

Four Winds Subdivision Summary of Deed Restrictions



Four Winds is located in the Town of Ashippun, Dodge County, approximately 10 minutes north of Oconomowoc. Entrances are starred on the map. It is approximately 35 minutes to Waukesha, 40 minutes to Milwaukee, and an hour to Madison.

Architectural Control Committee: Yes

Minimum Size Required:

- 1 Story Home- 2,150 sq ft
- 2 Story Home- 2,500 sq ft
 - Min 1,200 sq ft first floor
- Bi/Tri/Multi-Level: 3,000 sq ft
 - Min 1,200 first floor

Setback-Street: 42'

Setback-Side: 10'

Setback-Rear: 25'

Garage: Minimum 2-car attached

Exterior Materials: Natural

Roofing Requirement: 30-year dimensional shingles

Outbuildings: With approval of ACC

Fencing: Decorative only, with approval of ACC

Driveway: Paved within 6 months of occupancy permit (see complete deed restrictions for materials used)

Mailbox: Must purchase from developer

Association Fee: Currently \$250/year

High School: Oconomowoc

Middle School: Nature Hill

Elementary School: Meadow View

Municipal Sewer/Private Well required: (buyer to pay connection fees)

All information is believed to be accurate and reliable, but is not guaranteed and is subject to change. Plat subject to final approval.

Price List Phase I

Lot #	Lot Size (sq ft)	Price
9	19,591	\$93,000
10	18,225	\$93,000
11	18,225	\$93,000
12	18,349	\$93,000
13	18,038	\$85,000
14	18,038	\$85,000
16	26,567-Cul de Sac	\$89,000
17	22,977-Cul de Sac	\$89,000
18	27,640-Cul de Sac	\$93,000
19	18,085-Cul de Sac	\$85,000
20	18,218	\$85,000
21	19,785	\$85,000
58	18,564	\$79,900
59	18,079	\$79,900
60	20,262	\$79,900

***Prices are subject to change and lot sizes are approximate. ***

Westar

"Helping you find your way home!"

For more information, contact...

Judy Sebastian
(262)490-0163
judysebastian18@yahoo.com

or

Tash Schwartz
(262)385-1657
westartash@gmail.com

westarrealtyllc.com

