



MENOMONEE FALLS • WISCONSIN

### **Welcome to Harmony Hills...**

A premiere residential community offering fully improved single family home sites. Enjoy the gently rolling hills of Menomonee Falls in harmony with nature. With almost 20 acres of preserved space and a nature path, Harmony Hills awaits you and your family. Located close to local shopping, schools, churches and recreational activities, Harmony Hills offers everything you need to build the home of your dreams.

### **Improvements...**

Every lot includes municipal water and sewer, curb and gutter, underground electric, telephone, cable and natural gas service.

### **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 2,000 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).
- Only natural materials such as brick, stone, stucco, wood and cement board siding may be used on exterior walls.
- Roofing material shall be a 30 year or better dimensional shingle in the color "weatherwood" with a minimum pitch ratio of 8:12.
- The treatment of window trim and/or shutters must be consistent on all sides of the home.
- All homes must have an attached side entry garage with a minimum two car capacity.
- Minimum building set back is 25 feet from any street right of way. Minimum rear yard is 25 feet.
- An approved outdoor electrical post lamp must be purchased at closing and installed at the time of construction.

### **Schools...**

Menomonee Falls School District

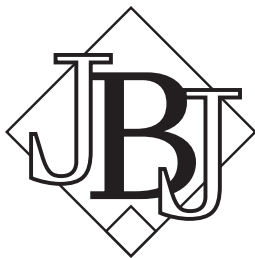
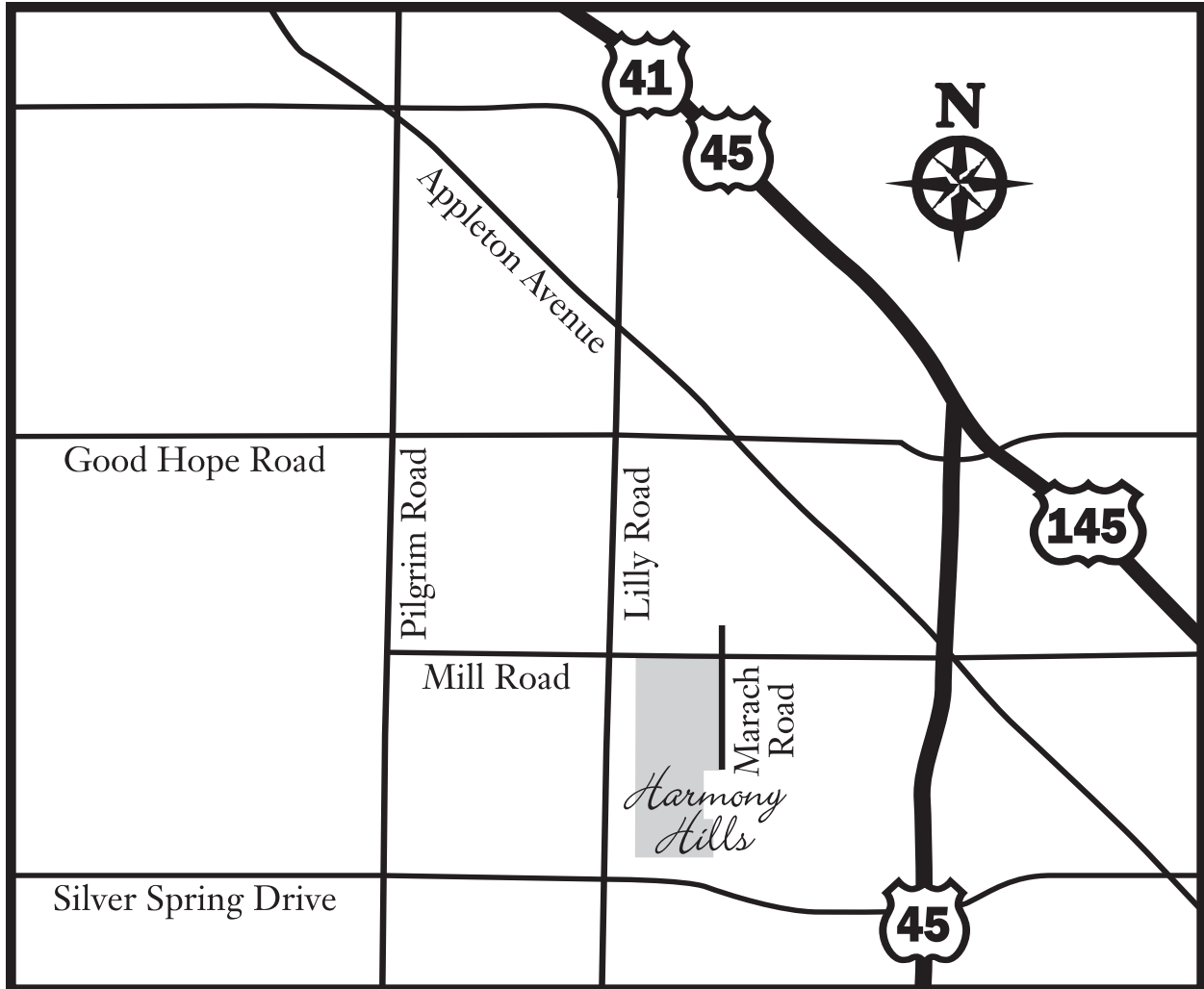
- Elementary School: Ben Franklin Elementary
- Junior High School: North Junior High School
- High School: Menomonee Falls High School

For More Information Contact  
Scott Bence at J.B.J. Companies, Inc.  
(262) 255-1800



For More Information  
 Contact Scott Bence at  
 J.B.J. Companies, Inc.  
 (262) 255-1800

*Exclusive Home Sites Designed With You In Mind*



### **Lot Information...**

J.B.J. Companies, Inc.

(262) 255-1800

[www.jbjcompanies.com](http://www.jbjcompanies.com)

### **Financing Available Through...**

**M&I** Marshall & Ilsley Bank

For all your banking needs, contact

Debbie Lockett, Mortgage Loan Officer

(262) 246-9250

For More Information Contact  
Scott Bence at J.B.J. Companies, Inc.

(262) 255-1800