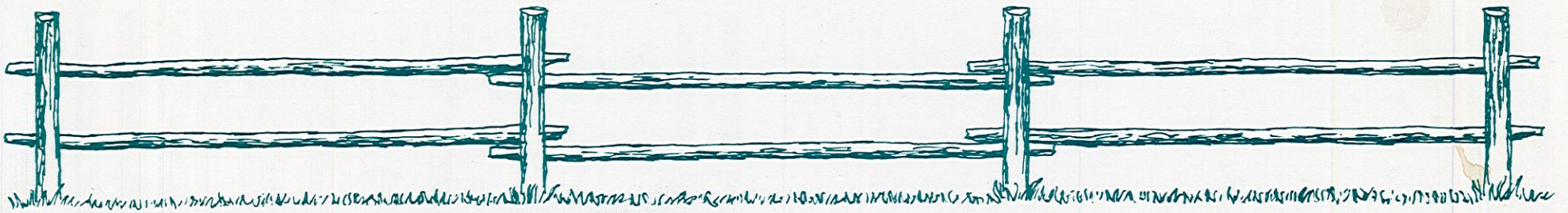




HERITAGE HILLS

*...a beautiful subdivision
located in the quiet Village of Germantown*



HERITAGE HILLS

Situated in a quiet yet readily accessible location on Donges Bay Road, Heritage Hills offers you a natural setting on gently rolling terrain. Homesites are fully improved and range in size from 1/3 to 3/4 acres with many of the sites backing into mature tree lines or landscaped open areas designed to preserve the natural beauty of Heritage Hills.

Basic Restrictions

The following restrictions have been established to insure that only well designed and attractive homes will be constructed in Heritage Hills. You and your neighbors can be assured of the preservation of the value of the subdivision and the homes constructed within it.

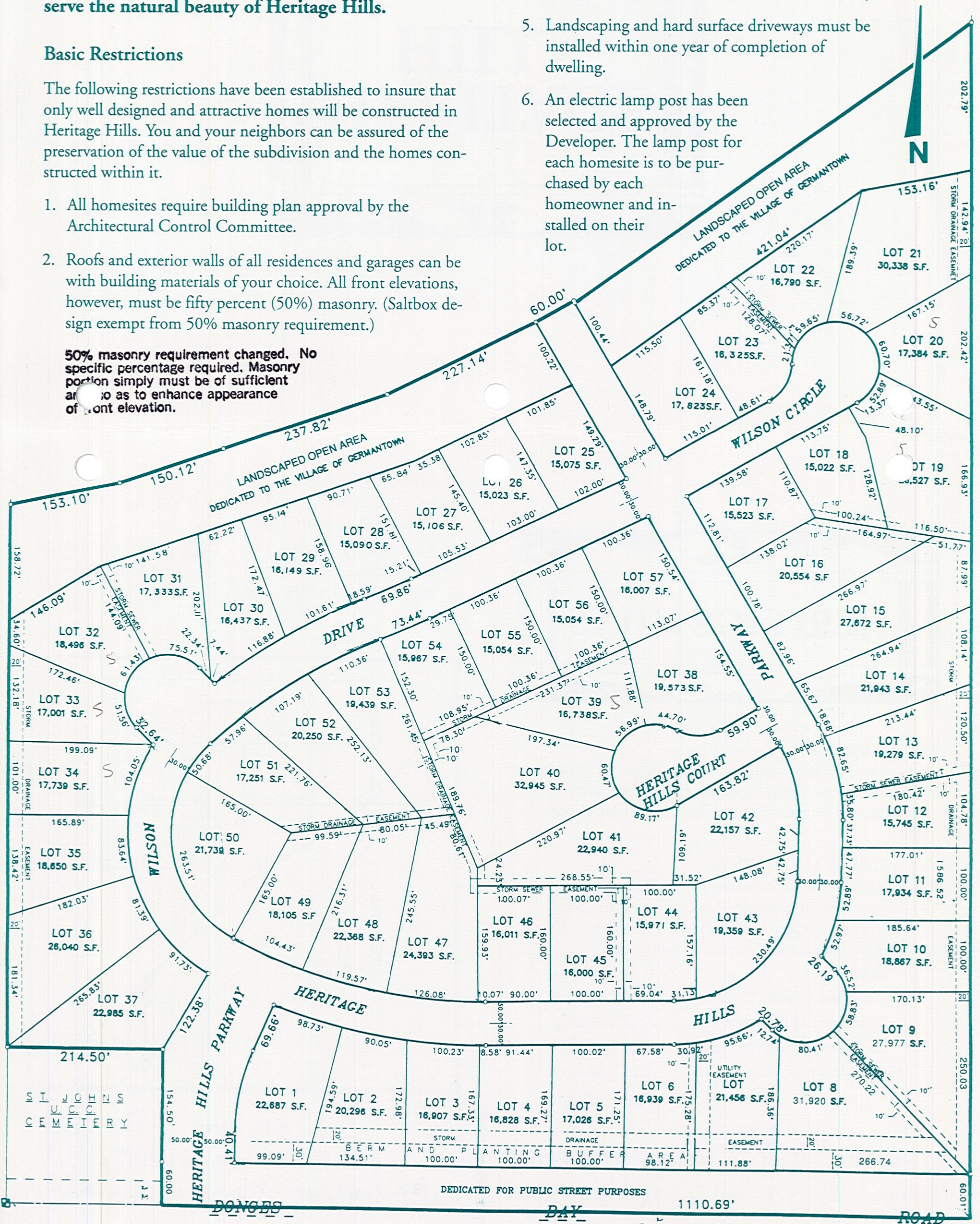
1. All homesites require building plan approval by the Architectural Control Committee.
2. Roofs and exterior walls of all residences and garages can be with building materials of your choice. All front elevations, however, must be fifty percent (50%) masonry. (Saltbox design exempt from 50% masonry requirement.)

50% masonry requirement changed. No specific percentage required. Masonry portion simply must be of sufficient area as to enhance appearance of front elevation.

3. All lots are restricted to the erection of one story, one & one-half story, two story, or split-level homes with a minimum of a two-car attached garage.

One Story	1500 sq. ft. minimum
One & One-Half Story	1800 sq. ft. minimum with no less than 1,000 sq. ft. on first floor
Two Story	1800 sq. ft. minimum with no less than 1,000 sq. ft. on first floor
Split Level	1500 sq. ft. minimum exclusive of lower level area

4. Minimum setback of 40' from any abutting street, with 15' sideyard and 35' rearward restrictions (Exceptions: Lots 19, 20, 21, 39, 40 and 41 have front setbacks of 35').
5. Landscaping and hard surface driveways must be installed within one year of completion of dwelling.
6. An electric lamp post has been selected and approved by the Developer. The lamp post for each homesite is to be purchased by each homeowner and installed on their lot.



HERITAGE HILLS

IMPROVEMENTS

All homesites are fully improved with sewer and water to the lot line, storm sewers, underground gas, electric, telephone and cable, and with permanent asphalt street and "rolling" concrete curbs.

CONVENIENT LOCATION

Heritage Hills is only minutes away from the major shopping and business areas of Greater Milwaukee via Pilgrim Road, Fond du Lac Ave. (Hwy. 145) and Hwy. 41 and I-894. Here are approximate times it takes to reach the following:

- Mayfair Mall12 minutes
- Brookfield Square20 minutes
- Downtown Milwaukee25 minutes
- Zoo Interchange (I-94)15 minutes
- Mequon-Thiensville15 minutes

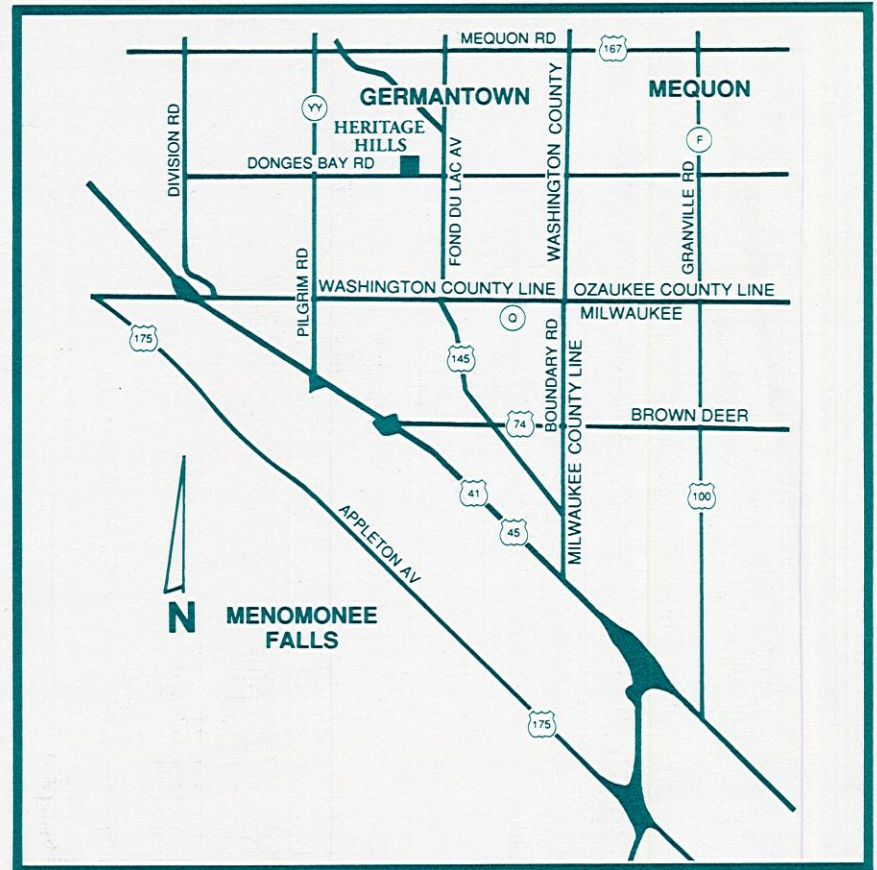
Developer

HERITAGE HILLS JOINT VENTURE
Jerome A. Bence, Jr. and Robert A. Armbruster

SCHOOL INFORMATION

There is free school bus transportation to all public schools in the Village of Germantown.

- | | |
|------------------------------|-------------------------|
| Elementary (K thru 5th) | Countyline Grade School |
| Middle School (6th thru 8th) | Kennedy Middle School |
| High School (9th thru 12th) | Washington High School |



Sales Agent

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