, etc., shall be used in a manner consistent with the house design and with emphasis on elevations exposed to public space.

B) Window wrap or shutters and window grids are required on front and other primary elevations facing a public space. Gable vents, 5" horizontal vinyl trim, and/or eyebrow roofs are required on front elevation gables greater than 10'-0" in width and are encouraged on other gables as deemed appropriate by the Architectural Control Committee.

C) The shutters shall be wood or polystyrene with colors as outlined in the Color Chart or of other material or color as deemed acceptable by the Architectural Control Committee. Panel or lower design shutters shall be used as appropriate to home materials & style.

D) The window wrap shall be 3 1/2" smooth finish vinyl with colors as outlined in the Color Chart

E) Gable vents shall be the NuWood triangle or peaked series or equivalent for the front elevation, and side elevations facing a public street, or other design approval by the Architectural Control Committee. Other gable ornamentation as appropriate to architectural style may be allowed or required by the ACC.

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B-5) ROOF/FACIAS/SOFFITS/EAVES.

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A) Roof Standards:

1) Roof design must be consistent with the overall architectural style of the house. Roof forms and pitches as established on individual styles may not be altered without approval by the ACC.

2) Materials and colors shall be as outlined in the approved neighborhood Color Chart.

3) Use of an eyebrow roof or projecting gable and as appropriate is required at brick walls not extending into a gable and are encouraged at double gable returns and porch column caps.

4) Hip roof design, porches or other elements deemed appropriate by the Architectural Control Committee may be used in lieu of specific gable requirements.

B) Fascia Standards:

1) 6" minimum aluminum fascia with colors as outlined in the Color Chart, or wood should be used when appropriate to the architectural style.

C) Soffit and Eave Standards:

1) Aluminum soffit and eave color shall match fascia.

2) A minimum twelve-inch (12") overhang is required at typical eaves and gable ends. However, six inches (6") is allowable with projections less than 6'-0" in width, such as the fireplace chase and a small bay window, and beyond structure line at open porches.

B-6) EXTERIOR WALL SURFACES.

A) Materials and colors shall be as outlined in the Color Charts developed for this community.

B) Variation of wall planes on primary elevations is encouraged.

C) Any elevations facing public streets or spaces shall have a minimum of two (2) windows and one (1) gable vent.

D) The use of brick or stone is encouraged as appropriate to architectural style. When brick is used, it shall be on full wall surfaces from foundation to eaves or on a two-story elevation at least to the second floor windowsill line. When brick is used, a soldier course is required at window heads and rowlock sills are required. Additional details (i.e. projecting belt course and projecting corner accents) are encouraged as appropriate. Stone may be used as full wall surfaces or as a base course to first floor sill line. Brick or stone facing must return a minimum of 2'-4" when terminated at an outside corner.

E) Brick or stone material and color selections shall be as indicated on the Color Chart and harmonious with overall neighborhood palette, as well as with the specific home design.

Part C
DESIGN GUIDELINES FOR OTHER IMPROVEMENTS

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C-1) Fences. All fencings must receive prior written approval of the Committee and shall comply with any requirements set out below. The Committee may also require the installation and maintenance of landscape materials for screening and aesthetic purposes. A zoning approval or building permit from the City of Madison may be required to construct fencing. Committee approval does not supercede the need for any municipal approvals or permits.

A) Fencing shall consist of wood and shall be stained or painted. Only two styles of fencing are permitted and are detailed in Exhibits "E-1" and "E-2".

1) All fencing shall be erected finish side out, i.e. pickets on the outside of the rail facing the street or neighboring lot.

2) Posts shall be spaced a minimum of 72" and a maximum of 96" on center. Rails shall be discontinuous and abut into the posts.

3) Gates are permitted and shall be consistent with the fencing style. All gates shall open into the lot.

4) Fencing colors shall match the lighter of the home's trim or siding color.

B) Appropriate uses of fencing:

1) Fencing shall be limited to rear and side yards only.

2) Fencing shall meet up with the corners of the home or garage and may not project past the front face of home or garage.

3) Only one fence is permitted along adjoining properties. Corners of adjoining properties fencing shall intersect at common corners.

4) Fencing at side yards of corner lots may not project past the side yard setback for that side facing the street. Refer to your survey map to establish side yard setbacks for the side of the lot facing the street.

C) Inappropriate use of fencing:

1) Fencing in front yards shall not be permitted.

2) Fencing shall not occur in freestanding segments or be placed arbitrarily

3) Fencing shall not meet porch or deck corners

4) Fencing shall not interfere with utility equipment. Your utility companies shall be consulted for current requirements and the most restrictive shall apply.

C-2) Decks. All decks must receive prior written approval of the Committee and shall comply with any requirements set out below. The Committee may also require the installation and maintenance of landscape materials for screening and aesthetic purposes. A zoning approval or building permit from the City of Madison may be required to construct a deck. Committee approval does not supercede the need for any municipal approvals or permits.

A) Appropriate deck design shall incorporate the following criteria:

- 1) Deck(s) shall be proportionate in size to the footprint of the dwelling
- 2) Deck(s) shall be proportionate in length and width
- 3) Deck(s) shall not project past the rear or side yard setbacks
- 4) Deck(s) at side yards of corner lots may not project past the corner of the home or garage for that side facing the street.

B) Inappropriate deck design:

- 1) Deck(s) in front yards shall not be permitted
- 2) Deck(s) shall not occur in freestanding segments or be placed arbitrarily
- 3) Deck(s) shall not interfere with utility equipment. Your utility companies shall be consulted for current requirements and the most restrictive shall apply.

C-3) Kennels/Runs. All dog kennels or dog runs must receive prior written approval of the Committee and shall comply with any requirements set out below. The Committee may also require the installation and maintenance of landscape materials for screening and aesthetic purposes. A zoning approval or building permit from the City of Madison may be required to construct fencing. Committee approval does not supercede the need for any municipal approvals or permits.

A) Fencing surrounding kennel or run shall consist of wood and shall be stained or painted. Only two styles of fencing are permitted and are detailed in Exhibits "E-1" and "E-2".

1) All fencing shall be erected finish side out, i.e. pickets on the outside of the rail facing the street or neighboring lot.

2) Posts shall be spaced a minimum of 72" and a maximum of 96" on center. Rails shall be discontinuous and abut into the posts.

3) Gates are permitted and shall be consistent with the fencing style. All gates shall open out from the kennel or run.

4) Fencing colors shall match the lighter of the home's trim or siding color.

B) Appropriate placement of kennels or runs:

1) Kennel or run shall be limited to rear yard only and shall be adjacent to the home.

2) Kennel or run shall meet up with the corners of the home or garage and may not project past the face of home or garage.

3) Only one kennel or run is permitted per Lot.

4) Kennels must be oriented with the long side parallel to home.

C) Inappropriate placement of kennels or runs:

1) Kennel or run in front or side yards shall not be permitted.

2) Kennel or run shall not occur in freestanding segments or be placed arbitrarily

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DANE COUNTY

3) Kennel or run shall not meet porch or deck corners

4) Fencing shall not interfere with utility equipment. Your utility companies shall be consulted for current requirements and the most restrictive shall apply.

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C-4) Outbuildings. No outbuilding or accessory building of any nature shall be erected on any Lot.

C-5) Antennae/Wind Powered Electric Generators. No wind powered electric generators, exterior television, radio receiving or transmission antennae, satellite signal receiving station or dish shall be placed or maintained upon any portion of a Lot without prior written approval of the Committee.

A) Appropriate antennae or satellite dish placement:

- 1) Only one antennae or satellite dish shall be allowed per lot
- 2) Antennae or satellite dish shall be placed in rear yards or on the rear roofline of home and shall not be visible from curb directly in front of the home.
- 3) Antennae or satellite dish shall not project past the upper most roof ridgeline

B) Inappropriate antennae or satellite dish placement:

- 1) Antennae or satellite dish in front or side yards shall not be permitted.
- 2) Antennae or satellite dish shall not interfere with utility equipment.

C-6) Firewood Storage. No firewood or woodpile shall be kept on any lot unless it is neatly stacked, placed in the rear yard and screened from street view by plantings or a fence first approved in writing by the Committee.

C-7) Solar Collectors. No active solar collector or apparatus may be installed on any Lot unless such installation is first approved in writing by the Committee, which shall consider the aesthetic and sun reflection effects on neighboring structures. Solar collectors or apparatus installed flat against or parallel to the plane of the roof shall be preferred.

C-8) Lighting. Exterior lighting installed on any Lot shall either be indirect or of such controlled focus and intensity that such lighting will not disturb the residents of adjacent Lots.

C-9) Landscaping Requirements. Pursuant to Section B-4 of the Declaration of Conditions, Covenants and Restrictions, Developer hereby imposes upon all Lots described in Exhibit "B", attached hereto and incorporated herein by reference, the requirement that the Owners thereof install landscaping on such Lots which meets or exceeds the minimum number of points for landscaping set forth in Exhibit "C". The number of points attributable to various elements of the landscaping to be installed shall be determined by reference to Exhibit "D", attached hereto and incorporated herein by reference. All terms, covenants and conditions of Section B-4 of the Declaration of Conditions, Covenants and Restrictions, as amended herein, shall be applicable to the landscaping to be installed pursuant to the terms of this paragraph.

Part D
GENERAL PROVISIONS

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D-1) Term. This Declaration of Design Guidelines shall run with the Property and Common Property, and shall be binding on Developer and all Members and their successors and assigns, and all persons claiming under them for a period of twenty-five (25) years from the date recorded, after which time said Declaration of Design Guidelines shall be extended automatically for successive periods of five (5) years each unless an instrument signed by a majority of the Members agreeing to change said Declaration of Design Guidelines in whole or in part or to terminate the same.

D-2) Enforcement. The Architectural Control Committee or any Owner shall have the right to enforce by any proceedings at law or in equity all restrictions, conditions and covenants created or imposed herein, against any person or persons violating or attempting to violate any covenant, by any action to either restrain violation or to recover damages, or both including reasonable attorney fees. Failure to enforce any covenant, condition or restriction herein shall in no event be deemed a waiver of the right to do so thereafter. In the event of a violation of this Declaration of Design Guidelines the Committee shall have the right to assess and collect from the violating party a fine for such violation equal to the greater of (i) the actual damages suffered on account of the violation, or (ii) the sum of \$100.00 per day for each day the violation remains outstanding plus (iii) all costs of collection and enforcement, including actual attorney fees.

D-3) Severability. Invalidation of any one of the provisions of the Declaration of Design Guidelines by judgment or court order shall in no way affect any of the other provisions that shall remain in full force and effect.

D-4) Governing Law. This Declaration of Design Guidelines shall be construed and enforced in accordance with the terms of the laws of the State of Wisconsin. The terms of this Declaration of Design Guidelines are not intended to replace or affect any applicable laws, ordinances, rules or regulations of the City of Madison. In the event any term contained in this Declaration of Design Guidelines conflicts with, or is incompatible with, applicable laws, ordinances, rules or regulations of the City of Madison, the City of Madison provisions shall control unless the specific terms contained in this Declaration of Design Guidelines are more restrictive, in which event the more restrictive requirements control.

D-6) Approval Requests.

A) Approval Requests to the Architectural Control Committee shall be given in writing to the Architectural Control Committee at the following address:

Liberty Place Architectural Control Committee
6801 South Towne Drive
Madison, WI 53713.

B) Responses to an Owner of any Lot within the Development shall be given in care of the street address of the Lot.

C) Approval request must contain appropriate sufficient information to allow the Architectural Control Committee to pass judgment on the merits of the request including:

- 1) Copy of lot plan with proposed improvements drawn to scale plus

2) For deck, fence, kennel or run: plans and elevations drawn to scale with dimensions and designating all materials types. 000708

3) For antennae or disk: elevation plan with proposed location

4) For landscaping: complete landscaping plan denoting location, size and type of plantings and/or decorative elements, drawn to scale and a spreadsheet summary of point values indicating compliance with minimum number of landscaping points pursuant to Exhibit "C".

D-7) Amendment. At any time until Developer conveys all of the Lots which comprise the entire Property, including all Phases, or turns control of the Association over to its Members, whichever occurs first, Developer may modify, amend, alter and grant variances to this Declaration of Design Guidelines without the consent of any Member, Owner or Occupant, their Mortgagees or any other party, including the Association and its Board of Directors.

D-8) No Waiver. Whenever a waiver, consent or approval is required or permitted herein, it must be express and in writing; no waiver, consent or approval shall be implied. Failure to enforce any provision of this Declaration of Design Guidelines shall not operate as a waiver of any such provision or any other provision of this Declaration of Design Guidelines.

D-9) Number and Gender. Whenever used herein, unless the context shall otherwise provide, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

D-10) Including. Whenever used herein, the term "including" preceding a list of one or more items shall indicate that the list contains examples of a general principle and is not intended as an exhaustive listing.

D-11) Captions. The captions and article and section headings in this Declaration of Design Guidelines are intended for convenience and reference only and in no way define or limit the scope or intent of the various provisions hereof.

D-12) Remedies. All remedies herein are cumulative.

D-13) Miscellaneous. Except as amended herein, all terms, Declaration of Conditions, Covenants and Restrictions of the shall remain unchanged.

IN WITNESS WHEREOF, the said Great Neighborhoods, Inc., a Wisconsin Corporation, has caused these presents to be signed and sealed this 24th day of January, 2004.

Great Neighborhoods, Inc., a Wisconsin Corporation

By: 

Print Name: DONALD A. ESPOSITO JR.

Print Title: ASSISTANT SECRETARY

ACKNOWLEDGMENT

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STATE OF WISCONSIN)
) ss
COUNTY OF DANE)

Personally came before me this 24th day of January, 2004, Donald A. Esposito, Jr. the Asst. Secretary of Great Neighborhoods, Inc, a Wisconsin Corporation, to me know to be such persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers, by its authority for the purposes therein contained.

Laila Seltman
Notary Public Dane County, Wisconsin
My Commission Expires: Feb 25, 2007

THIS DOCUMENT PREPARED BY:
Donald A. Esposito, Jr.
Veridian Homes, LLC
6801 South Towne Drive
Madison, WI 53713

LICENSED TO DANE COUNTY AND NOT FOR RELIANCE IN ANY OTHER TRANSFER.

EXHIBIT "A"

**Liberty Place
Metes & Bounds**

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Beginning at a City of Madison bronze cap monument at the north ¼ corner of said Section 34, thence N88°26'19"E, along the north line of the NE ¼ of said Section 34, 1330.26 feet, to the east line of the west ½ of the NE ¼ of said Section 34, thence S01°56'22"E along said east line 2689.68 feet to the east-west ¼ line of said Section 34 as monumented; thence S87°41'57"W along said east-west ¼ line, 1320.24 feet to the west line of the NE ¼, said point being at the center of said Section 34, thence N02°09'06"W along the west line of the NE ¼ of said Section 34 as monumented, 2706.81 feet to the north 1/4 corner of said Section 34, said point being the point of beginning of this description. This parcel contains 3,575,756 S.F., 82.08 acres.

LICENSED TO DANE COUNTY AND NOT FOR RELICENSE, SUBJECT TO ANY TRANSFER.

EXHIBIT B

000711

LOT NUMBER	PARCEL NUMBER	STREET ADDRESS
1	0710-341-0101-5	5101 Unity Way 4815 Freedom Ring Rd 1 Kirkwood Ct?
2	0710-341-0102-3	14 Kirkwood Ct
3	0710-341-0103-1	10 Kirkwood Ct
4	0710-341-0104-9	6 Kirkwood Ct
5	0710-341-0105-7	2 Kirkwood Ct 5125 Unity Way
6	0710-341-0106-5	5129 Unity Way
7	0710-341-0107-3	5135 Unity Way
8	0710-341-0108-1	5139 Unity Way
9	0710-341-0109-9	5147 Unity Way
10	0710-341-0110-6	5153 Unity Way
11	0710-341-0201-3	5164 Unity Way
12	0710-341-0202-1	5160 Unity Way
13	0710-341-0203-9	5156 Unity Way
14	0710-341-0204-7	5152 Unity Way
15	0710-341-0205-5	5148 Unity Way
16	0710-341-0206-3	5142 Unity Way
17	0710-341-0207-1	5138 Unity Way
18	0710-341-0208-9	5134 Unity Way
19	0710-341-0209-7	5130 Unity Way
20	0710-341-0210-4	5126 Unity Way
21	0710-341-0211-2	5122 Unity Way
22	0710-341-0212-0	5118 Unity Way
23	0710-341-0213-8	5114 Unity Way
24	0710-341-0214-6	5110 Unity Way
25	0710-341-0215-4	5102 Unity Way 4809 Freedom Ring Rd
26	0710-341-0216-2	4805 Freedom Ring Rd
27	0710-341-0217-0	4801 Freedom Ring Rd 5101 Brandenburg Way
28	0710-341-0218-8	5105 Brandenburg Way
29	0710-341-0219-6	5109 Brandenburg Way
30	0710-341-0220-3	5115 Brandenburg Way
31	0710-341-0221-1	5119 Brandenburg Way
32	0710-341-0222-9	5123 Brandenburg Way
33	0710-341-0223-7	5127 Brandenburg Way
34	0710-341-0224-5	5131 Brandenburg Way
35	0710-341-0225-3	5135 Brandenburg Way
36	0710-341-0226-1	5139 Brandenburg Way
37	0710-341-0227-9	5143 Brandenburg Way
38	0710-341-0228-7	5151 Brandenburg Way
39	0710-341-0229-5	5155 Brandenburg Way
40	0710-341-0230-2	5159 Brandenburg Way
41	0710-341-0231-0	5163 Brandenburg Way

42	0710-341-0232-8	67 Brandenburg Way
43	0710-341-0233-6	5171 Brandenburg Way
44	0710-341-0234-4	5175 Brandenburg Way
OUTLOT 1	0710-341-0235-2	5147 Brandenburg Way 5106 Unity Way
45	0710-341-0301-1	1 Honor Ct 5174 Brandenburg Way
46	0710-341-0302-9	5 Honor Ct
47	0710-341-0303-7	9 Honor Ct
48	0710-341-0304-5	10 Honor Ct
49	0710-341-0305-3	6 Honor Ct
50	0710-341-0306-1	2 Honor Ct 5162 Brandenburg Way
51	0710-341-0307-9	5154 Brandenburg Way
52	0710-341-0308-7	5150 Brandenburg Way
53	0710-341-0309-5	5144 Brandenburg Way
54	0710-341-0310-2	5140 Brandenburg Way
55	0710-341-0311-0	5136 Brandenburg Way
56	0710-341-0312-8	5132 Brandenburg Way
57	0710-341-0313-6	5126 Brandenburg Way
58	0710-341-0314-4	5122 Brandenburg Way
59	0710-341-0315-2	5114 Brandenburg Way
60	0710-341-0316-0	5102 Brandenburg Way
61	0710-341-0317-8	4831 Valor Way
62	0710-341-0318-6	4827 Valor Way
63	0710-341-0319-4	4823 Valor Way
64	0710-341-0320-1	4815 Valor Way
65	0710-341-0321-9	4801 Valor Way 4727 Star Spangled Trl
66	0710-341-0322-7	4723 Star Spangled Trl
67	0710-341-0323-5	4719 Star Spangled Trl
68	0710-341-0324-3	4715 Star Spangled Trl
69	0710-341-0325-1	4709 Star Spangled Trl
70	0710-341-0326-9	4701 Star Spangled Trl
O.L. 2 & 3	0710-341-0327-7	4665 Star Spangled Trl
71	0710-341-0328-5	4655 Star Spangled Trl
72	0710-341-0329-3	4651 Star Spangled Trl
73	0710-341-0330-0	4647 Star Spangled Trl
74	0710-341-0331-8	4643 Star Spangled Trl
75	0710-341-0332-6	4639 Star Spangled Trl
76	0710-341-0333-4	4635 Star Spangled Trl
77	0710-341-0334-2	4631 Star Spangled Trl
78	0710-341-0335-0	4627 Star Spangled Trl
79	0710-341-0336-8	4623 Star Spangled Trl
80	0710-341-0337-6	4619 Star Spangled Trl
81	0710-341-0338-4	4615 Star Spangled Trl
82	0710-341-0339-2	4609 Star Spangled Trl
83	0710-341-0340-9	4605 Star Spangled Trl
O. L. 4	0710-341-0341-7	4601 Star Spangled Trl
84	0710-341-0342-5	5030 Eagles Perch Dr

85	0710-341-0343-3	5026 Eagles Perch Dr
86	0710-341-0344-1	5022 Eagles Perch Dr
87	0710-341-0345-9	5018 Eagles Perch Dr
88	0710-341-0346-7	5014 Eagles Perch Dr
89	0710-341-0347-5	5010 Eagles Perch Dr
90	0710-341-0348-3	5006 Eagles Perch,Dr
91	0710-341-0349-1	5002 Eagles Perch Dr 4521 Valor Way
O.L. 5 & 6	0710-341-0350-8	4515 Valor Way
92	0710-341-0351-6	4505 Valor Way
93	0710-341-0352-4	4501 Valor Way
94	0710-341-0401-9	5015 Eagles Perch Dr
95	0710-341-0402-7	5019 Eagles Perch Dr
96	0710-341-0403-5	5027 Eagles Perch Dr
97	0710-341-0404-3	5031 Eagles Perch Dr 1 Banner Cir
98	0710-341-0405-1	5 Banner Cir
99	0710-341-0406-9	9 Banner Cir
100	0710-341-0407-7	15 Banner Cir
101	0710-341-0408-5	10 Banner Cir
102	0710-341-0409-3	2 Banner Cir 4602 Star Spangled Trl
103	0710-341-0410-0	4608 Star Spangled Trl
104	0710-341-0411-8	6 Banner Cir 4616 Star Spangled Trl
105	0710-341-0412-6	4628 Star Spangled Trl
106	0710-341-0413-4	4632 Star Spangled Trl
107	0710-341-0414-2	4644 Star Spangled Trl
108	0710-341-0415-0	4650 Star Spangled Trl
109	0710-341-0416-8	4654 Star Spangled Trl
110	0710-341-0417-6	4658 Star Spangled Trl
111	0710-341-0418-4	4662 Star Spangled Trl
112	0710-341-0419-2	4668 Star Spangled Trl
113	0710-341-0420-9	4672 Star Spangled Trl
114	0710-341-0421-7	4676 Star Spangled Trl
115	0710-341-0422-5	4682 Star Spangled Trl 1 Deschamp Ct
116	0710-341-0423-3	5 Deschamp Ct
117	0710-341-0424-1	9 Deschamp Ct
118	0710-341-0425-9	10 Deschamp Ct
119	0710-341-0426-7	6 Deschamp Ct
120	0710-341-0427-5	4702 Star Spangled Trl 2 Deschamp Ct
121	0710-341-0428-3	4706 Star Spangled Trl
122	0710-341-0429-1	4710 Star Spangled Trl
123	0710-341-0430-8	4716 Star Spangled Trl
124	0710-341-0431-6	4720 Star Spangled Trl
125	0710-341-0432-4	4724 Star Spangled Trl
126	0710-341-0433-2	4728 Star Spangled Trl 4751 Valor Way

127	0710-341-0434-0	4747 Valor Way
128	0710-341-0435-8	4743 Valor Way
129	0710-341-0436-6	4739 Valor Way
130	0710-341-0437-4	4735 Valor Way
131	0710-341-0438-2	4731 Valor Way
132	0710-341-0439-0	4727 Valor Way
133	0710-341-0440-7	4723 Valor Way
134	0710-341-0441-5	4719 Valor Way
135	0710-341-0442-3	4715 Valor Way
136	0710-341-0443-1	4709 Valor Way
137	0710-341-0444-9	4705 Valor Way
138	0710-341-0445-7	4647 Valor Way
139	0710-341-0446-5	4643 Valor Way
140	0710-341-0447-3	4639 Valor Way
141	0710-341-0448-1	4635 Valor Way
142	0710-341-0449-9	4631 Valor Way
143	0710-341-0450-6	4627 Valor Way
144	0710-341-0451-4	4623 Valor Way
145	0710-341-0452-2	4619 Valor Way
146	0710-341-0453-0	4615 Valor Way
147	0710-341-0454-8	4609 Valor Way
148	0710-341-0455-6	4605 Valor Way
149	0710-341-0456-4	4601 Valor Way
O.L. 7	0710-341-0457-2	5001 Eagles Perch Dr 4701 Valor Way 4638 Star Spangled Trl 5013 Eagles Perch Dr 4714 Star Spangled Trl
150	0710-341-0501-7	4502 Valor Way 1 Glory Ct
151	0710-341-0502-5	5 Glory Ct
152	0710-341-0503-3	9 Glory Ct
153	0710-341-0504-1	10 Glory Ct
154	0710-341-0505-9	6 Glory Ct
155	0710-341-0506-7	2 Glory Ct 4514 Valor Way
O.L. 8 & 9	0710-341-0507-5	4518 Valor Way
156	0710-341-0508-3	4522 Valor Way 1 Eagles Perch Cir
157	0710-341-0509-1	5 Eagles Perch Cir
158	0710-341-0510-8	9 Eagles Perch Cir
159	0710-341-0511-6	15 Eagles Perch Cir
160	0710-341-0512-4	19 Eagles Perch Cir
161	0710-341-0513-2	26 Eagles Perch Cir
162	0710-341-0514-0	22 Eagles Perch Cir
163	0710-341-0515-8	18 Eagles Perch Cir
164	0710-341-0516-6	14 Eagles Perch Cir
165	0710-341-0517-4	10 Eagles Perch Cir
166	0710-341-0518-2	2 Eagles Perch Cir 4602 Valor Way

167	0710-341-0519-0	4610 Valor Way
168	0710-341-0520-7	4618 Valor Way
169	0710-341-0521-5	4622 Valor Way
170	0710-341-0522-3	4630 Valor Way
171	0710-341-0523-1	1 Valor Cir 4634 Valor Way
172	0710-341-0524-9	5 Valor Cir
173	0710-341-0525-7	9 Valor Cir
174	0710-341-0526-5	14 Valor Cir
175	0710-341-0527-3	10 Valor Cir
176	0710-341-0528-1	6 Valor Cir
177	0710-341-0529-9	2 Valor Cir 4644 Valor Way
178	0710-341-0530-6	4648 Valor Way
179	0710-341-0531-4	4652 Valor Way
O.L. 10	0710-341-0532-2	4658 Valor Way
180	0710-341-0533-0	4702 Valor Way
181	0710-341-0534-8	4706 Valor Way
182	0710-341-0535-6	4710 Valor Way
183	0710-341-0536-4	4716 Valor Way
184	0710-341-0537-2	4722 Valor Way
185	0710-341-0538-0	4726 Valor Way
186	0710-341-0539-8	4730 Valor Way
O.L. 11	0710-341-0540-5	4740 Valor Way
187	0710-341-0541-3	4746 Valor Way
188	0710-341-0542-1	4750 Valor Way
189	0710-341-0543-9	4754 Valor Way
190	0710-341-0544-7	4758 Valor Way
191	0710-341-0545-5	4762 Valor Way
O.L. 12	0710-341-0546-3	4766 Valor Way
192	0710-341-0547-1	4802 Valor Way
193	0710-341-0548-9	4806 Valor Way
194	0710-341-0549-7	4810 Valor Way
195	0710-341-0550-4	4814 Valor Way
196	0710-341-0551-2	4818 Valor Way
197	0710-341-0552-0	4822 Valor Way
198	0710-341-0553-8	4826 Valor Way 4802 Freedom Ring Rd 5026 Siggelkow Rd
199	0710-341-0554-6	5002 Siggelkow Rd

000715

EXHIBIT "C"

Total Minimum Points for Landscaping

Lot(s)	Minimum Points for Foundation Plantings	Total Minimum Points for Landscaping
11 thru 44	300	425
187 thru 197	300	425
2 thru 10	300	425
45 thru 186	300	425
1	TBD	TBD
198	TBD	TBD
199	TBD	TBD

LICENSED TO DANE COUNTY AND NOT FOR REPLICATION, REPRODUCTION, OR ANY OTHER TRANSFER.

000716

EXHIBIT "D"

LANDSCAPING ELEMENTS

<u>Elements</u>	<u>Point Schedule</u>
A) Small Shade Trees (balled and burlaped) (1.5"-2" caliper at 6" from the roots)	50
B) Medium Shade Trees (balled and burlaped) (2"-3" caliper at 6" from the roots)	100
C) Large Shade Trees (balled and burlaped) (3"-4" caliper at 6" from the roots)	150
D) Extra-Large Shade Trees (balled and burlaped) (4" + caliper at 6" from the roots)	200
E) Ornamental Trees (balled and burlaped)..... (1.5"-2" caliper at 6" from the roots)	50
F) Small Evergreen Trees (3' to 4.5' when planted)	25
G) Medium Evergreen Trees (5' to 6.5' when planted)	50
H) Large Evergreen Trees (7' + when planted)	100
I) Evergreen Shrubs (18" minimum diameter)	20
J) Small Deciduous Shrubs (18" to 35" in diameter)	10
K) Medium Deciduous Shrubs (35" to 60" in diameter)	15
L) Large Deciduous Shrubs (balled and burlaped) (60" or greater in diameter)	25
M) Decorative Retaining Walls (Points are per face foot. Boulders, timbers, and stones only - no concrete walls included.)	10
N) Paver Stone Walks, Paths or Patios (Points per square foot - no driveways included.)	1
O) Planting Beds (Points per square foot – must be decorative stone or mulch.)	1

000717

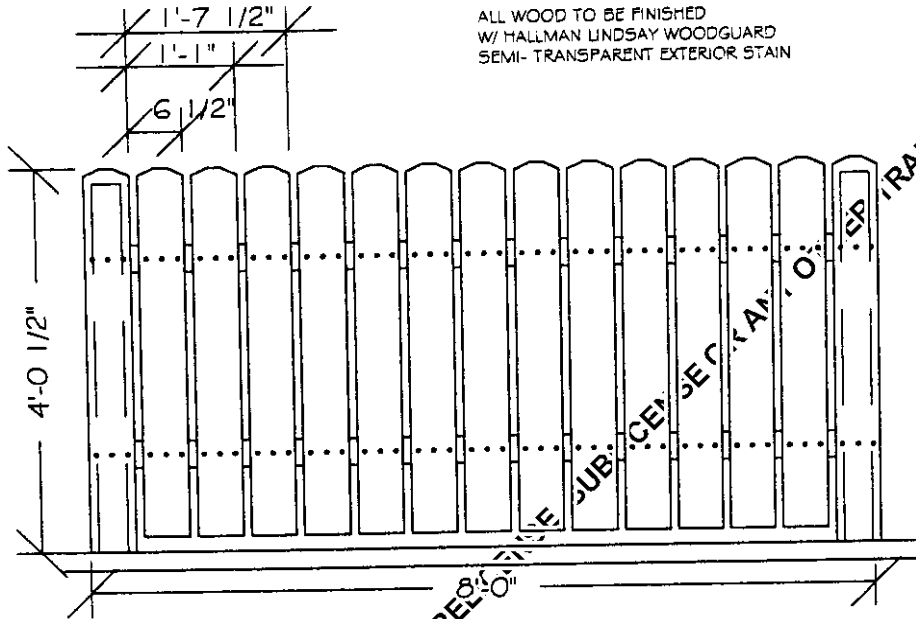
The final point totals must consist of a balanced variety of the listed elements acceptable to the Architectural Control Committee. Existing vegetation, trees and shrubs may be included in the point totals if they are properly protected and maintained during the construction process and located as such on the landscape plans submitted to the Architectural Control Committee for approval.

EXHIBIT E1

NOTE: 4x4 POSTS TO BE BROWN TREATED WOOD

ALL WOOD TO BE FINISHED W/ HALLMAN LINDSAY WOODGUARD SEMI-TRANSPARENT EXTERIOR STAIN

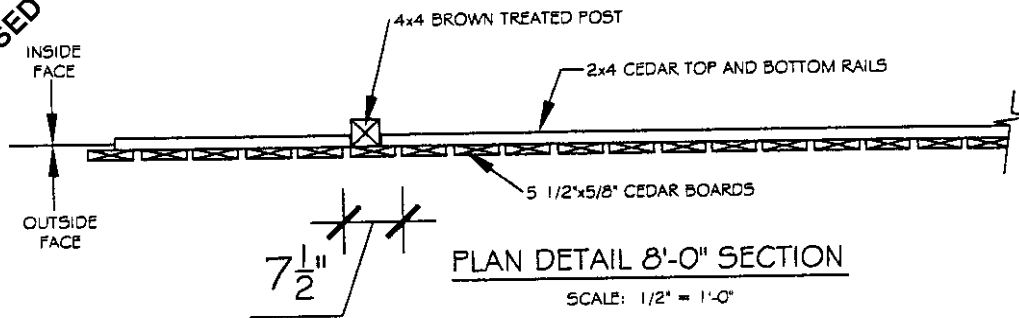
000718



ELEVATION TYPICAL 8'-0" SECTION 6" PICKETS

SCALE: 1/2" = 1'-0"

LICENSED TO DANE COUNTY AND NO... FOR RE...



PLAN DETAIL 8'-0" SECTION

SCALE: 1/2" = 1'-0"

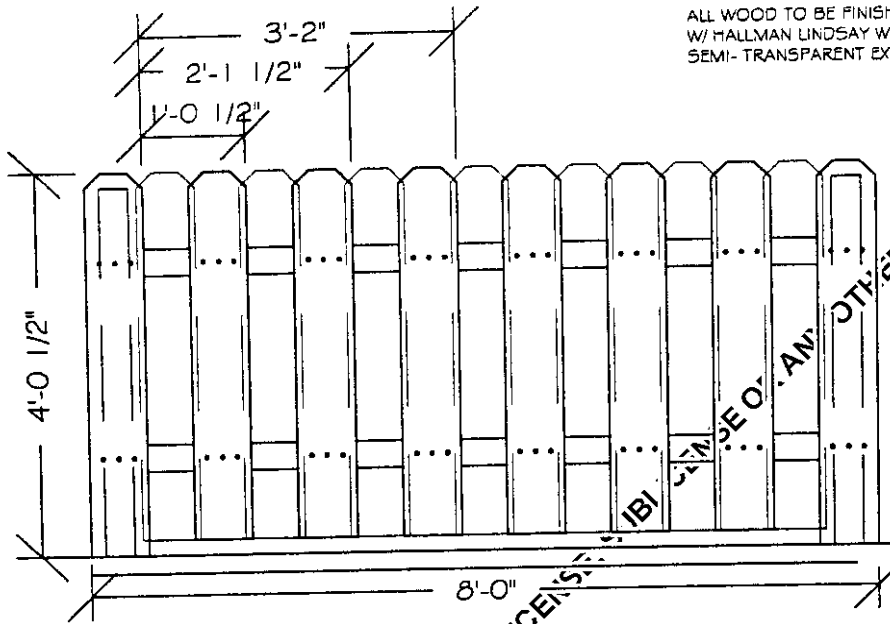
4'0 PICKET FENCE DETAIL

Model: _____	Custom Designed For: _____	<p>VERIDIAN HOMES</p> <p>6601 South Towne Drive - Madison, WI 53713 (608)226-3100 Fax: (608)226-0600</p> <p>© Copyright 2004 Veridian Homes Protected Under Architectural Works Copyright Protection Act of 1990</p>
ELEVATION	Lot/Subdivision: _____ LOT	
Base Plan	Address: _____	
Base Plan	Drawn By: _____	Customer Approval: _____ / 2004
Plan: _____	Date: _____	DSH Approval: _____ / 2004
<p>Do Not Scale</p> <p>Note: All dimensions are stud to stud</p>		<p>Note: Please review carefully. What is shown in this plan represents what will be constructed. We will not be held responsible for errors if work is built according to the customer's approved plan.</p>
Revised: _____		

NOTE: 4x4 POSTS TO BE BROWN TREATED WOOD

000719

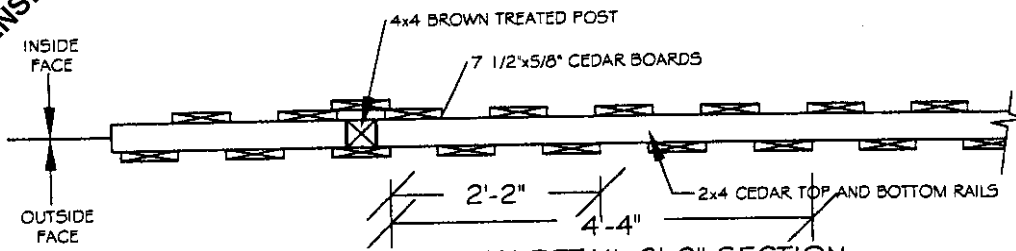
ALL WOOD TO BE FINISHED W/ HALLMAN LINDSAY WOODGUARD SEMI-TRANSPARENT EXTERIOR STAIN



ELEVATION TYPICAL 8'-0" SECTION 7 1/2" CEDAR PICKET

SCALE: 1/2" = 1'-0"


LICENSED TO DANE COUNTY AND NOT FOR REUSE OR OTHER TRANSFER.



PLAN DETAIL 8'-0" SECTION

SCALE: 1/2" = 1'-0"

4'0 BOARD ON BOARD FENCE DETAIL

Model: _____ ELEVATION	Custom Designed For: _____ Lot/Subdivision: _____ Address: _____	 VERIDIAN HOMES 6801 South Towne Drive - Madison, WI 53713 (608)226-3100 Fax: (608)226-0600
Base Plan _____ Plan: _____ Revised: _____	Drawn By: _____ Date: _____ Customer Approval: _____ / 2004 DSM Approval: _____ / 2004	
<p>Do Not Scale Note: All dimensions are stud to stud</p>		© Copyright 2004 Veridian Homes Protected Under Architectural Works Copyright Protection Act of 1990