



COMMON DECLARATION INFORMATION REQUESTED

The Agape Homeowner's Association Declarations are in the process of being drafted. Below is an outline of the most common references regarding the Declarations. Prior to any lot being sold, the Buyer must read the final draft of the Declarations and should not rely on the information below.

- Home size (living space above grade)
 - 1,800 sq ft for one-story
 - 2,200 sq ft for more than one story

- Garage
 - Minimum 550 sq ft
 - Maximum 50% of the size of a one-story house or 70% of the first floor of a more than one story house
 - Attached to the home
 - All garage doors facing the street shall be decorative garage doors with either glass inserts or architectural design such as carriage style or similar

- Materials
 - Brick, stone, stucco, natural materials, cement board (no aluminum or vinyl siding)
 - Minimum of 150 sf of an accent material such as stone or brick along the front elevation
 - Fascia and soffit may be aluminum
 - Any exposed basement shall be covered with suitable material consistent with the overall architecture of residence

- Roofing pitch and materials
 - Wood shakes, tile, asphalt dimensional shingles, standing seam metal, stone coated metal shingle or better
 - Minimum pitch of 7:12 at primary roof lines

- Detached Structures
 - Materials, architectural design and color scheme to match the Home, including 50% of the front elevation with brick or stone
 - Maximum size of detached structures per Town of Mukwonago Ordinance 82-25 (1,000 sf max, impervious ratio, floor area ratio, etc)

- Animals and Pets
 - Allowed in accordance with the Town of Mukwonago ordinances
 - Outside enclosures, fences, kennels, chicken coops shall be approved by the Architectural Control Committee prior to installing or erecting
 - Dog kennels shall be located immediately behind the Home, shall be no larger than 200 sf in area, with any fences screened from view by adequate landscaping





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- Common Area and Leased Common Area
 - In general, the Common Area is outside of the pasture fencing and the barn area. This area includes walking/horseback riding trails, and orchard. This area may be used as indicated in the Declarations by the Lot Owners and guest.
 - Access to the Leased Common Area (area inside the pasture fencing and the barn area) is only allowed through permission by the Lessee (initially Curt and Jodi Wiebelhaus). If the Lessee allows, a separate animal boarding agreement between the Lessee and the Lot Owner will be required to access the Leased Common Area including the barn.

- Building Timing
 - No maximum required time to start building once a lot is purchased
 - Once a building permit is received, construction of the house must be complete within 12 months.

- Other
 - Matching mailboxes and lamp post per Subdivision standards
 - Above ground swimming pools are not allowed. In-ground pools are allowed per Architectural Control guidelines

