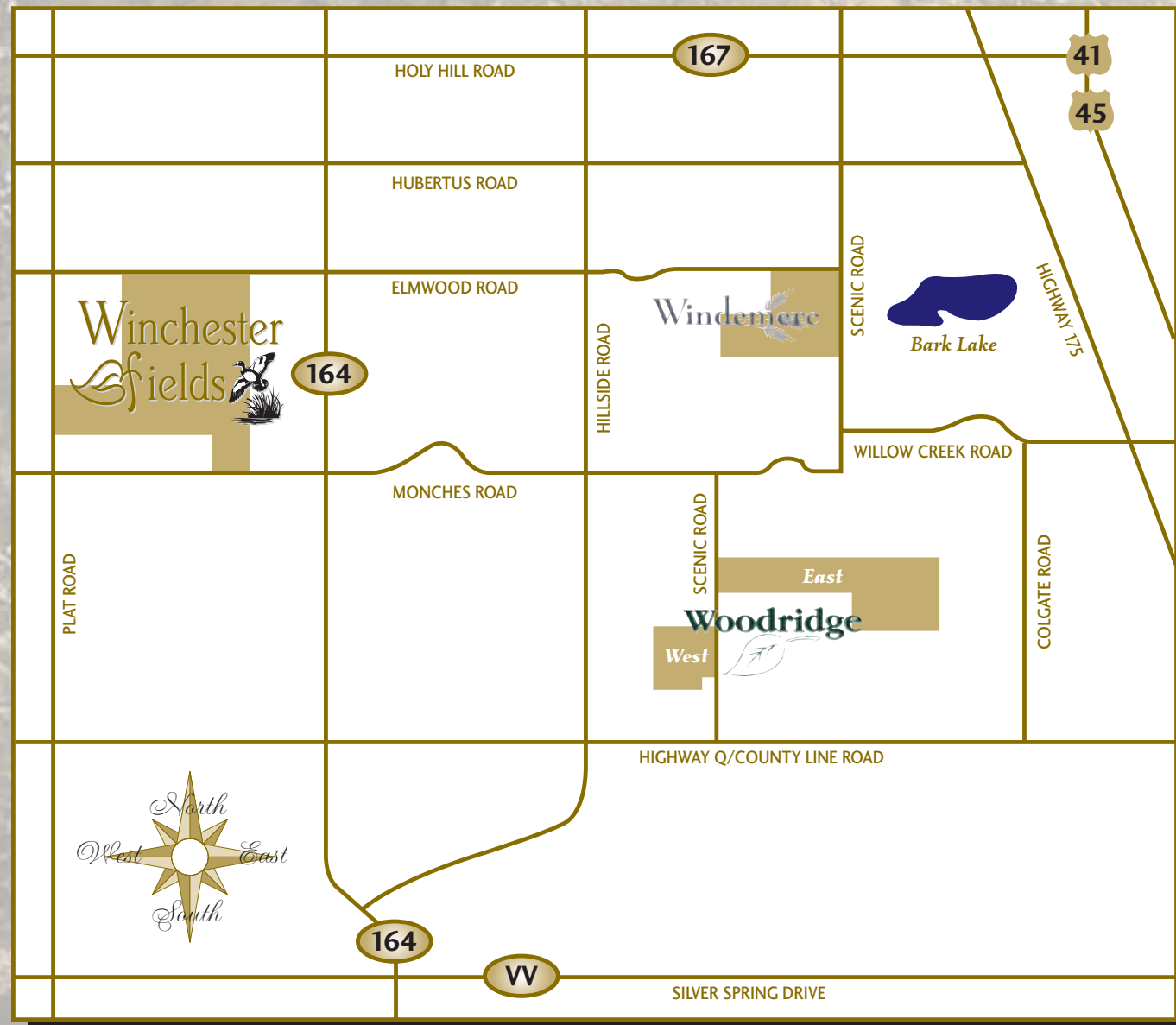


# Location of...

Winchester  
Fields 

& other J.B.J. Developments



# Winchester Fields

Lot Information...



J.B.J. Companies, Inc.  
(262) 255-1800  
[www.jbjcompanies.com](http://www.jbjcompanies.com)



# Winchester Fields

Located in the Town of Richfield, Winchester Fields is a beautiful 96 lot residential community nestled in the Kettle Moraine Area. Winchester Fields is home to a carefully planned subdivision offering country views from all lots overlooking shared green space.

## Features...

- 96 Residential Home Sites
- 290 Acres of Gently Rolling Terrain
- 120 Acres of Common Open Space
- Walking Trails and Wooded Areas
- Subdivision Homeowner Association
- Architectural Control Committee
- Extensive Common Space Landscaping



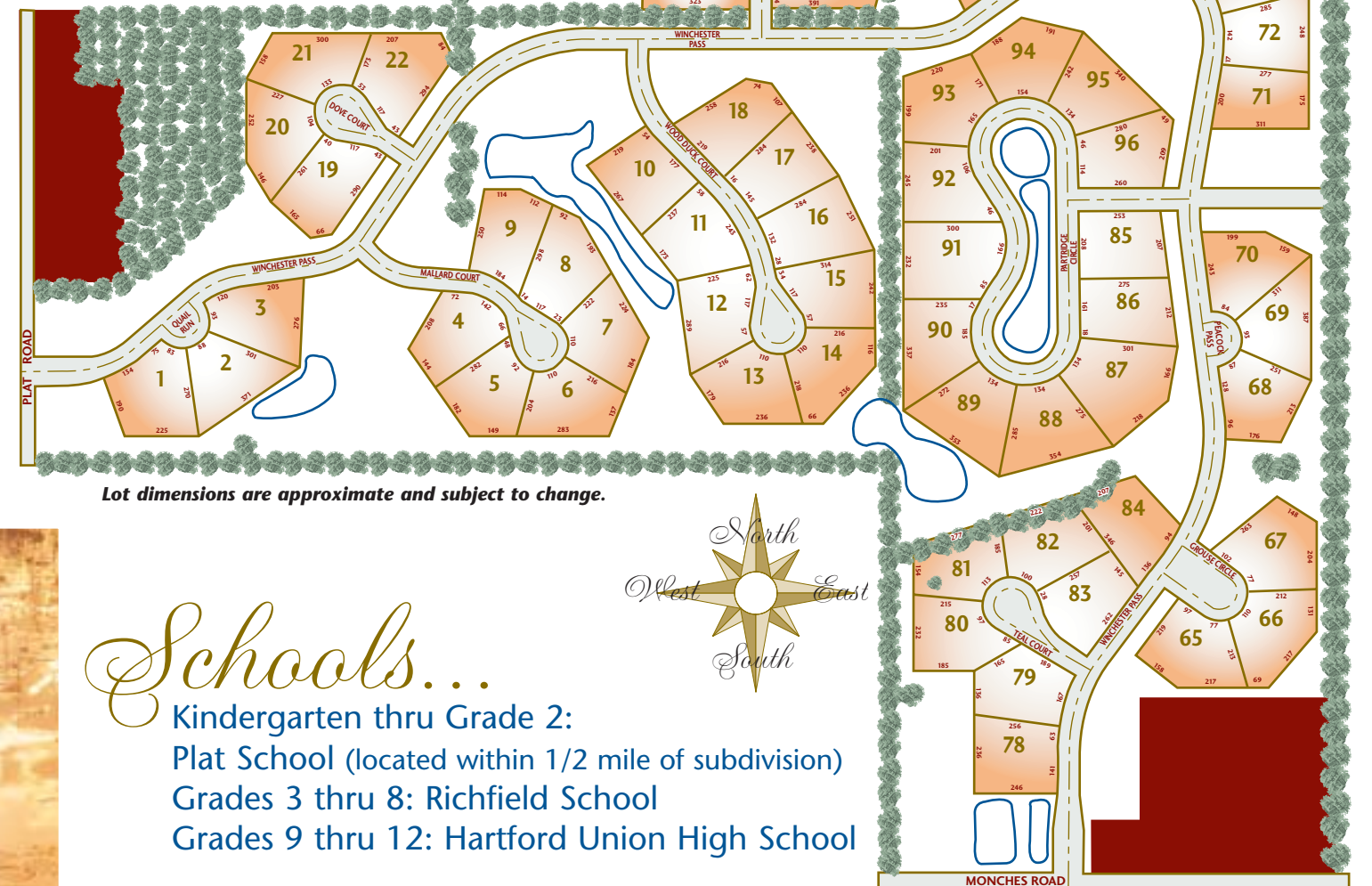
## Improvements...

Every lot includes paved streets, underground electrical, telephone and natural gas service (all lots require an onsite private well and septic system).

## Architectural Guidelines...

To preserve the property values and enhance the beauty of the neighborhood, the following architectural guidelines will be enforced:

- The minimum size of each residence shall be 1,900 square feet for a one-story home and 2,300 square feet for a two-story home (1,100 sq. ft. must be on the first floor).
- Aluminum, vinyl, brick and wood exteriors will be allowed.
- All homes must have a side entrance garage.
- All homes shall have a minimum of 8/12 roof pitch with 25 year or better dimensional shingle.
- Minimum building set back is 50 feet from any street right of way.
- Minimum side yard is 25 feet. Minimum rear yard is 40 feet.
- Each lot owner will be required to purchase a post lamp and address plaque from the developer.



## Schools...

- Kindergarten thru Grade 2:  
Plat School (located within 1/2 mile of subdivision)
- Grades 3 thru 8: Richfield School
- Grades 9 thru 12: Hartford Union High School