

Revised
CONDITIONAL USE APPLICATION
for Urban Design Commission Review
for **LOT 124**
of **SECRET PLACES AT SIGGELKOW PRESERVE**

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Attachment 1: Deed Restrictions & Covenants	

Submitted By:
 Veridian Homes LLC
 6801 South Towne Drive
 Madison, WI 53713

Prepared On: October 25, 2006

Prepared By:
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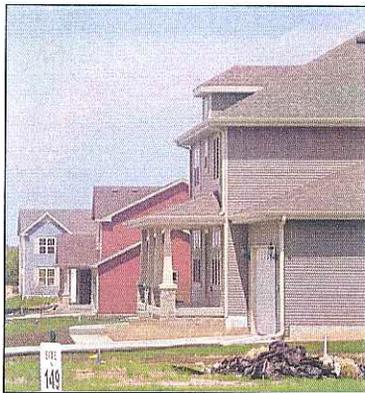
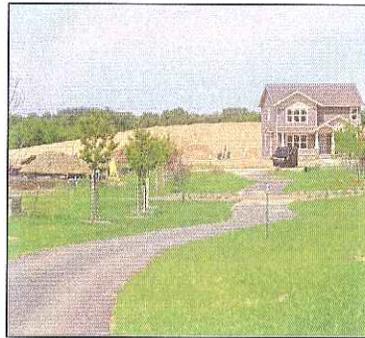
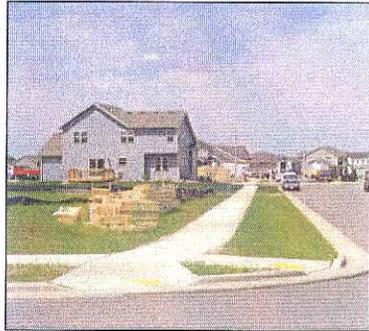


Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

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October 25, 2006





October 25, 2006
City of Madison
210 Martin Luther King Jr. Blvd. Room 403
Madison, WI 53710

Re: Lot 124 of Secret Places at Siggelkow Preserve
Conditional Use Application **Letter of Intent**

Dear Urban Design Commission Members:

Attached is the revised Conditional Use application for Lot 124 of Secret Places at Siggelkow Preserve (Lot 124, plat of Secret Places at Siggelkow Preserve, City of Madison, Dane County, Wisconsin). The original application for this project was submitted to the City of Madison on June 1, 2005. Since that time, revisions have been made to the project and this application is intended to introduce those changes and reactivate the original application for City review.

This revised application is being submitted by the property owner and developer, Veridian Homes LLC (Veridian). Veridian will serve as the contractor, architect, and project coordinator for the development of Lot 124. Landscaping services will be provided by the Bruce Company, while surveying and engineering for the site will be completed by Vierbicher Associates, Inc.

Secret Places at Siggelkow Preserve is a residential development consisting of single-family and multi-family homes. Lot 124 is the first phase of multi-family homes in Secret Places and will begin the second phase of construction for the development. The site is currently zoned R 4 (General Residence District). This conditional use application is for a Planned Residential Development.

Lot 124 is an approved plat that is currently sitting as vacant land. Formerly there were three accessory structures located on the site that have since been removed. The structures were originally part of an operating farmstead that is no longer active. The single-family component of Secret Places is located directly to the north of Lot 124. The construction of communal spaces in Secret Places has been completed, with the exception of some minor outlet landscaping. In addition, the construction of dwelling units in three phases is complete with the current phase being half completed. Existing homes occupy the land to the west and southwest of Lot 124. To the south and east of the site, the land is primarily agricultural with

scattered low-density single-family homes.

Lot 124 is approximately 6.5 acres in gross land area, or 282,780 square feet. A total of 16 buildings, or 32 condominium homes, are being planned on the site, which will include 53,822 gross square feet of building area. Two styles of buildings are being utilized on the site, both of which include two condominium homes. Building "A" provides two styles of units. Unit Type 1 has an owners suite and a second bedroom, which can optionally be used as a den, library, or formal dining room. Unit Type 1 also has an option for an additional bedroom, providing the possibility of a three-bedroom plan. Unit Type 2 is offered as a one-level two-bedroom plan with the option of a sunroom on selected sites. Building "B" has two units of similar design with a first floor owners suite as well as two second-floor bedrooms. Depending on plan options selected, the overall bedroom count can vary from a minimum of 66 to a maximum of 86 on the site. Each condominium home on the site is expected to have a selling price starting around \$230,000.

The development of Lot 124 has the potential to generate an additional 7 school-aged children in the local school system. This approximation is based on a city-wide average of .2 school-aged children per household for two-family and multi-family homes (data provided by Dane County Planning and Development Department).

Each unit will have a two-car attached garage, which will provide a total of 64 private parking stalls on the site. In addition, there will be a private drive in front of each garage for the use of each individual home. Owners of each condominium home will be responsible for storage of solid waste. Snow removal will be the responsibility of the condominium association for Secret Places multi-family homes.

The intent is to complete the entitlements this winter and start construction in the spring of 2007.

Submitted by
VIERBICHER ASSOCIATES

Travis Schreiber
Project Engineer

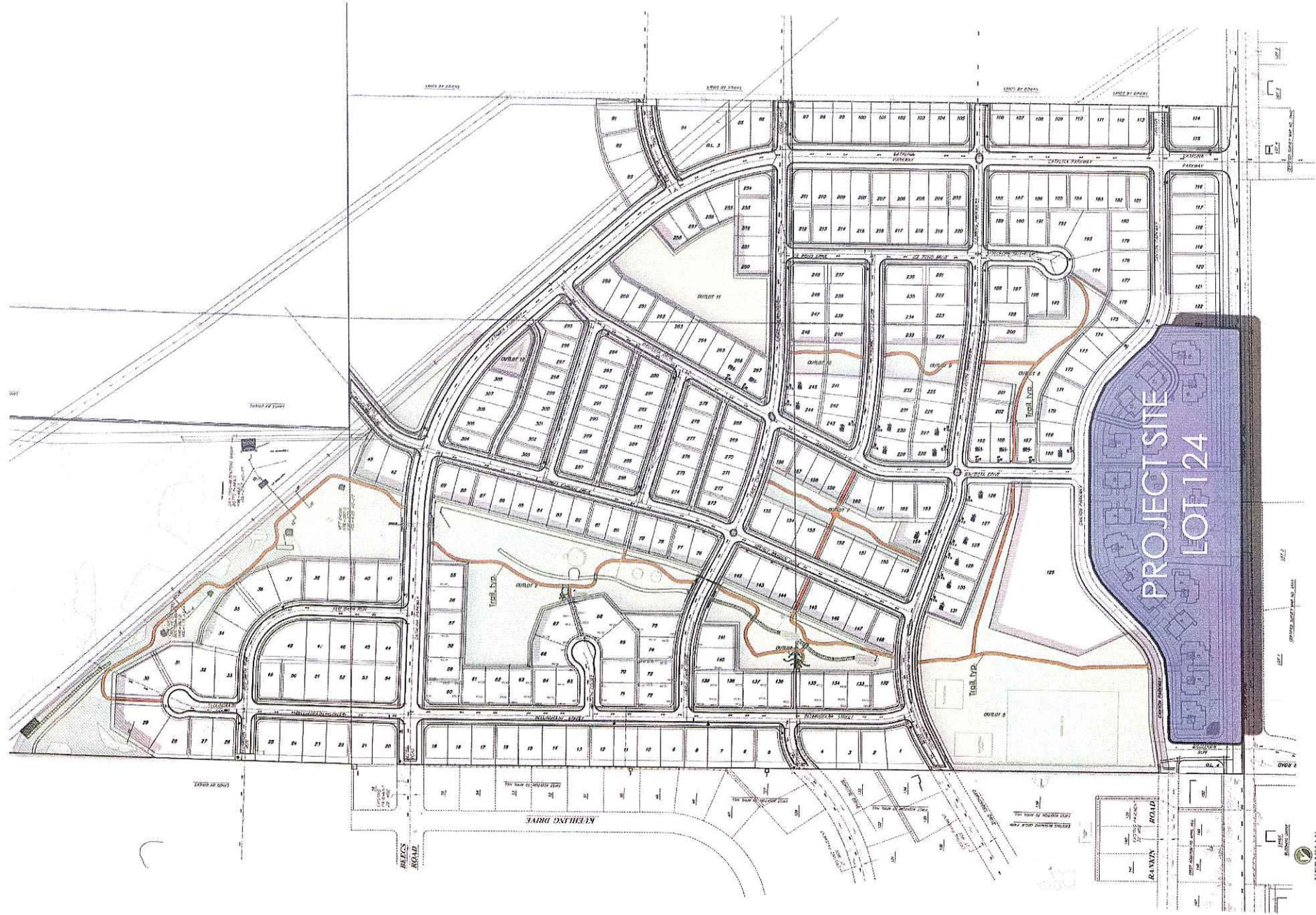


Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

LETTER OF INTENT

October 25, 2006





Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

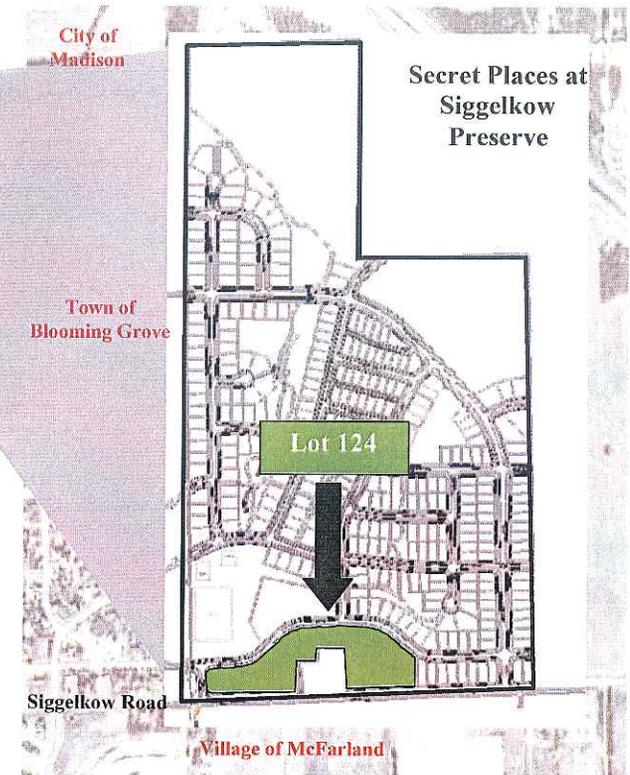
SITE LOCATION MAP

NOVEMBER 1, 2006



Secret Places is a 148-acre development located on Siggelkow Road in the City of Madison, Wisconsin. While the first phase for single-family homes has already begun, Lot 124 will introduce multi-family units to the development. The City of McFarland is located to the south and southwest of the site, while the Town of Blooming Grove borders in the west and east.

Lot 124 is located in a prominent area with several major transportation networks in close proximity. Highway 51 travels nearby to the west of the site and Interstates 90 and 39 are located to the east. Also, Highway 18/151 travels nearby to the north.



Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

LOCATION & SITE INFORMATION

October 25, 2006





Lot 124 of Secret Places is located in an area that is entirely residential in nature. Existing single-family residential units are currently located to the west of the site in the Town of Blooming Grove. The land to the east and south of the site is agricultural and open space and farmlands characterize much of the area.

Construction of single-family dwellings has been completed for three phases of Secret Places, with a fourth phase half completed. In addition, construction of all common spaces is complete with the exception of some minor landscaping along the bike trail. The photographs to the left show this residential unit and the accessory structures on the site. This existing parcel is heavily landscaped, which provides a buffer throughout much of the site. The exact building locations for the adjacent site are shown on the following page.



Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

EXISTING CONDITIONS

October 25, 2006





The general purposes of these controls are to help ensure that the lots will become and remain an attractive community; to preserve and maintain the natural beauty of the lots; to ensure the most appropriate development and improvement of each lot, including construction of attractive and harmonious structure; and to ensure the highest and best residential development of the lots. The declaration of conditions, covenants and restrictions are provided as an attachment at the end of this document.



Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

DEED RESTRICTIONS & COVENANTS

October 25, 2006



Secret Places at Siggelkow Preserve - Lot 124

PLANT LIST	key botanical name	common name	planting size	value size
shade trees				
01	<i>Acer glabrum</i>	Smooth Bark Maple	12" x 10' H	\$1,500/ea
02	<i>Quercus macrocarpa</i>	White Oak	12" x 10' H	\$1,500/ea
03	<i>Quercus rubra</i>	Red Oak	12" x 10' H	\$1,500/ea
04	<i>Tilia cordata</i>	Common Linden	12" x 10' H	\$1,500/ea
05	<i>Prunella americana</i>	Black Cherry	12" x 10' H	\$1,500/ea
ornamental trees				
06	<i>Amelanchier canadensis</i>	Shadbush	12" x 10' H	\$1,500/ea
07	<i>Prunella serotina</i>	Black Cherry	12" x 10' H	\$1,500/ea
08	<i>Prunella virginiana</i>	Black Cherry	12" x 10' H	\$1,500/ea
09	<i>Prunella virginiana</i>	Black Cherry	12" x 10' H	\$1,500/ea
evergreen trees				
10	<i>Thuja occidentalis</i>	Eastern White Pine	12" x 10' H	\$1,500/ea
11	<i>Thuja occidentalis</i>	Eastern White Pine	12" x 10' H	\$1,500/ea
evergreen shrubs				
12	<i>Juniperus horizontalis</i>	Creeping Juniper	12" x 10' H	\$1,500/ea
13	<i>Juniperus horizontalis</i>	Creeping Juniper	12" x 10' H	\$1,500/ea
14	<i>Juniperus horizontalis</i>	Creeping Juniper	12" x 10' H	\$1,500/ea
15	<i>Juniperus horizontalis</i>	Creeping Juniper	12" x 10' H	\$1,500/ea
deciduous shrubs				
16	<i>Amelanchier canadensis</i>	Shadbush	12" x 10' H	\$1,500/ea
17	<i>Amelanchier canadensis</i>	Shadbush	12" x 10' H	\$1,500/ea
18	<i>Amelanchier canadensis</i>	Shadbush	12" x 10' H	\$1,500/ea
19	<i>Amelanchier canadensis</i>	Shadbush	12" x 10' H	\$1,500/ea
20	<i>Amelanchier canadensis</i>	Shadbush	12" x 10' H	\$1,500/ea
perennials/groundcover				
21	<i>Asplenium platyneuron</i>	Rock Fern	12" x 10' H	\$1,500/ea
22	<i>Asplenium platyneuron</i>	Rock Fern	12" x 10' H	\$1,500/ea
23	<i>Asplenium platyneuron</i>	Rock Fern	12" x 10' H	\$1,500/ea
24	<i>Asplenium platyneuron</i>	Rock Fern	12" x 10' H	\$1,500/ea
25	<i>Asplenium platyneuron</i>	Rock Fern	12" x 10' H	\$1,500/ea

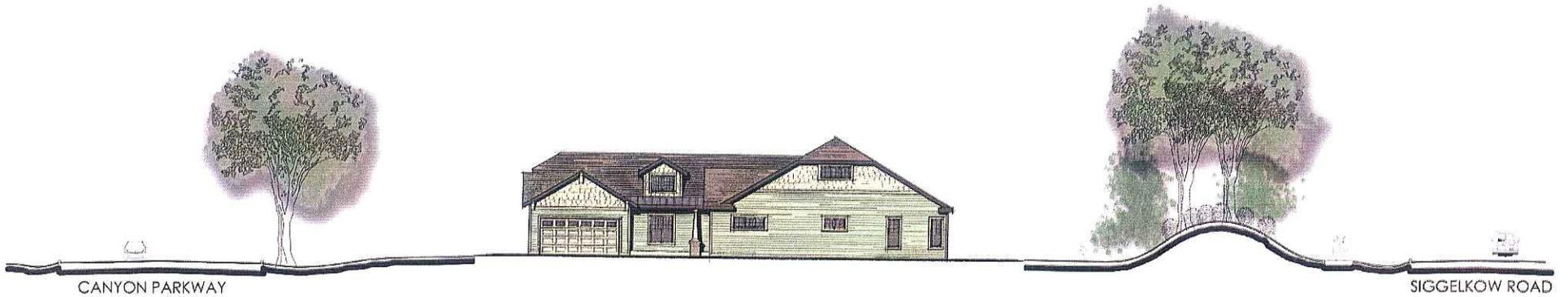


VERIDIAN HOMES
 Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

OVERALL SITE PLANTING PLAN - EAST SIDE

NOVEMBER 1, 2006





GENERAL NORTH-SOUTH SECTION FROM CANYON PARKWAY TO SIGGELKOW ROAD

Not To Scale



Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

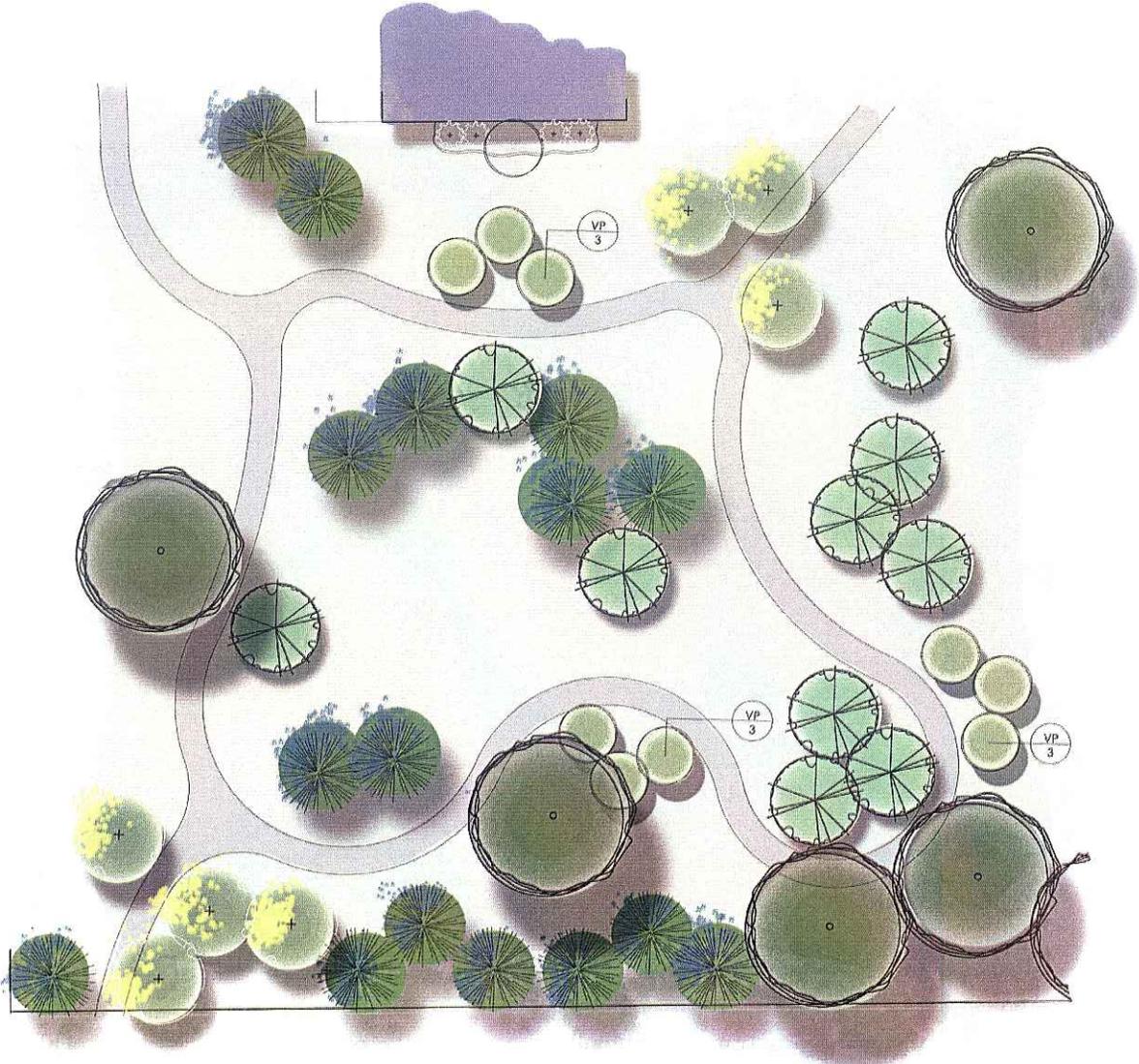
GENERAL SECTIONS / ELEVATIONS

NOVEMBER 1, 2006



Secret Places at Siggelkow Preserve - Lot 124

key	botanical name	common name	planting size	mature size
shade trees				
AF	<i>Acer x freemanii</i> Autumn Blaze	Freeman Maple	2 cal. 6.5B	40-50 x 40
OT	<i>Quercus macrocarpa</i> Imperial	Honeylocust	2-7/2 cal. 6.5B	30-35 x 50-55
QR	<i>Quercus rubra</i>	Red Oak	7 cal. 6.6E	40-75 x 50-80
TE	<i>Tilia x euclaiora</i> Laura's Lust	Crimson Linden	2 cal. 6.6B	50-60 x 25-40
UK	<i>Ulmus x europaeus</i>	Hybrid Elm	3 cal. 6.6B	50-60 x 40
ornamental trees				
AG	<i>Amelanchier x grandiflora</i> Autumn Brilliance	Apple Ser. Jacoby	4-6 cal. 6.6E x multi stem	20-25 x 20-25
BE	<i>Betula nigra</i> Little King	River Birch	4-6 cal. 6.6E x multi stem	10-15 x 8
MR	<i>Malus Purple Prince</i>	Purple Prince Crabapple	2-3/2 cal. 6.6E	18 x 5
MS	<i>Malus Sugar Tyme</i>	Sugar Tyme Crabapple	2-3/2 cal. 6.6E	15-20 x 20-25
VP	<i>Viburnum grandifolium</i>	Bluishaw Viburnum	4-6 cal. 6.6E	10-15 x 2-20
evergreen trees				
PG	<i>Picea glauca densata</i>	Black Hills Spruce	4-6 cal. 6.6E	20-25 x 15-20
PE	<i>Pinus strobus</i>	White Pine	8-10 cal. 6.6E	20-25 x 20-25
evergreen shrubs				
JC	<i>Juniperus chinensis</i> Sargentii	Sargent Juniper	2-4/4 cal. cont.	3/2
JS	<i>Juniperus squamata</i> Hoopfer	Hoopfer Juniper	2-4/4 cal. cont.	3/2
TA	<i>Taxus x media</i> Tauntonii	Taunton Yew	2-4/4 cal. cont.	4/2
YO	<i>Thuja occidentalis</i> Little Gem	Little Gem Arborvitae	2-4/4 cal. cont.	3/2
deciduous shrubs				
AM	<i>Aronia melanocarpa</i> Autumn Magic	Black Chokeberry	2-4/4 cal. cont.	3/2
BO	<i>Buddleia davidii</i> Nectar Blue	Butterflybush	4/2 cal. cont.	5/2
CA	<i>Clethra alnifolia</i> Hummingbird	Sunshine Sweet	3-5/4 cal. cont.	3/2
DL	<i>Dieris lonicera</i> Copper	Dwarf Bush Honeysuckle	3-5/4 cal. cont.	3/2
HP	<i>Hydrangea paniculata</i> Unalaska	Panicle Hydrangea	3-5/4 cal. cont.	4-10
RA	<i>Ribes alpinum</i> Green Mount	Alpine Currant	3-5/4 cal. cont.	3/2
RE	<i>Rosa rugosa</i> fru. Dagmar Hartop	Hybrid Rugosa Rose	2-4/4 cal. cont.	3-5
SE	<i>Spiraea x dumalis</i> Anthony Waterer	Anthony Waterer Spiraea	3-5/4 cal. cont.	3-5
SH	<i>Spiraea japonica</i> Halcyon's Silver	Halcyon's Silver Japanese Spiraea	4-6/4 cal. cont.	4-10
SM	<i>Syringa meyeri</i> Palmyra	Palmyra Lilac	4-2 cal. cont.	4-5
VC	<i>Viburnum cuneifolium</i> Compactum	Dwarf Koreanspice Viburnum	3-5 cal. cont.	3/2
perennials/groundcover				
al	<i>Anemone tuberosa</i> Monticello	Blue Star	1 gal. Pot	
ap	<i>Echinacea purpurea</i>	Purple Coneflower	1 gal. Pot	
as	<i>Hemerocallis hybrid</i>	Daylily	1 gal. Pot	
bl	<i>Yucca glauca</i>	Siberian Iris	1 gal. Pot	
br	<i>Urtica spicata</i>	Gayfeather	1 gal. Pot	
mp	<i>Miscanthus Purpureus</i>	Red Garden Grass	1 gal. Pot	
pv	<i>Panicum virgatum</i> Northwind	Switchgrass	1 gal. Pot	
rl	<i>Rudbeckia fulgida</i> Goldstrum	Black-eyed Susan	1 gal. Pot	
sl	<i>Salvia superba</i> Lupaca	Blackberry Sage	1 gal. Pot	
sp	<i>Sedum spectabile</i> Autumn Joy	Autumn Joy Sedum	1 gal. Pot	

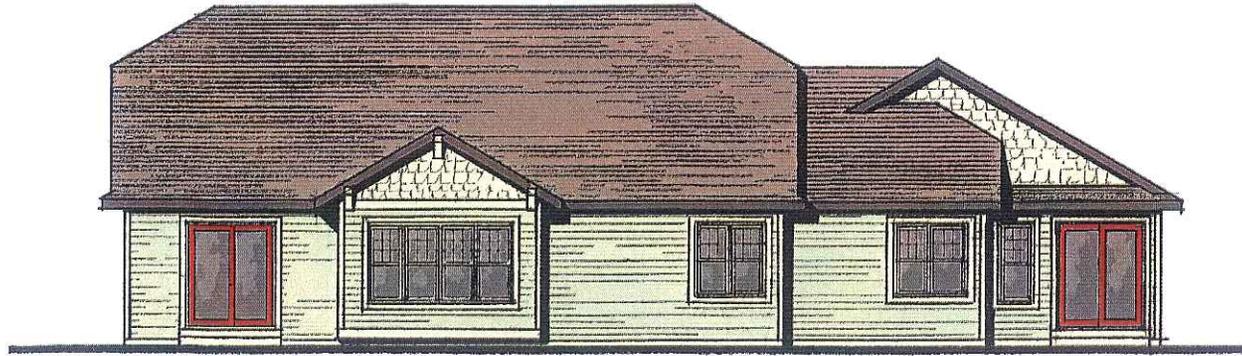


Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

COMMON SPACE PLANTING PLAN

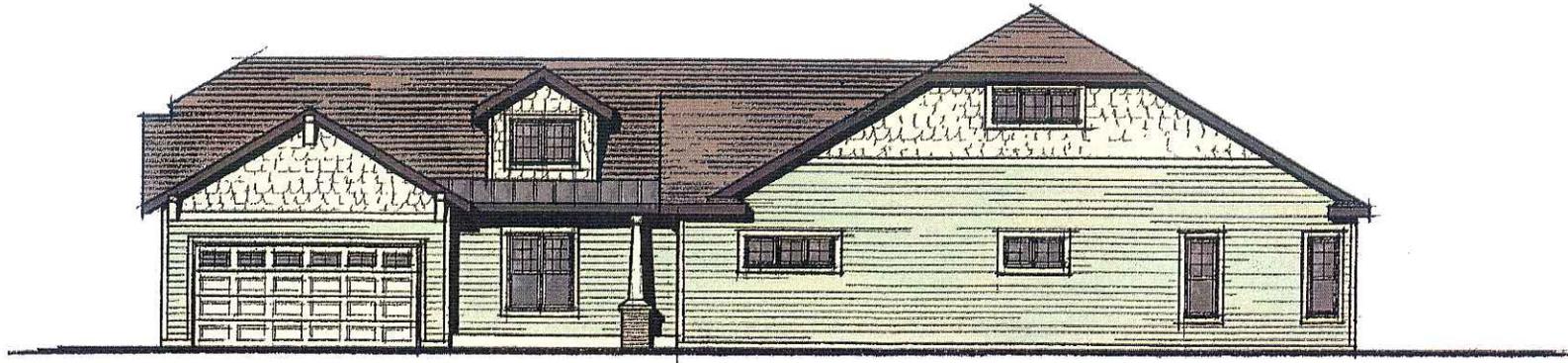
NOVEMBER 1, 2006





REAR ELEVATION FOR BUILDING 'A' - UNIT 1 & 2

Not To Scale



SIDE ELEVATION FOR BUILDING 'A' - UNIT 1 & 2

Not To Scale



VERIDIAN
HOMES

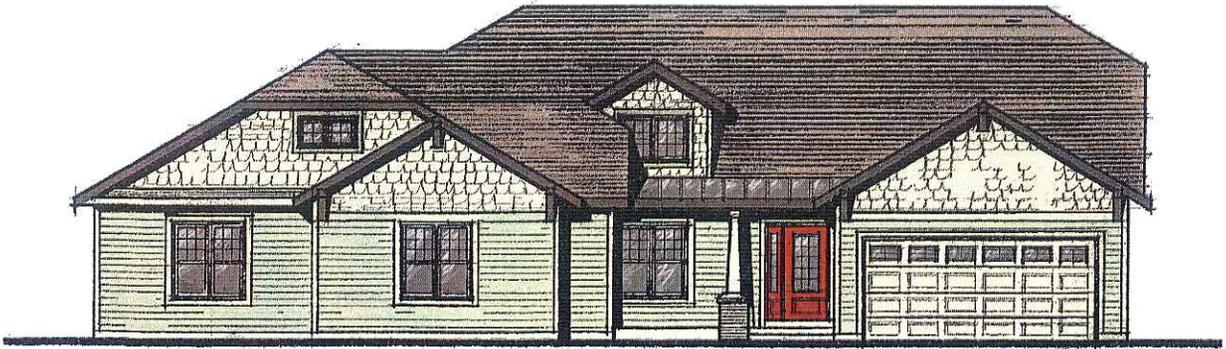
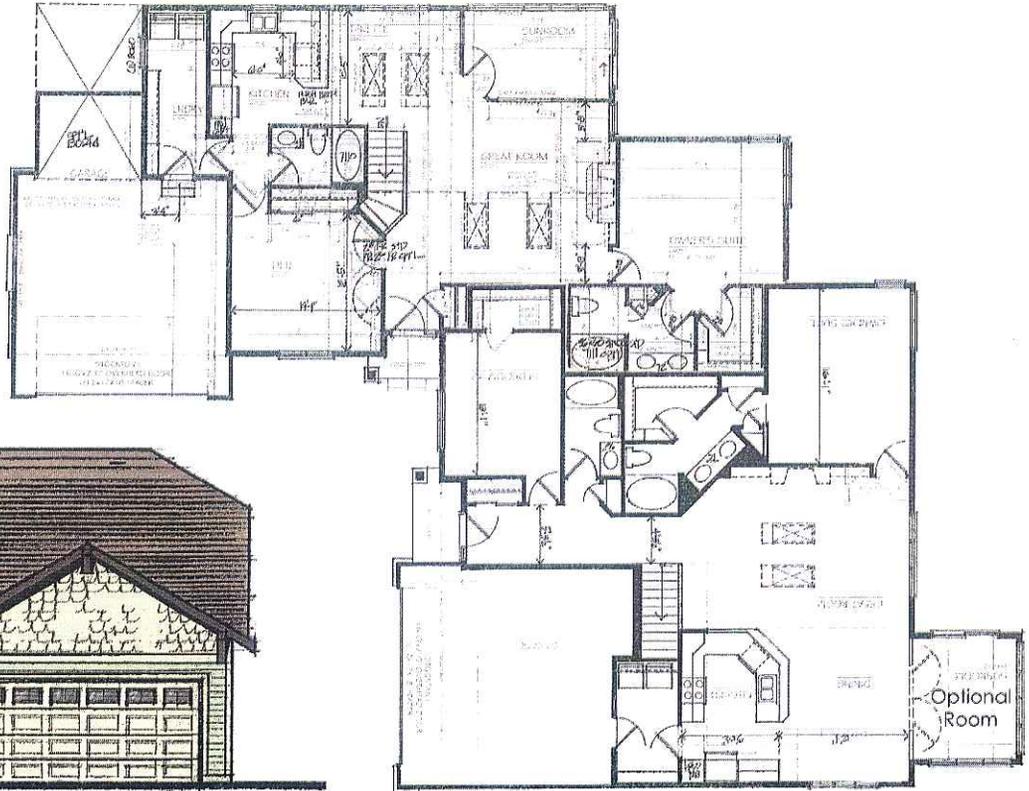
Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

BUILDING A - FLOOR PLANS / ELEVATIONS

NOVEMBER 1, 2006



VIERBICHER
ASSOCIATES
Committed to Quality Service Since 1976



FRONT ELEVATION FOR BUILDING 'A' - UNIT 1 & 2
Not To Scale

FLOOR PLANS FOR BUILDING 'A' - UNIT 1 & 2
Not To Scale



Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

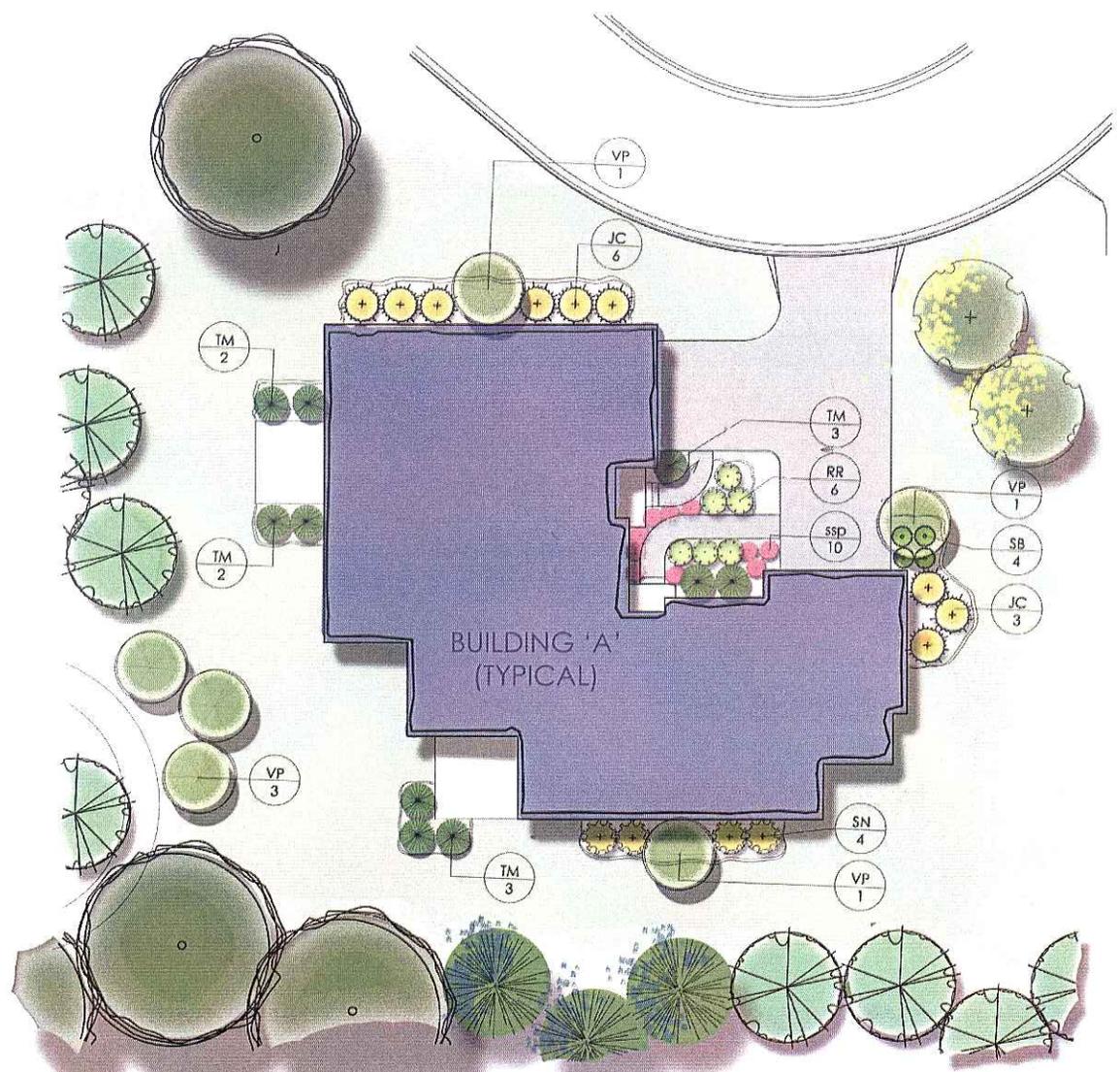
BUILDING A - FLOOR PLANS / ELEVATIONS

NOVEMBER 1, 2006



Secret Places at Siggelkow Preserve - Lot 124

key	botanical name	common name	planting size	mature size
shade trees				
AF	<i>Acer x freemanii</i> 'Autumn Blaze'	Freeman Maple	1 cal. 6.6	40-45' x 40'
GP	<i>Gleditsia triacanthos</i> 'Imperial'	Honeylocust	2-3" cal. 6.6	30-35' x 20-25'
QP	<i>Quercus rubra</i>	Red Oak	1" cal. 6.6	45-55' x 40-45'
TE	<i>Tilia x eucliana</i> 'Laurinhurst'	Crested Linden	1" cal. 6.6	30-40' x 25-35'
UA	<i>Ulmus x 'Accolade'</i>	Hybrid Elm	2" cal. 6.6	50-60' x 40-45'
ornamental trees				
AD	<i>Amelanchier x grandifolia</i> 'Autumn Brilliance'	Apple Serviceberry	1" cal. 6.6 - 1" cal. 6.6	20-25' x 15-20'
BR	<i>Betula nigra</i> 'L' 'The King'	River Birch	1" cal. 6.6 - 1" cal. 6.6	20-25' x 15'
HP	<i>Malus Purple Prince</i>	Purple Prince Crabapple	2-3" cal. 6.6	15-18'
MT	<i>Malus Sugar Fire</i>	Sugar Fire Crabapple	2-3" cal. 6.6	15-20' x 20'
VP	<i>Viburnum cuneifolium</i>	Blackhaw Viburnum	1" cal. 6.6	10-15' x 12-20'
evergreen trees				
NS	<i>Picea canadensis densata</i>	Black Hills Spruce	1/8" cal. 6.6	20' x 20' x 15'
PS	<i>Pinus strobus</i>	White Pine	1/2" cal. 6.6	20' x 20' x 40'
evergreen shrubs				
JD	<i>Juniperus chinensis</i> 'Sargentii'	Sargent Juniper	24" x 6 cont.	
ZJ	<i>Juniperus squarrosa</i> 'Hoopfer'	Hoopfer Juniper	24" x 6 cont.	
TR	<i>Taxus x media</i> 'Tapanona'	Taxodium Yew	24" x 6 cont.	4' x 6'
TD	<i>Thuja occidentalis</i> 'Little Gem'	Little Gem Arborvitae	24" x 6 cont.	2' x 4'
deciduous shrubs				
AM	<i>Arenaria magnacarpa</i> 'Autumn Magic'	Black Chokeberry	24" x 6 cont.	7' x 4'
BD	<i>Baccharis distachya</i> 'Nana Blue'	Butterflybush	16" cont.	6' x 6'
CA	<i>Ceanothus glaucifolius</i> 'Hummangold'	Summersweet	12" x 6 cont.	2' x 2'
CC	<i>Cornus amomifolia</i> 'Copper'	Dwarf Bush Honeysuckle	12" x 6 cont.	2' x 4'
HR	<i>Hydrangea paniculata</i> 'Unicue'	Panicle Hydrangea	26" x 6 cont.	6' x 7'
EA	<i>Ribes alatum</i> 'Green Mound'	Alpine Currant	12" x 6 cont.	3' x 2'
RE	<i>Rosa rugosa</i> 'Fru Dagmar Hartopp'	Hybrid Rugosa Rose	24" x 6 cont.	3' x 2'
IE	<i>Spiraea x ovata</i> 'Anthony Waterer'	Anthony Waterer Spiraea	18" x 6 cont.	5' x 3'
SH	<i>Spiraea nipponica</i> 'Halward's Silver'	Halward's Silver Nippon Spiraea	18" x 6 cont.	4' x 4'
IM	<i>Syringa meyeri</i> 'Palibin'	Palibin Lilac	40" 6.6	8' x 5'
VC	<i>Viburnum cerasiifolium</i> 'Compactum'	Dwarf Korean Spice Viburnum	36" 6.6	3' x 2'
perennials/groundcover				
gl	<i>Artemisia latemarginata</i>	Bluestar	gal. Pot	
sd	<i>Echinacea purpurea</i>	Purple Coneflower	gal. Pot	
rh	<i>Hemerocallis hybrids</i>	Daylily	gal. Pot	
ir	<i>Isis spicata</i>	Siberian Iris	gal. Pot	
ls	<i>Liatris spicata</i>	Gay Feather	gal. Pot	
mp	<i>Miscanthus Purpurascens</i>	Red Maiden Grass	gal. Pot	
px	<i>Panicum virgatum</i> 'Northwind'	Switchgrass	gal. Pot	
st	<i>Rudbeckia hirta</i> 'Goldstrum'	Black-eyed Susan	gal. Pot	
sl	<i>Salvia superba</i> 'Luteola'	Luteola Sage	gal. Pot	
td	<i>Tradescantia virginiana</i>	Autumn Joy Sedum	gal. Pot	

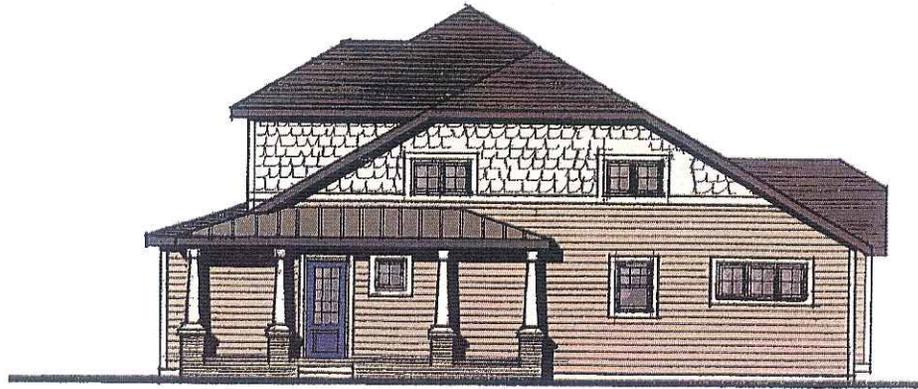


Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

BUILDING A - TYPICAL PLANTING PLAN

NOVEMBER 1, 2006





STREET ELEVATION FOR BUILDING 'B'

Not To Scale



REAR ELEVATION FOR BUILDING 'B'

Not To Scale



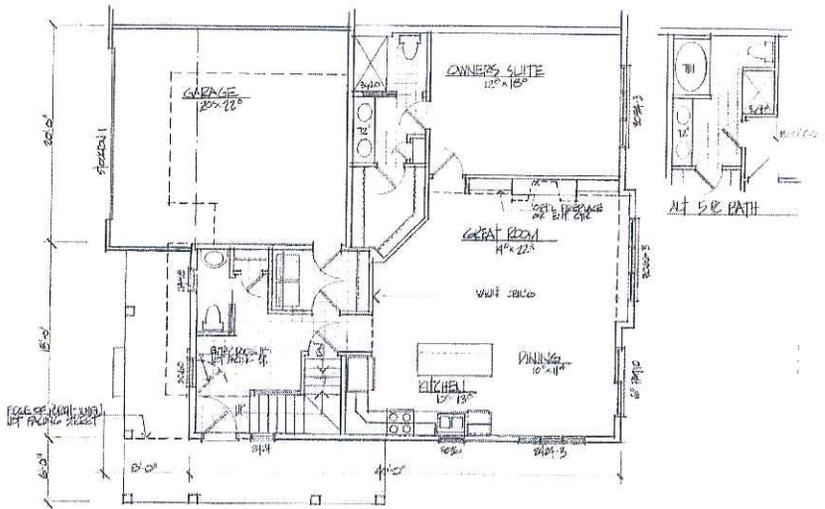
VERIDIAN
HOMES

Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

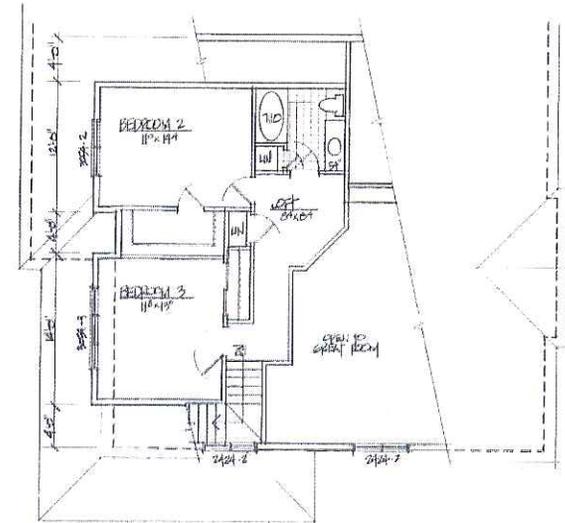
BUILDING B - FLOOR PLANS / ELEVATIONS

NOVEMBER 1, 2006





FIRST FLOOR PLAN FOR BUILDING 'B'
Not To Scale



SECOND FLOOR PLAN FOR BUILDING 'B'
Not To Scale



FRONT ELEVATION FOR BUILDING 'B'
Not To Scale



Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

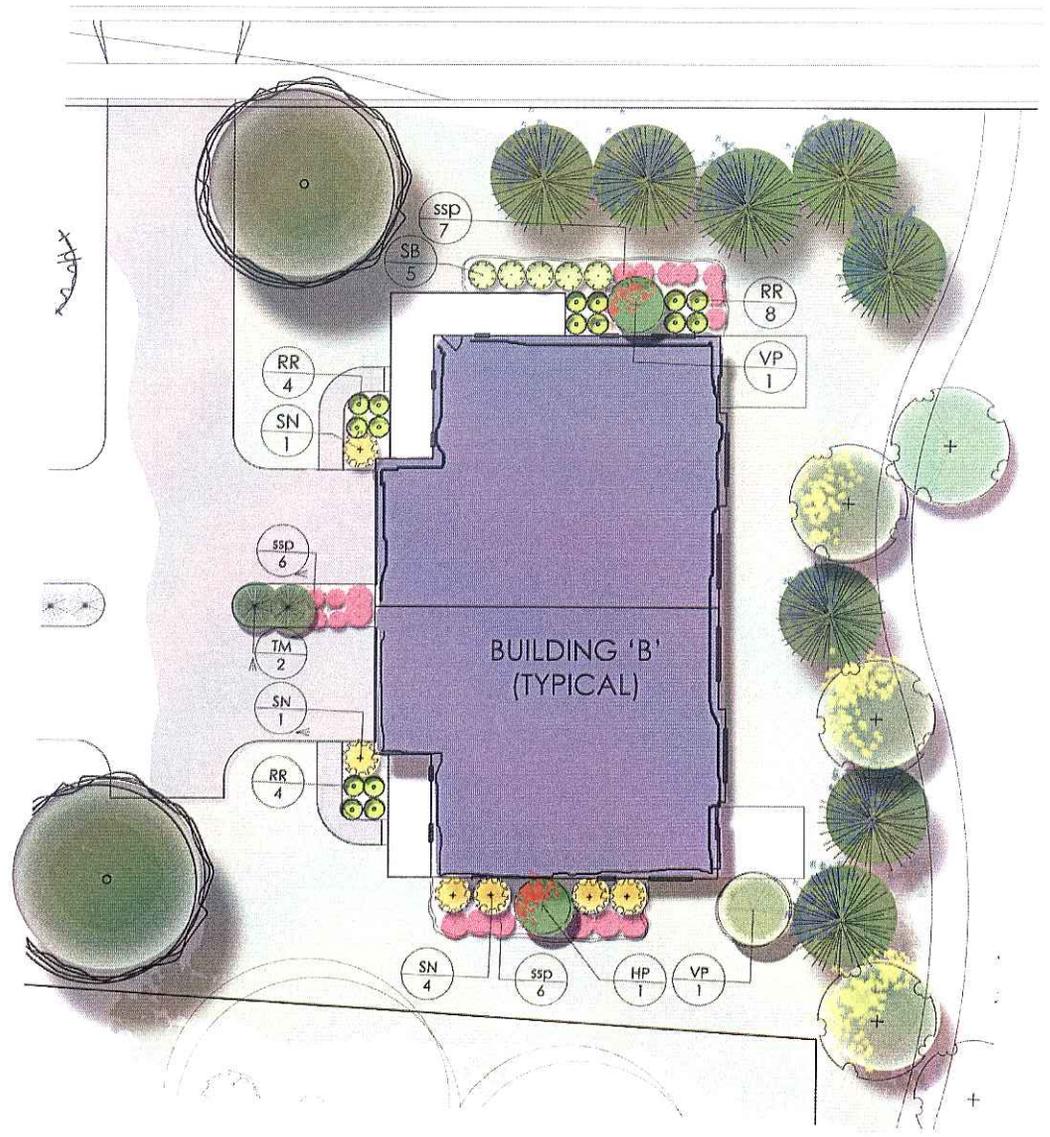
BUILDING B - FLOOR PLANS / ELEVATIONS

NOVEMBER 1, 2006



Secret Places of Siggelkow Preserve - Lot 124

PLANT LIST			
key	botanical name	common name	planting size
shade trees			
A8	<i>Acer x freemanii</i> 'Autumn Blaze'	Freeman Maple	3' cal. E&E 40-50' x 40'
A1	<i>Gleditsia triacanthos</i> 'Imperial'	Honeylocust	2-1/2' cal. B&E 20-25' x 20-25'
A9	<i>Quercus rubra</i>	Red Oak	2' cal. E&E 40-75' x 50-60'
T6	<i>Tilia x eucliana</i> 'Leuresther'	Cinnamon Linden	2' cal. E&E 65-85' x 25-40'
U6	<i>Ulmus x Accolade</i>	Hybrid Elm	3' cal. E&E 50-60' x 30-40'
ornamental trees			
A0	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Apple Serviceberry	4' H. E&E - multi stem 20-25' x 20-25'
E1	<i>Betula nigra</i> 'Little King'	River Birch	6' H. E&E - multi stem 10-12' x 18'
A8	<i>Morus</i> 'Purple Prince'	Purple Prince Crabapple	2-1/2' cal. E&E 18' x 15'
A3	<i>Morus</i> 'Sugar Tyme'	Sugar Tyme Crabapple	2-1/2' cal. E&E 18' x 20' x 25'
VF	<i>Viburnum prunifolium</i>	Blackhaw Viburnum	6' H. E&E 10' x 10' x 20'
evergreen trees			
E0	<i>Picea glauca densata</i>	Black Hills Spruce	2-8' H. E&E 21'-23' x 23'
P1	<i>Pinus strobus</i>	White Pine	6-10' H. E&E 25' x 20'-40'
evergreen shrubs			
J2	<i>Juniperus chinensis</i> 'Sargentii'	Sargent Juniper	2-1/2' cal. cont.
J1	<i>Juniperus squarata</i> 'Halper'	Halper Juniper	2-1/2' cal. cont.
Y1	<i>Taxus x media</i> 'Tauntoni'	Taxitors Yew	2-1/2' cal. cont. 4-6'
T2	<i>Thuja occidentalis</i> 'Little Gem'	Little Gem Arborvitae	2-1/2' cal. cont. 3-4'
deciduous shrubs			
A1	<i>Aronia melanocarpa</i> 'Autumn Magic'	Black Chokeberry	2-1/2' cal. cont. 7-12'
KD	<i>Buddleia davidii</i> 'Nanho Blue'	Butterflybush	4-5' cal. cont. 5-6'
CA	<i>Clethra alnifolia</i> 'Hummingbird'	Summersweet	18-24' cal. cont. 3-5'
D1	<i>Dieris sinclairi</i> 'Coppier'	Dwarf Bush Honeysuckle	10-12' cal. cont. 3-4'
HP	<i>Hydrangea paniculata</i> 'Urquage'	Panicle Hydrangea	3-7' cal. cont. 6-12'
KA	<i>Ribes alpinum</i> 'Green Mound'	Alpine Currant	10-12' cal. cont. 2-3'
KA	<i>Rosa rugosa</i> 'Tu Dagmar Hastrop'	Hybrid Rugosa Rose	2-1/2' cal. cont. 2-3'
SB	<i>Spiraea x bumalda</i> 'Anthony Waterer'	Anthony Waterer Spiraea	2-1/2' cal. cont. 2-3'
SH	<i>Spiraea nipponica</i> 'Halward's Silver'	Halward's Silver Japanese Spiraea	2-1/2' cal. cont. 4-6'
SM	<i>Syringa meyeri</i> 'Palibin'	Palibin Lilac	4-5' cal. E&E 5-6'
VC	<i>Viburnum cerasiifolium</i> 'Compactum'	Dwarf Korean Spice Viburnum	3-5' cal. E&E 5-6'
perennials/groundcover			
at	<i>Anemone hepatica</i>	Blue Star	gal. Pot
ep	<i>Echinacea purpurea</i>	Purple Coneflower	gal. Pot
en	<i>Hemerocallis hybrid</i>	Daylily	gal. Pot
li	<i>Iris sibirica</i>	Siberian Iris	gal. Pot
li	<i>Iris sibirica</i>	Gay Lathier	gal. Pot
mp	<i>Alkisanthus Parviflorus</i>	Red Gladiolus Grass	gal. Pot
pv	<i>Panicum virgatum</i> 'Northwind'	Switchgrass	gal. Pot
st	<i>Rudbeckia fulgida</i> 'Goldstrum'	Black-eyed Susan	gal. Pot
ss	<i>Salvia superba</i> 'Luteola'	Meadow Sage	gal. Pot
ss	<i>Sedum spectabile</i> 'Autumn Joy'	Autumn Joy Sedum	gal. Pot

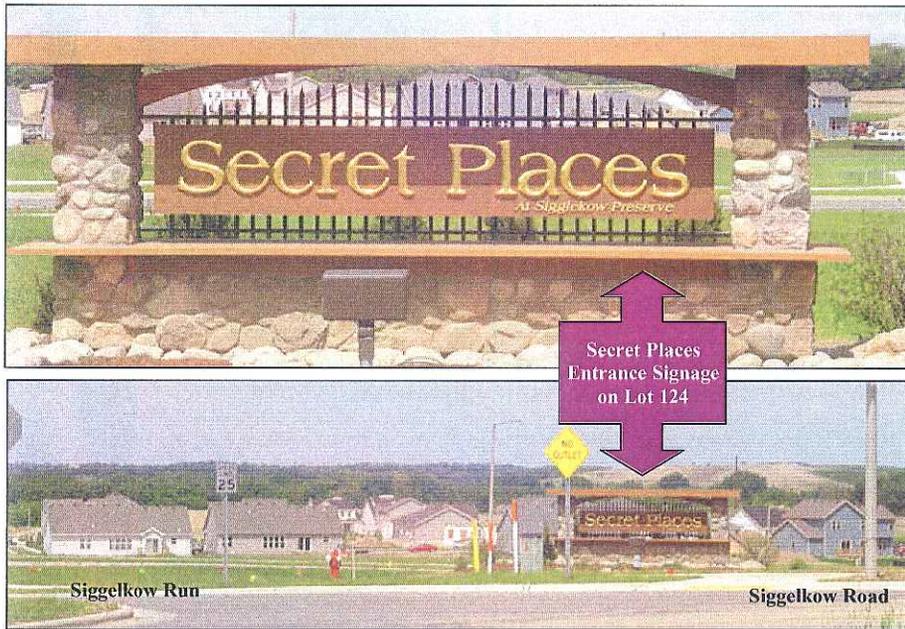


Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

BUILDING B - TYPICAL PLANTING PLAN

NOVEMBER 1, 2006





Existing signage on the site includes a single entrance sign at the intersection of Siggelkow Road and Siggelkow Run in the far southwestern corner of Lot 124. This entrance sign is for the entire development and is shown in the photographs below.

No additional free-standing signs are being planned on the site for Lot 124 of Secret Places. Each individual home will have address numbers imprinted on the brick façade near the front door of the unit, as shown in the picture to the left, which will be in a standard format for entire site. The size and exact location of the address stones are shown on the building elevations in the site plan documents.

The lighting being planned for the site includes minimal outdoor luminaries attached to the entrance of each home, which will be controlled by the unit owner from the interior. The existing entrance sign for Secret Places on the site has an existing luminary facing the southern side of the sign. No additional free-standing lights are planned for the site, other than standard street lighting.



Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

SIGNAGE & LIGHTING

October 25, 2006

The following letter was sent to Judy Compton, alderman of District 16 in the City of Madison, Wisconsin, on April 29th, 2005 as notification of intent to apply for a Conditional Use Permit on June 1st, 2005.

April 29th, 2005

Ms. Judy Compton
Alderson, District 16
6030 Fairfax Avenue
Madison, WI 35718

Ms. Compton:

This letter is a formal 30-day notification of the intent to apply for a conditional use permit from the City of Madison for Parcel 124 of the Secret Places Subdivision, located at 6001 Canyon Parkway. The site is owned by Veridian Homes and is currently zoned R-4 (Multi-family). Conceptual plans are being prepared for the parcel to be a Planned Residential Development (PRD), which is a conditional use of this zoning district.

The site is an approved plat and the concept plan accommodates 16 duplex-condominium buildings for a total of 32 units. There are currently four dilapidated accessory structures on the parcel, which have already been approved by the City for demolition.

We will continue to keep you informed as this process moves forward. If you have any questions or comments regarding the site or the conditional use application, please contact me at (608) 826-0532, or by e-mail at aott@vierbicher.com

Sincerely,

Aaron Otto
VIERBICHER ASSOCIATES, INC.

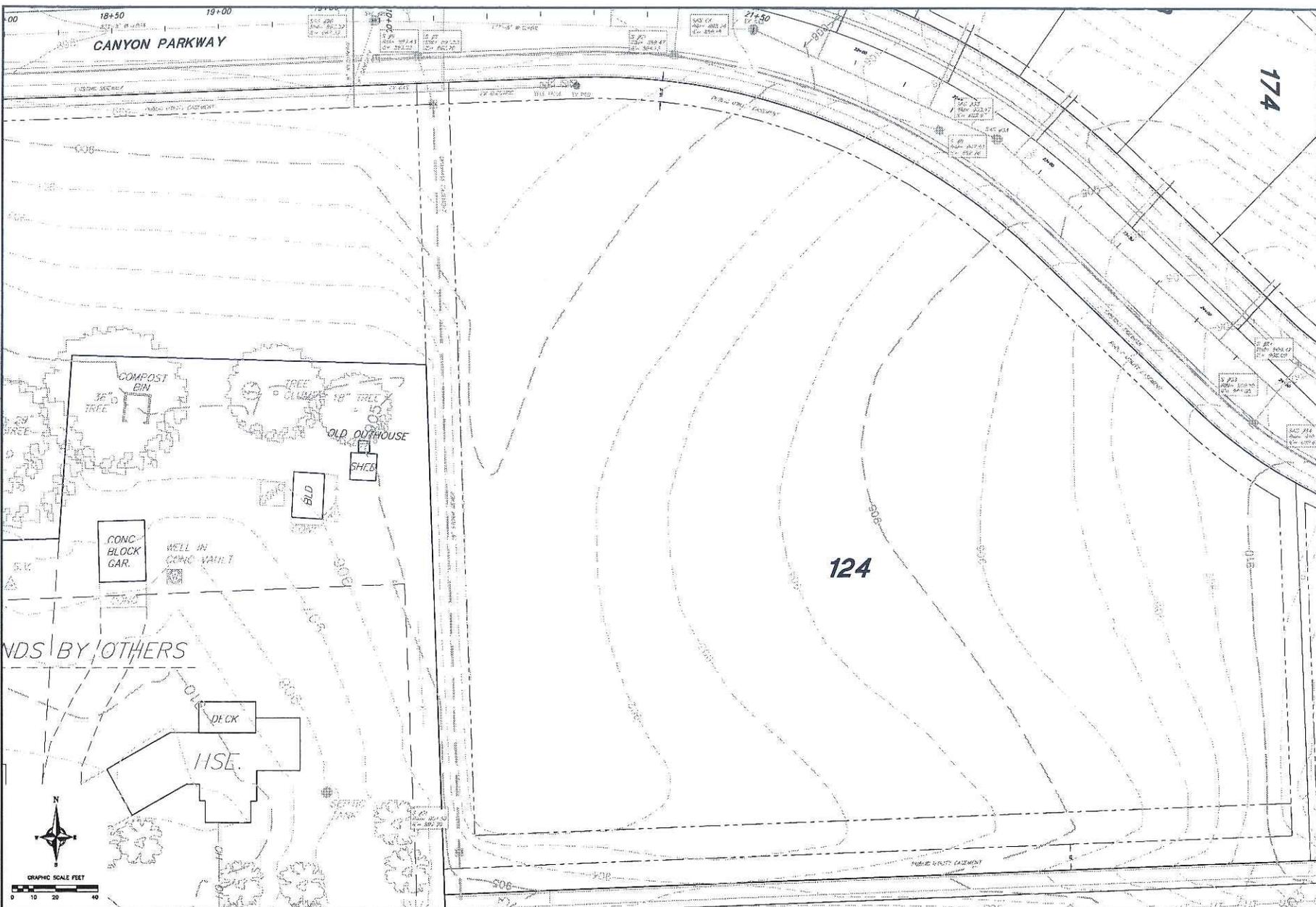


Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

ALDERMANIC NOTIFICATION LETTER

October 25, 2006

25 Oct 2006 - 10:20c V:\LD2\Wildland_Builders_Toss.dwg\LOT_124\2006\Version\Lot_124_Site_Plan_5263.dwg By: Jere



VIERBICHER
 CONSULTANTS
 Committed to Quality Service Since 1978
 RESIDUALS - MAINTENANCE - PRICING ON CHIEF
 1000 Prairie View Blvd. #1000 Madison, WI 53717

Existing Conditions
Lot 124 (East)
Secret Places at Sigelkow Preserve
Madison, Wisconsin

NO.	DATE	REVISIONS	REMARKS

SCALE: 1"=20'

DATE: 10-25-06

DRAWN BY: JMK

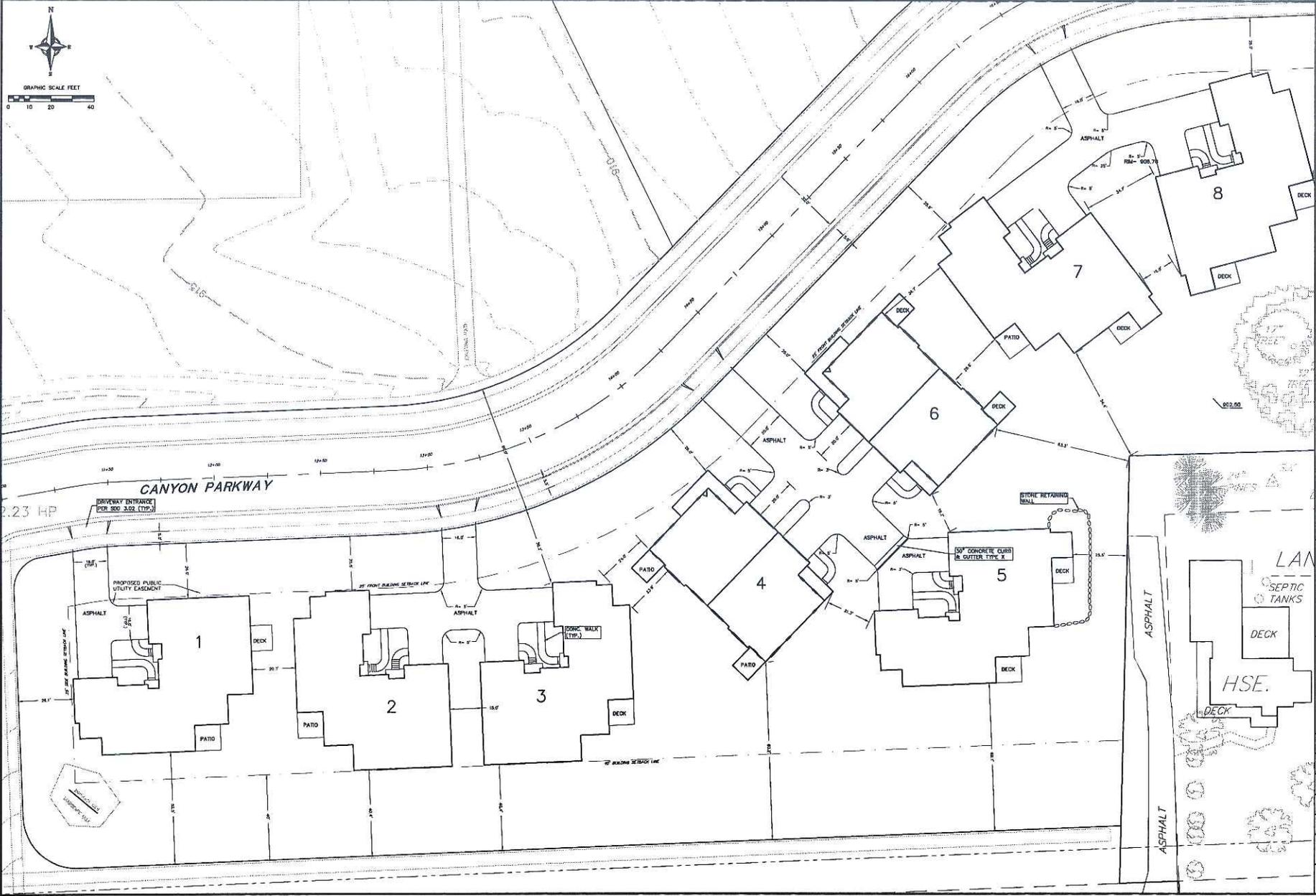
CHECKED BY: JMK

PROJECT NO: 03305263.00

SHEET: 20 OF 26

DWG. NO:

25 Oct 2006 - 10:28a W:\LD02\Viceland Builders Tecco\aw\LOT 124\2006\Vendor\Lot 124 Site Plan_5263.dwg By: xes



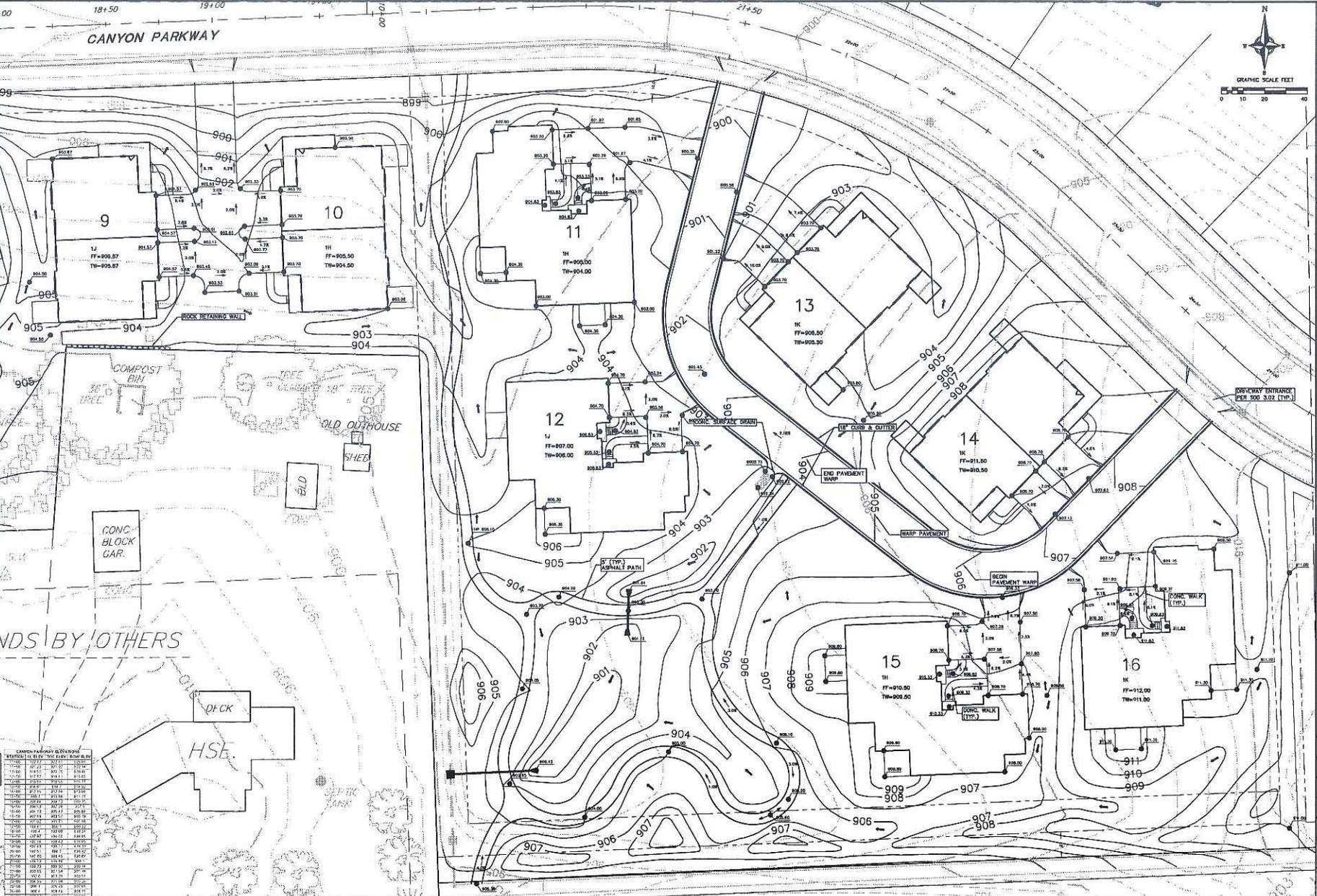
VIERBICHER
A S O C I A T E S
 CONSULTING ENGINEERS
 1999 Prairie View, Madison, WI 53717
 Phone: (608) 225-3332 Fax: (608) 225-3335

SITE PLAN
 LOT 124 (WEST)
 SECRET PLACES AT SIGGELKOW PRESERVE
 MADISON, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

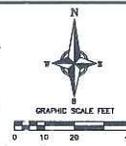
SCALE
 AS SHOWN
 DATE
 10-25-08
 DRAWN BY
 JMK
 CHECKED BY
 TJD
 PROJECT NO.
 033055283.00
 SHEET
 21 OF 26
 DWG. NO.
 No.

W:\LD124\Grading\Builders_Tops\dwg LOT 124 2006\Veridian_Lot 124 Site Plan_5263.dwg by: Jere



CONCRETE FINISH ELEVATIONS

NO.	DESCRIPTION	ELEVATION
1	CONC. GAR.	901.00
2	CONC. GAR.	901.00
3	CONC. GAR.	901.00
4	CONC. GAR.	901.00
5	CONC. GAR.	901.00
6	CONC. GAR.	901.00
7	CONC. GAR.	901.00
8	CONC. GAR.	901.00
9	CONC. GAR.	901.00
10	CONC. GAR.	901.00
11	CONC. GAR.	901.00
12	CONC. GAR.	901.00
13	CONC. GAR.	901.00
14	CONC. GAR.	901.00
15	CONC. GAR.	901.00
16	CONC. GAR.	901.00



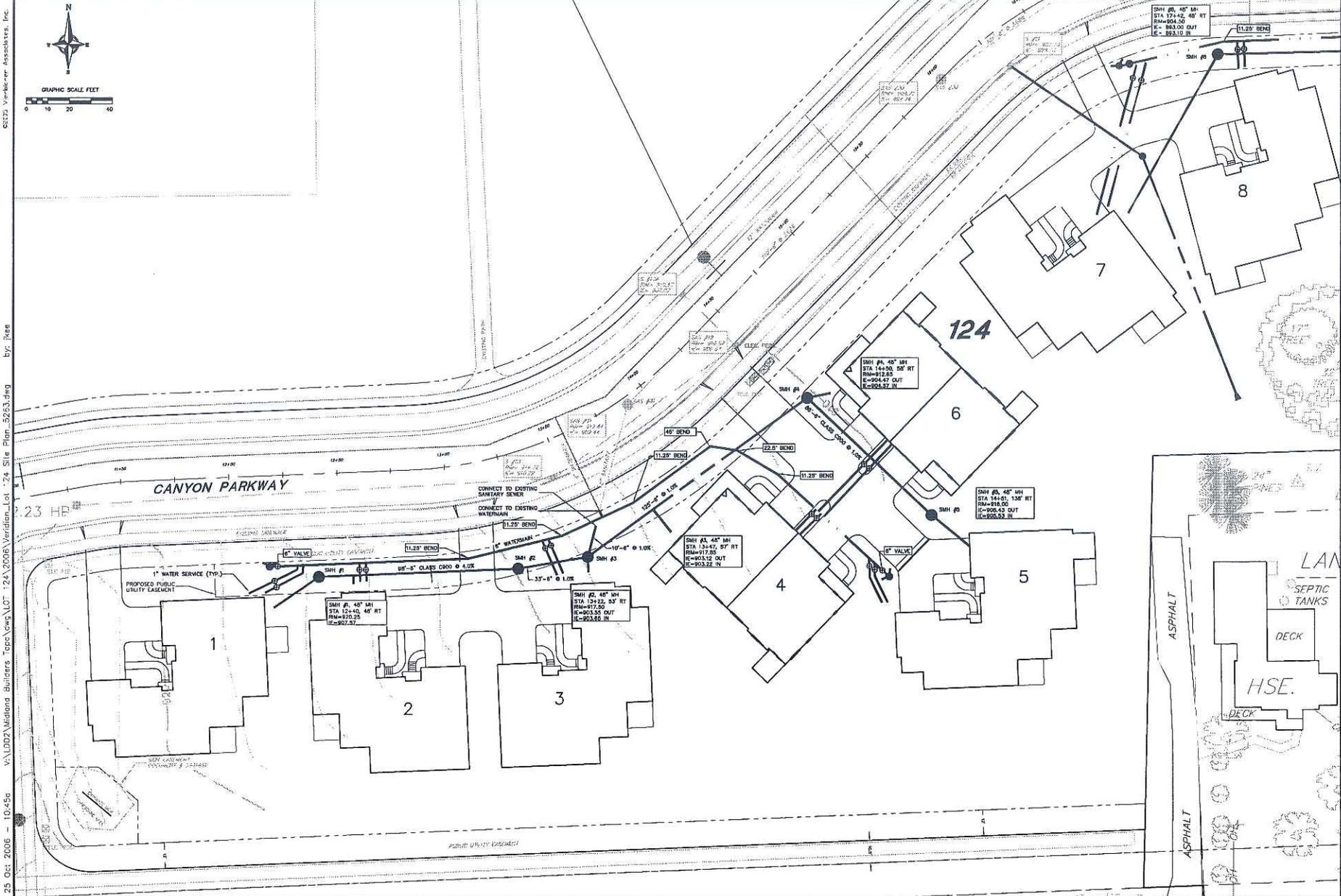
VERBICHER ASSOCIATES
 909 Franklin Street, Madison, WI 53717
 Phone: (608) 233-2522 Fax: (608) 233-2530

GRADING PLAN
LOT 124 (EAST)
SECRET PLACES AT SIGGELKOW PRESERVE
MADISON, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

SCALE: AS SHOWN
 DATE: 10-25-08
 DRAWN BY: JAK
 CHECKED BY: JLS
 PROJECT NO.: 03305293.00
 SHEET: 24 OF 26
 DWG. NO.:
 No.

25 Oct 2006 - 10:45c V:\DD2\Madison Builders\Topic\107-124\2006\Veridian\Lot_124_Site_Plan_3253.dwg By: Res

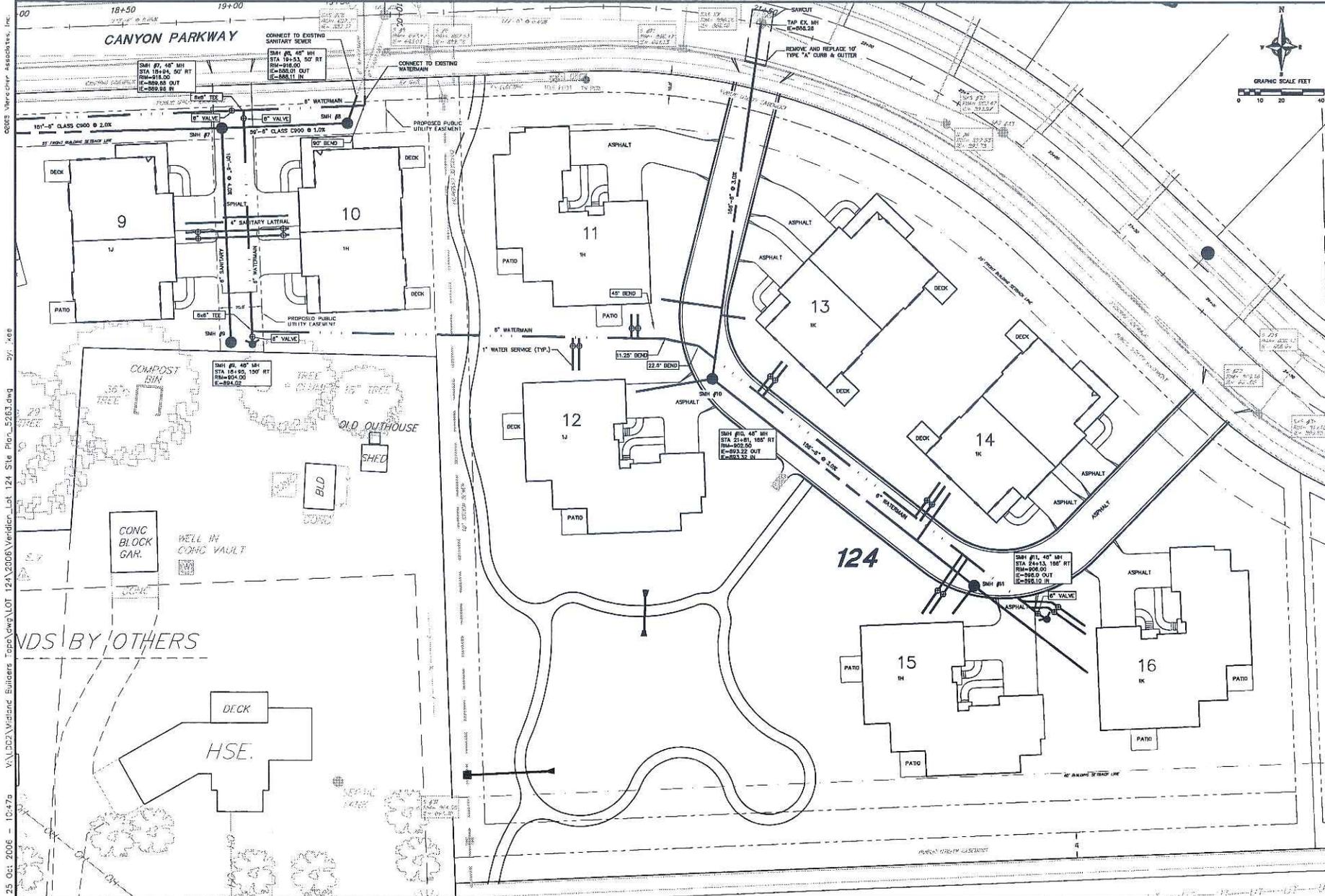


VERBICHER
 ASSOCIATES
 REGISTERED PROFESSIONAL ENGINEERS
 999 Franklin Street, Suite 200, Madison, WI 53703
 Tel: (608) 261-0332 Fax: (608) 261-0335

UTILITY PLAN
 LOT 124 (WEST)
 SECRET PLACES AT SIGELKOW PRESERVE
 MADISON, WISCONSIN

REVISIONS		REMARKS	
NO.	DATE	NO.	DATE

SCALE: AS SHOWN
 DATE: 10-25-06
 DRAWN BY: JAK
 CHECKED BY: TJS
 PROJECT NO.: 03355283.00
 SHEET: 25 OF 26
 DWG. NO.:
 No.



25 Oct 2006 - 10:47a W:\D02\Wildland\Builders_Top\Gwp\LOT_124_2006\Vendor_Lot_124_Site_Plan_S263.dwg DW: zee
 0003 Verve Civ. Associates, Inc.

VERBICHER ASSOCIATES
 Quality Engineering & Construction
 1998 Franklin Drive, Suite 205
 Madison, WI 53717
 Phone: (608) 263-2522 Fax: (608) 263-2525

GRAPHIC SCALE FEET
 0 10 20 40

UTILITY PLAN
 LOT 124 (EAST)
 SECRET PLACES AT SIGELKOW PRESERVE
 MADISON, WISCONSIN

NO.	DATE	REVISIONS	REMARKS

SCALE AS SHOWN
 DATE 10-25-06
 DRAFTER JWH
 CHECKED TJS
 PROJECT NO. 033005263.00
 SHEET 26 OF 26
 DWG. NO. No.

Attachment 1:

Secret Places at Siggelkow Preserve
Deed Restrictions & Covenants



Secret Places at Siggelkow Preserve - Lot 124 Madison, Wisconsin

DEED RESTRICTIONS & COVENANTS

October 25, 2006



Document Number

Title of Document

**SECRET PLACES AT
SIGGELKOW PRESERVE**

Declaration of Conditions, Covenants and Restrictions

Part A

PREAMBLE AND ASSOCIATION MATTERS

Declaration made this *20th* day of May, 2004, by Secret Places Land, LLC and Great Neighborhoods South, LLC, Wisconsin limited liability companies (hereinafter collectively referred to as "Declarant").

WHEREAS, Declarant is the owner of real property legally described as the Plat of Secret Places at Siggelkow Preserve located in the City of Madison, Dane County, Wisconsin and depicted 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, Declarant desires to provide for the maintenance and enhancement of property values, amenities, 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, Declarant desires to subject said real property, to the covenants, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof; and

WHEREAS, Declarant has thought it desirable for efficient maintenance and preservation of the values of said Development to create an association to which should be delegated and assigned the powers of owning, maintaining and administering the common property and facilities, as set forth below, and administering and enforcing the covenants and restrictions, and collecting and disbursing the assessments and charges as hereinafter or in the future created or established, and promoting the health, welfare and recreation of the Development's residents. Declarant will incorporate Secret Places at Siggelkow Preserve Homeowners Association, Inc., a non-profit, non-stock corporation, under the laws of the State of Wisconsin (the "Association"); and

NOW, THEREFORE, the Declarant declares that the real property legally defined as the Plat of Secret Places at Siggelkow Preserve, Lots 1-329, Outlots 1-12 and Alleyways depicted in Exhibit "A", will and shall be sold, transferred and conveyed subject to the easements, covenants, restrictions, assessments, charges and liens hereinafter set forth.

RECEIVED BY
REGISTER OF DEEDS
DANE COUNTY WI

2004 MAY 27 AM 8:56

Doc. No. 3919770

Record this document with the Register of Deeds

Return Address:

Gail Foltman
Veridian Homes, LLC
6601 South Towne Drive
Madison, WI 53713

See Exhibit B
(Parcel Identification Number)

A-1) Definitions.

A) "Association" shall mean and refer to Secret Places at Siggelkow Preserve Homeowners Association, Inc., and its successors and assigns.

B) "Common Property" includes all those areas located in the Development which are not contained within a Lot and which are intended for common use or are necessary or convenient to the existence, maintenance or safety of the Development. Common Property may also include any additions thereto designated by the Declarant or the Association in any subsequent amendment to this Declaration, and all improvements located on said property, which are intended to be devoted to the common use and enjoyment of members, Owners and Occupants. Declarant may, by subsequent amendment or easement, designate parts of certain private lands within the Development as Common Property, rendering the Association responsible for maintenance thereof, without subjecting the same to the ownership provisions contained in Section A-3, below.

C) "Declarant" shall mean and refer to Secret Places Land, LLC, and Great Neighborhoods, South, LLC, Wisconsin limited liability companies, or their successor and assigns.

D) "Lot" shall mean and refer to the lands described as The Plat of Secret Places at Siggelkow Preserve as depicted in Exhibit "A", now owned by Declarant, but which Declarant in the future intends to convey to purchasers who shall thereupon become members of the Association. The term "Property" or "Properties" shall be synonymous with the term Lot.

E) "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.

F) "Occupant" shall mean and refer to the occupant of any of the Properties who shall either be an Owner or a lessee who holds a written lease having an initial term of twelve months or more.

G) "Subdivision" shall refer to the lands described as The Plat of Secret Places at Siggelkow Preserve in Exhibit "A". The term "Subdivision" is synonymous with the term "Development".

H) Reference to a "Phase," followed by a numeral, shall refer to a series of sections of the property, all of which constitute the entire Property. Declarant reserves the right to change, without the consent of the Association or any other Owner, Occupant or their mortgagees, the Lots designated in any particular Phase by a written instrument specifically referring to this Declaration and stating the amendment with respect to the definition of any Phase.

I) "Book of Regulations" shall mean and refer to the document containing the resolutions setting forth the rules, regulations and policies established and adopted by the Board of Directors of the Association as the same may be from time to time adopted, recorded and/or amended.

A-2) Membership and Voting Rights

A) **Members.** Declarant will incorporate the Association. Each Owner of a Lot shall automatically become a member of the Association. By acceptance of the Deed or other instrument of conveyance, the Owner(s) of each Lot consent to such Owner's membership in the Association. Membership in the Association is appurtenant to each Lot. Each Owner of a Lot shall automatically be entitled to the benefits and subject to the burdens relating to such membership in the Association. The Association shall have authority to manage the Common Property. Persons or entities, including a land contract vendor, who hold an interest merely as security for the performance of an obligation, shall not be members of the Association. Tenants of Properties who are not Occupants shall not be members of the Association. To the extent that Declarant owns any Lot, Declarant shall be a member of the Association until such ownership terminates.

B) **Voting Rights.**

1) Each member shall be entitled to one vote for each Lot owned except as set forth in A-2(B) (2) below.

2) When there is more than one Owner of a Lot, said Owners shall only be entitled to one collective vote for each Lot. There shall be no fractional votes or voting. When there is more than one Owner of any Lot, the vote attributable to such ownership must be cast unanimously by all the Owners of that Lot, or it shall not be considered for any purpose.

C) **Proxies.** Any Member may vote by proxy. All proxies shall be in writing and signed by the Owner, or in cases where there is more than one Owner, by all Owners of the Lot.

D) **Articles of Incorporation and By-Laws.** The purposes and powers of the Association and the rights and obligations with respect to the members thereof, shall be governed by the Articles of Incorporation and By-Laws of the Association; provided, however, that such Articles of Incorporation and By-Laws shall be subject to, and shall not contravene, the terms, conditions, benefits and burdens set forth in this Declaration.

E) **First Year's Operating Expenses.** Commencing on the date established for the payment of assessments under Section A-4(B)(1), Declarant shall pay to the Association an amount equal to the estimated operating expenses of the Association for a period of one (1) year, less assessments on Lots owned by Declarant actually paid to the Association for the one (1) year period of time. Said payment may be made in a lump sum or in twelve (12) monthly installments, at Declarant's option. Prior to said date, Declarant shall be solely responsible for payment of all maintenance expenses.

A-3) **Description.**

A) **Common Property.** The Common Property includes all those areas located in the Development which are not contained within a Lot and which are intended for common use or are necessary or convenient to the existence, maintenance or safety of the Development.

B) **Responsibility for Assessments.** At the present time, the Declaration is applicable to all Lots located in the Development. Declarant shall turn over to the Association at the time control is turned over to the Members any surplus received by the Association of income over expenses. The following table describes the number of assessment units (an

"Assessment Unit"), which are assigned to various Lots in the Development based upon their intended use at the present time. The number of Assessment Units for a particular Lot will be divided by the total number of Assessment Units in the Development to arrive at a particular Lot's percentage share ("Percentage Interest") of assessments for common area maintenance and other expenses, which the Association is permitted to assess to members under the Declaration. The Declarant shall be responsible for payment of assessments attributable to all Lots owned by Declarant, whether in a phase of the Development that has been developed, is currently being developed, or will be developed in the future. For the purposes of the following table, a single family residence shall be deemed a Dwelling Unit. With respect to multi-family residential apartments, duplex homes and townhouses, each apartment, duplex unit or townhouse unit, shall be considered a Dwelling Unit. By way of example and not limitation, if a townhouse has six separate apartments, each such apartment shall be considered a Dwelling Unit and each such apartment shall be assigned one Assessment Unit. With respect to condominiums, each individual condominium unit shall be considered a Dwelling Unit.

	Use	Number of Assessment Units
1)	Single Family:	One (1) per Dwelling Unit.
2)	Multi-Family Residential Apartments:	Seventy-five/100ths (.75) per Dwelling Unit.
3)	Multi-Family Condominiums:	Seventy-five/100ths (.75) per Dwelling Unit.
4)	Multi-Family Townhouse Homes:	One (1) per Dwelling Unit.

C) **Percentage Interest for Condemnation or Insurance Proceeds.** For the purposes of establishing an Owner's percentage of insurance proceeds or condemnation awards in the event any portion of the Common Property is completely destroyed or taken by eminent domain and is not reconstructed, each Owner shall have a percentage interest in the insurance or condemnation proceeds equal to the Percentage Interest of such Owner in the Common Property.

D) **Conveyance, Lease or Encumbrance of Percentage Interest.** Any deed, mortgage, lease or other instrument purporting to convey, encumber or lease any Lot shall be deemed to include the Owner's Percentage Interest in the Common Property and in the insurance proceeds or condemnation awards even though such interest is not expressly described or referred to therein. The conveyance, encumbrance or lease of an Owner's Percentage Interest in the Common Property independent of the appurtenant Lot and the conveyance, encumbrance or lease of an appurtenant Lot independent of the Owner's Percentage Interest in the Common Property shall be prohibited.

E) **Ownership.**

1) The Common Property shall be initially owned by the Declarant until conveyed as provided below.

2) At the time of purchase, legal title to a percentage interest in the Common Property shall be conveyed with each Lot to an Owner. Taxes, assessments or other charges on the Common Property may be divided according to each Owner's Percentage Interest by the taxing authority or may be an assessment by the Association against each of the Lots in an amount equal to the Percentage Interest attributable to such Lot.

3) The Common Property shall be conveyed to the Association at such time as seventy-five percent (75%) of the Lots have been conveyed to purchasers or such earlier time as determined by the Declarant. The Association shall be responsible for the payment of any and all present and future general taxes, assessments or other charges against any portion of the Common Property owned by the Association. General property taxes, assessments and other charges shall be prorated between the Declarant and the Association based on the date of conveyance by the Declarant to the Association.

4) Declarant, the Association and all Owners of a percentage interest in the Common Property hereby waive notice and protest of any tax or assessments levied by the City of Madison against such Owners or any part of the Property attributable to the Common Property in which such Owners, the Association or the Declarant may have an interest.

F) Damage or Destruction of Common Property by Owner. In the event any Common Property is damaged or destroyed by an Owner or any of his guests, lessees, tenants, licensees, agents or member(s) of his family, including pets, said Owner does hereby irrevocably authorize the Association to repair said damage. The Association shall repair and restore any damaged area to its former condition. The amount necessary for said repair shall become a special assessment upon the Property of said Owner.

A-4) Maintenance of Common Property

A) Maintenance Requirements.

1) Responsible Party. Declarant shall initially provide for the care, operation, management, maintenance and repair of the Common Property, until the Common Property is conveyed as provided herein. After such time, the Association shall provide for the care, operation, management, maintenance and repair of the Common Property and shall keep the Common Property maintained in good and safe condition.

2) General Responsibilities. Maintenance shall include, but not be limited to, responsibility for landscaping and lawn care, snow shoveling with particular attention being paid to cross walk ramps and islands, improvements to common areas, upkeep of stormwater management facilities including detention basins and drainage swales, common property lighting and/or other common property utility charges and any special street design features or traffic calming features.

3) Specific Responsibilities.

(a) Traffic Calming Devices. Certain streets within the Property may include special traffic islands and traffic calming measures within the public right-of-way. The Association shall be responsible, at the Association's sole cost and expense, for the maintenance and upkeep of such physical traffic measures. Such maintenance and upkeep shall be performed at the discretion of the Association except to the extent required by the City of Madison, and shall include landscaping. If the special street design features or landscaping are not maintained, the City of Madison will give notice to the Association that it is not being maintained. If the Association does not respond to the notice within sixty (60) days, the City may modify the physical traffic measures to minimize maintenance needs, including replacing landscaped surfaces with asphalt. The Association and persons involved with the

maintenance and upkeep of the special traffic measures shall indemnify and hold harmless the City of Madison and its boards and commissions, and their officers, agents and employees from and against all claims, demands, loss or liability of any kind, type or description, related to the maintenance and upkeep of the special traffic measures.

(b) Stormwater Detention Ponds (Outlots 1 and 11). The City shall visually inspect the detention basin, outfalls and outlet structure annually. The Association shall mow the detention basin a minimum of twice per year. Mowing shall maintain a minimum grass height of 6 to 8 inches. All undesirable vegetation and volunteer tree growth shall be removed, including any in close proximity to any outfall and the outlet structure. No structures of any kind are permitted within the detention basin area without prior written approval of the City Engineer and Association. A topographic survey of the detention basin shall be taken once every ten (10) years. The survey shall be of sufficient detail so as to ensure maintenance of the basin and outlet structure design and integrity of outfall structures. Survey data shall be sealed by a registered land surveyor and submitted to City Engineer for review. Siltation in the basin shall be dredged and disposed of off-site in accordance with NR 347 or prevailing regulatory standards at the time. Dredging shall be performed by the City Engineer when deemed necessary and provided funding is available and approved by the City of Madison Common Council.

(c) Drainage Swales. The Association shall perform routine maintenance of the Drainage Swales in accordance with the following specifications. Mowing shall be completed a minimum of two (2) times per year such that water flow is unobstructed in a ten (10) year storm event. Volunteer brush and trees shall be promptly cleared and not allowed to obtain a trunk size of one-inch diameter or larger. Stumps shall be treated with an herbicide to prevent re-sprouting. Culvert openings and culverts shall be maintained free of debris at all times. Current City of Madison policy prohibits the application of fertilizers, herbicides, and pesticides in greenways and ponds. The Association shall perform periodic maintenance of the Drainage Swales in accordance with the following specifications. Every ten (10) to fifteen (15) years, or as directed by the City Engineer, the Association shall accomplish the work of re-grading the Drainage Swales to remove accumulated material and maintain flow capacities. The Association shall obtain the required erosion control permit from the City prior to beginning such work. Failure to Maintain – Repair and maintenance of the Drainage Swales shall be the sole responsibility of the Association. If the City Engineer determines that the required repair and maintenance responsibilities described in this Agreement are not being accomplished, the City Engineer shall give notice to the Association to accomplish the work required. If the work has not been performed within 40 calendar days of the notice, the City, in its sole discretion, may choose to accomplish the required work. The cost of such work, including actual administrative costs, shall be assessed against the respective Lots involved.

4) In order to carry out its maintenance obligations, the Association shall enter into a long-term contract (i.e., no less than ten (10) years) with a reputable property management company ("Management Company"), pursuant to which contract the Management Company shall assume the maintenance obligations of the Association as provided herein.

5) Any and all expenses incurred by the Management Company, on behalf of and pursuant to its contract with the Association, in connection with the management and maintenance of the Common Property and administration of the Association shall be deemed to be common expenses ("Common Expenses"), including, without limitation, expenses incurred for: landscaping and lawn care, snow shoveling and plowing; improvements to the Common Property; common grounds security lighting; municipal utility services for Common Property enforcement of this Declaration (including attorneys' fees) and maintenance and management salaries and wages.

B) Assessments.

1) The Management Company, on behalf of and pursuant to its contract with the Association, shall levy annual general assessments ("General Assessments") against each Lot beginning January 1, 2006, for the purpose of maintaining a fund from which Common Expenses may be paid. The General Assessments against each Lot shall be assessed according to their Percentage Interests in the Common Property. General Assessments shall be due in advance on the first day of each year, or in such other manner as the Association may set forth in the Bylaws. Any General Assessment not paid when due shall bear annual interest at a rate of ten percent (10%) until paid and, together with interest, collection costs, and reasonable attorneys' fees, shall constitute a lien on the Lot on which it is assessed.

2) The Management Company, on behalf of and pursuant to its contract with the Association, may, whenever necessary or appropriate, levy special assessments ("Special Assessments") against the Lots for deficiencies in the case of destruction or condemnation, for defraying the cost of improvements to the Common Property or for any other purpose for which the Association/Management Company may determine a Special Assessment is necessary or appropriate for the improvement or benefit of the Subdivision. Special Assessments shall be paid at such time and in such manner as the Association/Management Company may determine. Any Special Assessment or installment not paid when due shall bear annual interest at a rate of ten percent (10%) until paid and, together with the interest, collection costs and reasonable attorneys' fees, shall constitute a lien on the Lot on which it is assessed.

3) The Management Company, on behalf of and pursuant to its contract with the Association, shall have the right to collect all General and Special Assessments and such sums shall constitute a lien on such Lot. The Owner of a Lot, or any portion thereof, shall be personally obligated to pay such charges which were assessed or accrued upon the land owned during the period of Ownership. The Management Company, on behalf of and pursuant to its contract with the Association, may commence an action against any Owner personally obligated to pay the charges or to foreclose the lien for such charge against any Lots. Any such foreclosure action may be brought at the Management Company's election, either in the same manner as an action to foreclose a real estate mortgage, or as a proceeding to enforce a statutory maintenance lien as provided in Section 779.70, Wis. Stats., to the extent said Section is applicable. Any lien in favor of the Association/Management Company securing unpaid charges arising by virtue of this Declaration shall be subject and subordinate to the lien of any mortgage whether the mortgage is executed or recorded prior to or after the creation of such lien.

C) Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Property shall not release the assessment lien. However, the sale or transfer of any Property pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessment(s) as to payments which become due prior to such sale or transfer. No sale or transfer pursuant to foreclosure or proceedings in lieu thereof shall relieve such Property from liability from any assessments thereafter becoming due or from the lien thereof.

D) Joint and Several Liability of Grantor and Grantee. Upon a voluntary conveyance, the grantee of a Property shall be jointly and severally liable with the grantor for all unpaid assessments against the grantor as provided in this Declaration up to the time of conveyance, without prejudice to the grantee's right to recover from the grantor the amount paid by the grantee therefor. However, any such grantee shall be entitled to a statement from the Association setting forth the amount of such unpaid assessment and any such grantee shall not be liable for, nor shall the Property conveyed be subject to a lien for, any unpaid assessments against the grantor pursuant to this Declaration in excess of the amount therein set forth.

E) Waiver of Notice and Protest. DECLARANT, THE ASSOCIATION AND ALL OWNERS OF ANY LOTS OR COMMON PROPERTY HEREBY WAIVE NOTICE AND PROTEST OF ANY TAX OR ASSESSMENTS LEVIED AGAINST SUCH LOTS OR COMMON PROPERTY PURSUANT TO THIS PART A

Part B
CONDITIONS, COVENANTS AND RESTRICTIONS

B-1) Fully-Protected Residential Area. The following provisions in this Part B shall apply to all Lots and Outlots, as described in Exhibit "A" and such other Lots or Outlots as may, in the future, be subjected to this Declaration, as the same may be amended from time to time, by Declarant in the sole exercise of Declarant's discretion.

B-2) Land Use And Building Type. Only the following designated uses for Lots and Outlots shall be permitted:

A) The Lots, excepting Lots 90, 124, 125, shall be used for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single family dwelling unit not to exceed two and one-half stories in height. Each dwelling unit shall have an attached or detached garage of a size to be approved by the Committee, as that term is defined below. The size of a dwelling unit to be constructed on specific Lots shall not be less than the minimum size to be established hereinafter.

B) Notwithstanding anything to the contrary contained herein, Lots 90, 124, and 125 shall be used for multi-family residential purposes that may include multiple-story buildings either owner or non-owner occupied. Each Owner, by accepting a deed to the Owner's Lot, shall be conclusively deemed to have consented to such use and to have forever released any right to object to such use.

C) Public Alleys as shown on the Plat shall be dedicated to the City of Madison. The cost of the maintenance of the Public Alleys shall be the responsibility of the City of Madison.

D) Outlots 2-4, 6-10, and 12 shall be used as permanent open area and shall be deemed a part of the Common Property which may include trails (which shall be open to the public), water features and plantings all of which the Association is obligated to maintain under Section (A) of the Declaration, the cost of maintenance of said Common Property shall be an

assessment against all of the Property in the subdivision in accordance with the Declaration, for so long as such maintenance is necessary or required.

E) Outlots 1 and 11 shall be deemed a part of the Common Property to be used for stormwater management and for trails (which shall be open to the public). The City of Madison shall be responsible for maintenance of the stormwater management facilities. The Association shall maintain the remainder of the Outlot, the cost of which shall be an assessment against all of the Property in the subdivision in accordance with the Declaration, for so long as such maintenance is necessary or required.

F) Outlot 5 is to be conveyed to the City of Madison for public park purposes.

G) Uses, other than the uses set forth in this section B-2, shall not be permitted on the Lots or Outlots, as applicable, without the prior written approval of the Association or Declarant or Committee (defined in Section B-3 below), as appropriate.

H) Except as otherwise provided herein, no buildings, other than signs or other structures incidental to the use of any Outlot, which have been approved in advance by the Committee, may be constructed on any Outlot.

I) All rights-of-way noted on the Development shall be dedicated as permanent public easements of conveyance and shall be improved in accordance with applicable law.

B-3) Architectural Control. No building shall be erected, placed or altered on any Lot until the construction plans and specifications and a plan showing the location of the structure have been approved by a majority of the Architectural Control Committee (the "Committee") as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. There shall be a variation in building elevations on adjacent Lots. Approval shall be as provided below.

B-4) Dwellings And Landscaping. The landscaping to be installed on all Lots in must meet or exceed the minimum number of points for foundation planting and cumulative total landscaping points, including foundation planting points as set forth hereafter. The structure and the minimum landscaping requirements shall be completed within nine (9) months after issuance of a building permit. All driveways shall be of concrete and shall be installed within nine (9) months after substantial completion of the structure. No outbuilding or accessory building of any nature shall be erected on any Lot with the exception of detached garages approved by the Committee in advance of construction. No above-ground swimming pools shall be permitted. All Lot areas not used as a building site, or under cultivation as a family garden, shall be planted with grass seed or shall be sodded, and shall be maintained on a regular seasonal basis, including mowing of a frequency of not less than once every 14 days during the lawn growing season. Maintenance of all improvements on a Lot shall be performed by the Owner. Maintenance shall include, but not be limited to, watering, pruning and routine fertilizing and mulching of all plantings and plant beds, replacement of dead, dying and/or diseased trees and shrubs, prompt removal of weeds, trash and debris from plant beds and areas adjacent to shrubs and trees so as to keep said landscaping in a healthy, attractive and neat condition.

If the Owner of any Lot, after reasonable notice, fails or refuses to install landscaping as described herein, or maintain it as required above, the Committee, through its duly authorized agents or employees, shall have the right to enter upon said Lot at reasonable hours to perform said landscaping and/or maintenance. The costs of the materials and labor to perform such landscaping and/or maintenance shall be assessed against said Lot in accordance with the terms of Section A(B)(1), above, which assessment may be foreclosed or collected in accordance with the terms hereof or collected as provided herein.

B-5) Vehicle and/or Equipment Storage. No inoperable, dilapidated or junk vehicles of any nature may be kept upon any Lot except in a fully enclosed garage. The exterior storage of boats, trailers, travel trailers, campers, motorcycles, recreational vehicles, automobiles or trucks (collectively, without limitation by reason of enumeration "Equipment"), of any nature is prohibited whether or not screened from public view. No Equipment shall be parked or stored on lawns. The temporary storage of vehicles in a drive area for the purpose of loading or unloading for a period not to exceed twelve (12) hours is permitted. No commercial vehicles, including trucks, semi-trailers or trailers, may be stored or parked overnight on or in front of said Lots except in an enclosed garage.

B-6) Construction On Adjoining Lots. Nothing contained herein shall be construed to prohibit the construction of a residential dwelling or private garage partially on one Lot and partially on an adjoining Lot without regard to side yards between adjoining Lots, provided that all such Lots are owned by the same person or persons.

B-7) Easements.

A) No structure, planting, or other materials shall be placed or permitted to remain within any easement of record which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easement, or which may obstruct or retard the flow of water through drainage channels in the easement. The easement area of each Lot and all improvements in it shall be maintained continuously by the owner of the Lot except for those improvements for which a public authority or utility company is responsible.

B) Certain lots and outlots within the subdivision are subject to a right-of-way agreement with ANR Pipeline and El Paso Pipeline. All improvements to these lots are subject to approval by the pipeline companies. General guidelines are as follows:

- 1) No improvements are permitted without the express written permission of the pipeline companies.
- 2) No structures shall encroach into the right-of-way.
- 3) No bushes, trees or shrubs shall be placed or allowed to grow within the right-of-way.
- 4) No fences may be installed within the right-of-way without express written permission of the pipeline companies.
- 5) No grade change may be made within the right-of-way without express written permission of the pipeline companies.

- 6) No equipment shall be allowed within the right-of-way.

C) Certain lots and outlots within the subdivision are subject to an easement for overhead electric transmission lines. Additionally, Lots 90, 94, 102, and 110 have at least a part of an overhead electrical transmission line tower located on the lot. Any improvements to these affected lots are subject to approval by the power company. General guidelines are as follows:

- 1) No improvements are permitted without the express written permission of the power company.
- 2) No structures shall encroach into the right-of-way.
- 3) No bushes, trees or shrubs shall be placed or allowed to grow within the right-of-way.
- 4) No fences may be installed within the right-of-way without express written permission of the power company.
- 5) No grade change may be made within the right-of-way without express written permission of the power company.
- 6) No equipment shall be allowed within the right-of-way.

B-8) Slope and Swale Areas

A) The graded slopes and swales as established by Declarant shall remain as permanent. Within these slopes and swales, no structure, planting or other material shall be placed or permitted to remain, or other activities undertaken which may damage or interfere with established slope and swale ratios, create erosion or sliding problems or which may change the direction of flow of drainage channels or obstruct or retard the flow of water through drainage channels. The slopes and swales of each Lot and all improvements in them shall be maintained continuously by the Owner of a Lot, at the Owner's sole expense, except for those improvements for which a public authority or utility company is responsible.

B) In order to control run off, all down spouts and down spout extenders are to drain into a permeable area such as grass or a planting bed.

C) Declarant and the City of Madison have agreed to a certain Storm Water Management Plan. In the event of conflict between any plans and such Storm Water Management Plan, the Storm Water Management Plan shall control. Declarant and the Association shall each have the right to enter upon any Lot at any time for the purpose of inspection, maintenance or correction of any drainage condition and the Lot Owner shall be responsible for the cost thereof.

D) Any disputes relating to drainage swales, drainage or other surface water issues, shall be resolved by the Board of Directors of the Association, which may seek the advice of the City Engineer of the City of Madison. The Association shall establish procedures by which such decisions can be heard by the Board of Directors and decided by said Board.

B-9) Nuisances. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or which may have a detrimental effect on the value of other Lots and/or improvements.

B-10) Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently.

B-11) Signs. No sign of any kind shall be displayed to the public view on any Lot except, one professional sign of not more than one square foot, one sign of not more than six square feet advertising the property for sale or rent or signs without regard to size used by the Declarant, a builder or licensed real estate broker to advertise the property during the construction and sales period or to identify the subdivision and/or its Declarant.

B-12) Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. No animal enclosure, house, pen or fences or similar device shall be placed on any Lot without the prior written approval of the Committee which may require special landscaping and screening.

B-13) Garbage And Refuse Disposal. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. No incinerators shall be permitted. Other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No trash, building materials, debris, leaves, lawn clippings, rocks or earth shall be placed in any Outlot.

B-14) Sight Distance At Intersections. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 30" and 72" above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any Lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

B-15) Mailboxes. Mailboxes serving homes in the neighborhood, whether individual or multi-gang shall be as determined and as provided by Declarant at Declarant's sole cost and expense, and shall be replaced if necessary, with a mailbox identical in all respects with that originally provided, at the sole cost and expense of the Owner(s).

B-16) Notices to Owners. The following information is being put of record in order to give record notice to all Owners, mortgagees and other persons and entities having an interest in the Property:

A) Portions of the development in which the Property is located have been approved for multi-family apartments or condominiums as more particularly described in the recorded and approved Plat of Secret Places. At closing, the deed for each will include an attachment evidencing Owners waiver of objection to such uses. By acceptance of a deed to a Lot, Owners accept such uses and waive any objections to these uses.

Part C
ARCHITECTURAL CONTROL COMMITTEE

C-1) Membership. Declarant shall establish an Architectural Control Committee ("Committee") consisting of three (3) members. So long as Declarant has title to any Lot subject to this Declaration, the Committee shall be appointed by Declarant. After Declarant no longer has title to any Lot within the Development, the initial members of the Committee shall resign and the Association shall elect three (3) Owners to serve on the Committee. At any time, Declarant may elect to surrender the selection of the members of the Committee to the Association.

A majority of the Committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor.

The Committee appointed hereunder shall serve for the time period specified in paragraph C-10, below. Any Committee member may resign prior to said date. Such resignation shall be effective upon receipt. If a resignation shall occur, prior to turning over control of the Committee, then the remaining members of the Committee may appoint a replacement.

C-2) Architectural Control. No structure, whether residence, accessory building, tennis court, swimming pool, antenna (whether located on a structure or on a Lot), flag pole, wall, landscaping or other improvements, including exterior colors and materials to be applied to said improvements, shall be constructed, maintained or performed upon any Lot and no alteration or repainting of the exterior of a structure shall be made unless complete plans, specifications and plot plans therefore shall have been submitted to and approved in writing by a majority of the Committee. Approval shall also be required for location of improvements with respect to topography and finish grade elevation. Said plans, specifications and plot plans shall show the exterior design, height, building materials and color scheme thereof, the location of the structure plotted horizontally and vertically, the location and size of driveways, the plans for required landscaping, and the grading plan. A copy of such plan specifications and plot plans as finally approved shall be deposited with the Committee.

C-3) Plan Review. The Committee shall review said plans and specifications as to quality of workmanship and materials, harmony of external design with existing or proposed structures and as to location with respect to topography and finish grade elevation. It is contemplated that the Development will be the subject of a comprehensive, written set of design guidelines as set forth herein at Part D. The Committee shall use the guidelines set forth in this Declaration as an aid in exercising its architectural control responsibilities hereunder, but nothing contained herein or therein shall limit the Committee's discretion to grant variances from or make changes to, the guidelines, as they shall determine in the sole exercise of their discretion.

C-4) Procedure.

A) Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant for the initial approval of a residential structure. Hereafter, said Committee may charge a "request for action" or "approval" fee not to exceed \$50.00 for each such request or approval. The Committee's approval or disapproval, as required in these Covenants, shall be in writing. In the event the Committee fails to approve or disapprove within thirty (30) days after plans and specifications or any other matters requiring approval have been submitted to it, the request shall be deemed denied.

B) A submission will not be complete, and the thirty (30)-day approval time, as applicable, set forth above shall not commence until all documents required herein have been submitted. All such submissions shall be made to the Committee at the address set forth in this Declaration or to such other address that the Committee may designate.

C) The Committee shall have the sole right to reject any plans which, in the judgment and sole opinion of a majority of its members are not in conformity with this Declaration, or are not desirable for aesthetic reasons; or are not in harmony with buildings located on the surrounding Lots; or are not in conformity with the general purposes of this Declaration.

D) The Committee shall exercise its sole approval authority and discretion in good faith and each Owner, by acceptance of a deed to, or any other interest in, a Lot, agrees to hold the Committee harmless from any perceived discrepancies in the Committee's good-faith performance of its duties. Refusal of approval of plans by the Committee may be based on any grounds, including purely aesthetic grounds, which in the sole discretion of the Committee shall be deemed sufficient.

E) The Committee may set its own operating procedures consistent with this Declaration and any limitations hereafter imposed by the Association. The costs of operating the Committee shall be assessed by the Association as Common Property expenses, except as permitted below. The Committee may engage consultants (e.g., architects, engineers or attorneys) either on a general or on a case-by-case basis, and the costs thereof may be charged to an applicant. The members of the Committee shall not draw any compensation for serving thereon but may be reimbursed for expenses incurred in performing their duties. All funds relating to the Committee shall be handled by the Association.

C-5) Separate City Approval. Matters which require approval of the Committee may also require approval of the City of Madison. Obtaining approval from the Committee and the City of Madison is solely the responsibility of the Owner desiring approval. Approval of Plans by the Committee shall not be deemed approval by the City of Madison and approval by the City of Madison shall not be deemed approval by the Committee.

C-6) Records. Until such time as a replacement Committee is designated, all plans, applications and requests shall be submitted to said Committee at the following address:

Secret Places at Siggeikow Preserve
Architectural Control Committee
6801 South Towne Drive
Madison, Wisconsin 53713

C-7) **Committee Liability.** Neither the Committee nor any member thereof shall be liable for damages to any person submitting request for approval or to any owner of any Lot by reason of any action, failure to act, approval, disapproval or failure to approve or disapprove with regard to such requests.

C-8) **Indemnification.** Each member or former member of the Committee, together with the personal representatives and heirs of each such person, shall be indemnified by the Association against all loss, costs, damages and expenses, including reasonable attorney's fees, asserted against, incurred by or imposed in connection with or resulting from any claim, action, suit or proceeding, including criminal proceedings, to which such person is made or threatened to be made a party by reason of service as a member thereof, except as to matters resulting in a final determination of gross negligence or willful misconduct on the part of such member. In the event of settlement of such proceeding, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of gross negligence or willful misconduct in the performance of such person as a member in the matter involved. This right of indemnification shall be in addition to all other rights and defenses. All liabilities, losses, damages, costs and expenses incurred or suffered by the Association in connection with this indemnification shall be a Common Property expense. Nothing in this Section C-8 shall be deemed an indemnification of such person with respect to such person's status as an Owner, occupant or otherwise.

C-9) **Variance.** The Committee shall have the power and absolute discretion to authorize a variance from any of the requirements of this Declaration if it finds that the strict application thereof would, in its sole discretion and opinion, result in difficulties or undue hardship to the Lot owner or in the event the architecture of the proposed Lot improvement is such as to present in its opinion, a particularly pleasing appearance compatible with other houses in the development.

C-10) **Successor to Committee.** Declarant may turn over control of the Committee to the Members of the Association at any time, and shall turn over control when Declarant no longer has any ownership interest in the Property. At such time as Declarant turns over Association control, the Association's Board of Directors shall designate not less than three (3) or more than five (5) Members of the Association to serve and act as the Committee for all purposes hereunder.

Part D DESIGN GUIDELINES

D-1) Single Family Dwelling Units

A) **Architectural Character.** Architecture within the Plat 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.

Cottage Main Street Traditional Traditional	Craftsman Prairie Victorian	Four Square Saltbox	Farmhouse Shingle Southern
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The requirements as itemized in the following section will be used as applicable to the context of the specific architectural style. Declarant reserves the right to grant variances in its sole discretion.

B) **Front Porch** Usable front porches are encouraged as both visual and functional design elements.

- 1) 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.
- 2) Porch post style should be consistent with the overall architectural style of the home. Minimum standard porch design details include the following: porch posts or alternate per plan, 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.

C) Garage

- 1) The maximum garage width exposed on the front elevation shall be no greater than fifty percent (50%) of the overall building width.
- 2) A front-entry garage cannot project beyond the face of the home 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 or otherwise comply with the applicable zoning classification requirements.
- 3) Tandem, split or side entry garages are encouraged for three or four car garages. If a tandem space is 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 design.
- 4) The garage door shall be a raised panel design painted to match the siding on the home. 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' is required if on standard plan.

D) Ornamental Design Elements

- 1) 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 overall architectural style of the home and with emphasis on elevations exposed to public space.
- 2) 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.

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

4) The window wrap shall be 3/4" smooth finish vinyl with colors as outlined in the Color Chart and used with box outs or when part of the standard plan.

5) 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 Architectural Control Committee.

E) Roof/Facias/Soffits/Eaves.

1. Roof Standards:

- a) Roof design must be consistent with the overall architectural style of the home. Roof forms and pitches as established on individual styles may not be altered without approval by the Architectural Control Committee.
- b) Materials and colors shall be as outlined in the approved neighborhood Color Chart.
- c) Use of an eyebrow roof or projecting gable is required at brick walls not extending into a gable are encouraged, as appropriate, at double gable returns and porch column caps.
- d) Hip roof design, porches or other elements deemed appropriate by the Architectural Control Committee may be used in lieu of specific gable requirements.

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

3. Soffit and Eave Standards:

- a) Aluminum soffit and eave color shall match fascia.
- b) 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.

F) Exterior Wall Surfaces.

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

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

3) Any elevations facing public streets or spaces shall have a minimum of two (2) windows with wrap trim or shutters and window grills as appropriate and one (1) gable vent.

4) 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 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.

5) 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.

D-2) Other Improvements.

A) Fences All fencing 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.

1) 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".

- a) All fencing shall be erected finish side out, i.e. pickets on the outside of the rail facing the street or neighboring lot.
- b) Posts shall be spaced a minimum of 72" and a maximum of 96" on center. Rails shall be discontinuous and abut into the posts.
- c) Gates are permitted and shall be consistent with the fencing style. All gates shall open into the lot.
- d) Fencing colors shall match the lighter of the home's trim or siding color.

2) Appropriate uses of fencing:

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

- b) Fencing shall meet up with the corners of the home or garage and may not project past the front face of home or garage.
- c) Only one fence is permitted along adjoining properties. Corners of adjoining properties fencing shall intersect at common corners.
- d) Fencing at side yards of corner lots may not project past the sideyard 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.

3) Inappropriate use of fencing:

- a) Fencing in front yards shall not be permitted.
- b) Fencing shall not occur in freestanding segments or be placed arbitrarily.
- c) Fencing shall not meet porch or deck corners.
- d) Fencing shall not interfere with utility equipment. Your utility companies shall be consulted for current requirements and the most restrictive shall apply.

B) 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.

1) Appropriate deck design shall incorporate the following criteria:

- a) Deck(s) shall be proportionate in size to the footprint of the dwelling
- b) Deck(s) shall be proportionate in length and width
- c) Deck(s) shall not project past the rear or side yard setbacks
- d) 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.
- e) Deck(s) must be stained or painted

2) Inappropriate deck design:

- a) Deck(s) in front yards shall not be permitted.
- b) Deck(s) shall not occur in freestanding segments or be placed arbitrarily on the lot.
- c) Deck(s) shall not interfere with utility equipment.
- d) Your utility companies shall be consulted for current requirements

and the most restrictive shall apply.

C) 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.

1) 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".

- a) All fencing shall be erected finish side out, i.e. pickets on the outside of the rail facing the street or neighboring lot.
- b) Posts shall be spaced a minimum of 72" and a maximum of 96" on center. Rails shall be discontinuous and abut into the posts.
- c) Gates are permitted and shall be consistent with the fencing style. All gates shall open out from the kennel or run.
- d) Fencing colors shall match the lighter of the home's trim or siding color.

2) Appropriate placement of kennels or runs:

- a) Kennel or run shall be limited to rear yard only and shall be adjacent to the home.
- b) 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.
- c) Only one kennel or run is permitted per Lot.
- d) Kennels must be oriented with the long side parallel to home.

3) Inappropriate placement of kennels or runs:

- a) Kennel or run in front or side yards shall not be permitted.
- b) Kennel or run shall not occur in freestanding segments or be placed arbitrarily on the lot.
- c) Kennel or run shall not meet porch or deck corners.
- d) Fencing shall not interfere with utility equipment. Your utility companies shall be consulted for current requirements and the most restrictive shall apply.

Part E GENERAL PROVISIONS

D) Outbuildings. No outbuilding, shed or accessory building of any nature shall be erected on any Lot, with the exception of a detached garage that is the only garage on the lot and is approved by the Committee prior to construction.

E) 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.

1) Appropriate antennae or satellite dish placement.

- a) Only one antennae or satellite dish shall be allowed per lot.
- b) 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.
- c) Antennae or satellite dish shall not project past the upper most roof ridge line.

2) Inappropriate antennae or satellite dish placement.

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

F) 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.

G) 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.

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

I) Landscaping Requirements. Pursuant to Section B-4 of the Declaration of Conditions, Covenants and Restrictions, Developer hereby imposes upon all Lots described in Exhibit "A", 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.

E-1) Term. This Declaration shall run with the Property and Common Property, and shall be binding on Declarant 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 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 Covenants in whole or in part or to terminate the same.

E-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 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.

E-3) Severability. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

E-4) Model Homes. So long as Declarant shall own any Lot in the Development, Declarant shall be permitted to maintain model homes in the Development, including therein a sales office for the purpose of sales and marketing of its homes.

E-5) Parade of Homes - Parade of Condominiums. So long as Declarant shall own any Lot in the Development, Declarant reserves the right to submit some or all of said lots as a site for the Parade of Homes and/or Parade of Condominiums of the Madison Area Builders Association (the "Parade"). In the event that some or all of said Lots are selected as a site for a Parade, this Declaration of Protective Covenants, Conditions and Restrictions shall, as to the lots enrolled in the Parade, for a limited period of time commencing 48 hours after the conclusion of the Parade, be deemed temporarily altered and modified, to the extent necessary, to permit the Madison Area Builders Association to hold its Parade in this Development pursuant to the then current Parade Rules and Checklist of the Madison Area Builders Association. All purchasers of Lots, and/or their successors and assigns, shall take title subject to this specific reservation by the Declarant and shall waive all rights to object to violations of this Declaration of Protective Covenants, Conditions and Restrictions by the Declarant, the Madison Area Builders Association, or any of the builders or participants in the Parade for the period of the Parade as set forth above, and the closing of any public or private streets in the Parade area. All Lot owners appoint the Declarant as their attorney-in-fact to execute all necessary petitions, applications and consents to facilitate said street closings for the Parade.

E-6) Governing Law. This Declaration shall be construed and enforced in accordance with the terms of the laws of the State of Wisconsin. The terms of this Declaration 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 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 are more restrictive, in which event the more restrictive requirements control.

E-7) Notices.

1) Notices to Declarant shall be given to Declarant at the following address:
6801 South Towne Drive, Madison, WI 53713.

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

3) Any party may change its address by written notice given to the other parties. Either party, its successors and assigns, may change said addresses by notice properly given hereunder.

E-8) Amendment. At any time until Declarant 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, Declarant may modify, amend, alter and grant variances to this Declaration without the consent of any Member, Owner or Occupant, their Mortgagees or any other party, including the Association and its Board of Directors. Anything to the contrary notwithstanding, so long as M & I Marshall & Ilsley Bank or its successors or assigns (collectively "Mortgagee") has a real estate interest in any of the Lots, Common Property, Subdivision, or any other real estate described in this Declaration, or any exhibit attached hereto (collectively "Property"), Mortgagee may, without the consent of the Declarant, any Member, Owner, Occupant, their mortgagees or any other party, including the Association and its Board of Directors, modify, alter and grant variances to this Declaration. Mortgagee agrees that it will not exercise any such rights so long as Declarant is not in default regarding any of the documents evidencing the obligations of Declarant to the Mortgagee secured by Mortgagee's real estate mortgage on the Property.

E-9) 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 shall not operate as a waiver of any such provision or any other provision of this Declaration.

E-10) 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.

E-11) 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.

E-12) Captions. The captions and article and section headings in this Declaration are intended for convenience and reference only and in no way define or limit the scope or intent of the various provisions hereof.

E-13) Remedies. All remedies herein are cumulative.

6801 South Towne Dr
Madison, WI 53711

IN WITNESS WHEREOF, the said Great Neighborhoods South, LLC a Wisconsin limited liability company and Secret Places Land, LLC a Wisconsin limited liability Company, has caused these presents to be signed and sealed this ____ day of _____, 2004.

GREAT NEIGHBORHOODS SOUTH, LLC, a Wisconsin limited liability company
By: Great Neighborhoods, Inc., Its Sole Member

By: _____
Donald A. Esposito, Jr. Assistant Secretary

SECRET PLACES LAND, LLC, a Wisconsin limited liability company
By: VHLand LLC, It's Sole Member

By: _____
Donald A. Esposito, Jr. Assistant Secretary

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
COUNTY OF DANE)

Personally came before me this _____ day of May, 2004, Donald A. Esposito, Jr. the Assistant Secretary of Great Neighborhoods, South, LLC a Wisconsin limited liability company, 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

Notary Public Dane County, Wisconsin
My Commission Expires: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
COUNTY OF DANE)

Personally came before me this _____ day of May, 2004, Donald A. Esposito the Assistant Secretary of Secret Places Land, LLC a Wisconsin limited liability company, 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.

Notary Public Dane County, Wisconsin
My Commission Expires: _____

MORTGAGEE'S CONSENT

_____ hereby consents to the forgoing Declaration of Conditions, Covenants and Restrictions for Secret Places at Siggelkow Preserve

This consent does not limit, restrict or affect in any way Mortgagee's rights, interests and remedies regarding Mortgagee's interest in the property.

M & J Marshall & Ilsey Bank

BY: _____

Daniel P. Nilien

STATE OF WISCONSIN)

) ss

COUNTY OF DANE)

Personally came before me on this ____ day of _____, 2004, the above named _____ To me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Notary Public
Dane County, WI
My commission expires: _____

THIS DOCUMENT PREPARED BY:
Kay A. Millonzi, Esq.

EXHIBIT "C"

Total Minimum Points for Landscaping

Lot(s)	Minimum Points for Foundation Plantings	Total Minimum Points for Landscaping
1-75, 91-94, 120-155, 160-164,	350	500
76-89, 95-123, 156-159, 165-308	300	425
90	TBD	TBD
124, 125	TBD	TBD

EXHIBIT "D"
Landscaping Elements

Elements	Point Schedule
A) <i>Small Shade Trees (balled and burlaped)</i> (1.5"-2" caliper at 6" from the roots)	50
B) <i>Medium Shade Trees (balled and burlaped)</i> (2"-3" caliper at 6" from the roots)	100
C) <i>Large Shade Trees (balled and burlaped)</i> (3"-4" caliper at 6" from the roots)	150
D) <i>Extra-Large Shade Trees (balled and burlaped)</i> (4" + caliper at 6" from the roots)	200
E) <i>Ornamental Trees (balled and burlaped)</i> (1.5"-2" caliper at 6" from the roots)	50