

FOUR WINDS WEST – VILLAGE OF HARTLAND FACT SHEET

- The Impact Fee; for **2020** is **\$2,380**; paid by Buyer at issuance of Building Permit.
- The Sewer and Water Connection Fees for **2020** are **\$ 10,701** for sewer, **\$ 100** for water and a filing fee of **\$ 150**; paid by Buyer at issuance of Building Permit.
- Minimum dwelling living areas to be **2,250** square foot for a one story and **2,600** square foot for a two story. The calculation of square footage will not include basement, exposed basement, attic, garage, porch or patio areas in the computation.
- All building plans, exterior design and location of each dwelling must be approved by the Architectural Control Committee (ACC). Submit (3) sets of plans; (3) certified stake out surveys; and actual color samples of all exterior building materials to Four Winds West Architectural Control Committee for approval.
- Street Trees will be installed by the Village of Hartland once an owner receives their occupancy permit from the Village and during the next planting season. Homeowner will pay for these trees at time of Building permit application. Approximate cost will be **\$1,255 per lot**. The tree locations and type of tree will be per a Street Tree Plan approved by the Village of Hartland.
- The Architectural Control Committee will be SCI Real Estate, Inc., located at 5429 N. 118th Court, Milwaukee WI 53225; 414-466-0111 contact John Sileno.
- **The required minimum front set back is 40 feet from a street right-of-way, 20 feet on side yards and 35 feet for a rear yard.**
- Each residence on a Lot shall have an attached garage for not less than 2, nor more than 4 cars. Unless waived by the ACC, garage entrances must be located on a side of the residence which does not face the street fronting the Lot, except in the case of a Lot bordered by two streets in which case the garage entrance must be located on the side on which the front entrance does not face.
- Driveways for Lots 2 and 3 as depicted on the Plat shall be located so as to access the public street, Four Winds Court, Exclusively.
- Driveways to have a minimum of a 3' side yard setback.
- Driveways shall be constructed with a hard surface material acceptable to the ACC and installed within one year of occupancy permit issuance.
- Buyer or Buyer's Builder is responsible to pull a permit with the Village for a driveway curb opening. The Village will inspect the curb opening, sidewalk (if any) and curb and gutter adjacent to the entire lot width for damage. Buyer at Buyers sole expense will be responsible to replace any damaged sidewalk (if any) or curb and gutter. Any existing sidewalk adjacent to the driveway width will also need to be removed and re-poured at a thickness of 6".

- Village of Hartland building permit fees include:
 - **\$ 1,500** bond deposit, which is refunded after occupancy, grass, street trees, curb/sidewalk and driveway installation.
 - **\$ 1,255** fee for street trees.
 - **\$200 Plan Review Fee; plus \$.30** per square foot of all areas including house, garage, porch and basement, plus **5%**.
 - **\$ 75** per each fireplace
 - **\$ 50** for a state stamp
 - **\$ 175** for erosion control
- Mailboxes installed by Seller, **\$450** paid by Buyer at time of closing.
- Yard Light installed by Buyer, **\$900** paid by Buyer at time of closing, to be used to prepay the supplier. Buyer to pick up lamppost when needed from Seller at 5429 N. 118th Court, Milwaukee, WI.
- No above ground swimming pools shall be allowed in the subdivision.
- No fence or wall of any height shall be permitted on any Lot except as a landscape feature or as a code requirement around an in ground swimming pool, both which must still be approved by the ACC. Below grade electric fencing for pet containment is allowed.
- **Village of Hartland Area School District:**
 Swallow Elementary K4-8 – **2016 Nominated for the National Blue Ribbon Award**
\$8.3M zero tax increase referendum on the Nov.6, 18 Ballot to upgrade the school !
 Arrowhead High School 9-12
- The Village of Hartland tax rate for **2019** is **\$ 14.12** per \$1,000 of Assessed Value.
- Garbage service is provided by the Village of Hartland and is charged on your tax bill. The current charge for **2020** is **\$145.00** per year.
- The following lots are required to have partially exposed basements:
Lots 14-15-16-17-18-19-20-21-28-29-30
- The following lots are required to have fully exposed basements:
Lot 1
- **Certain Exterior Features.** With respect to the construction of a Building on a Lot or other improvement to a Lot:
 - If shutters, window casings or window grids and trim features are used on windows or divided-lite windows are used, in any case on the front of a residence, then they shall also be used on the side and rear windows.
 - A residence shall have a roof made of dimensional shingles with a weight of at least 240lbs per square, in a weathered wood color, with a minimum roof pitch ratio of 8:12. A one-story dwelling must reach a height of 26' measured from the front yard grade to the main ridge of the house. All roof pitches shall be approved by the ACC.

- Exterior walls of residences shall be constructed of brick, stone, cedar, stucco, concrete board, LP Smart siding or combinations thereof. No aluminum, metal or vinyl siding shall be permitted. Basement or foundations block walls shall not be exposed.
 - The front exterior elevation of the house must consist of at least 50% of brick, or stone.
 - The ACC shall be acting reasonably if it disapproves the drawings for a residence because such residence would be similar in appearance to other residences in close proximity.
 - Exterior fireplace chimneys shall be faced with brick, or stone materials. On each side of a residence, except for trim, exterior materials shall be consistent on all levels. Color selections, for paint, stone, brick, stucco, concrete board or other finish must be approved by the ACC.
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- Four Winds West home owners will have access to the Ice Age Trail adjacent to the Bark River.
 - Association Fee for **2020** is **\$ 900** per year, and shall be collected at closing. ACC plan review fees of \$200 shall be collected at time of closing and will cover the cost of review of both Building and Landscaping plans.
 - Buyer to be aware that the ACC will require where possible, side entry garages or garages located on the high side of the lot. Buyer should consult their builder on these issues when selecting their house and prior to closing.

PLEASE REVIEW THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF FOUR WINDS WEST FOR A COMPLETE UNDERSTANDING OF ALL RESTRICTIONS.

ALL MUNICIPAL FEES STATED IN THIS FACT SHEET CHANGE FROM YEAR TO YEAR. IT IS THE BUYERS RESPONSIBILITY TO VERIFY THESE FEES WITH THE VILLAGE OF HARTLAND.