

COMMON REFERENCES TO PROTECTIVE COVENANTS

Below are common references regarding the association covenants. Prior to any lot being sold, the Buyer must review the complete Agape Agrihood Homeowners' Association Declarations of Restrictions and Convents.

- Items needed for approval to be sent to Agape Development preferably via email or hand deliver
 - Minimum 1/8" scale drawings with elevations, floor plans, specifications, composition and color of materials
 - Survey or plan showing locations of the improvement with respect to setbacks, finish grade elevations, topography, drives, existing plantings
 - Landscape plan for the lot
 - Other data pertinent to the review as ACC may reasonable request
- Home size (living space above grade)
 - 1,800 sq ft for one-story
 - 2,200 sq ft for more than one story
- Attached 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 architectural design such as carriage style or similar
- Materials
 - Brick, stone, natural materials, engineered wood, or cement board (no aluminum or vinyl siding)
 - Minimum of 150 sf of stone, brick, copper, standing seam roof detail, pavers or a farm house accent shall be included along the front elevation
 - Fascia and soffit may be aluminum
- Roofing pitch and materials
 - Wood shakes, tile, architectural asphalt dimensional shingles, standing seam, stone coated metal shingles or better
 - Minimum pitch of 7:12 at primary roof lines
- Detached Structures
 - Materials, architectural design and color scheme to match the Home, including the architectural details of the home
 - Maximum size of detached structures is 1,000 sf max on lots 1 ½ acres or less
- Setbacks
 - Abutting street right-of-way (front lot line) = 50 ft
 - Side lot line = 35 ft
 - Rear lot line = 45 ft
- Animals and Pets
 - As allowed in accordance with the Town of Mukwonago ordinances
 - Outside enclosures, fences, kennels, and chicken coops shall be approved by the Architectural Control



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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
- Lamp posts
 - Sky Chief Rustic LED Single Post Mount Light by barnlightelectric.com (BLE-PMS-WHS-CGG-LED)
 - Shade size: 14" shade; Shade Finish: 995-Raw Copper (approx. 4 wk lead time)
 - Post Mount Option: Single Decorative – PMSD (30"H x 19" projection); Post Mount Finish: 975-Galvanized
 - Cast Guard: Standard; Guard finish: Black; Glass Option: Ribbed Glass
 - Direct Burial Pole: Galvanized 3" OD (may source locally or direct). Mount top of post 8' above ground level, which will result in the bottom of shade being approx. 9'.
 - Color Temperature: 2700K – Warm White LED
- Mailboxes
 - Mailbox and installation will be purchased by Buyer/Owner at the lot closing and will be installed in designated location as allowed by the Town of Mukwonago by the Seller.
 - Mailbox maintenance and repair is the responsibility of the Owner.
- Walking/Horseback riding trail
 - Recreational vehicles (ATV, UTV, golf carts, etc) are only allowed on the walking/horseback riding trail to access the community garden, chicken coop and barn. No other recreational riding allowed.
 - Recreational vehicles may not exceed 15 mph.
 - The area west of lot #1 and north of lot #4 shall not have gas powered vehicles on the trail
- Community Garden and Chicken Coop
 - Community garden and chicken coop shall be managed by the Association board or assignees.
 - Rules and guidelines for community garden and chicken coop shall be followed by all residents and resident's guest
- Leased Common Area and Barn
 - Exhibit C of the Covenants outline the boundaries of the Leased Common area. Access to this area is by permission only, as granted by the Lessee (currently Curt and Jodi Wiebelhaus)
 - Rules and guidelines for the barn and pasture land shall be followed by all residents that enter into a boarding agreement to utilize the barn for boarding animals
- Other
 - Exterior antennas or dish type antennas greater than 24" in diameter are not allowed without the approval of the ACC
 - No outside storage of recreational vehicles (boats, snowmobiles, bikes, trailers, motor homes), trucks, etc for more than 10 calendar days unless otherwise noted in the covenants.
 - Above ground swimming pools are not allowed. In-ground pools are allowed per Architectural Control guidelines

