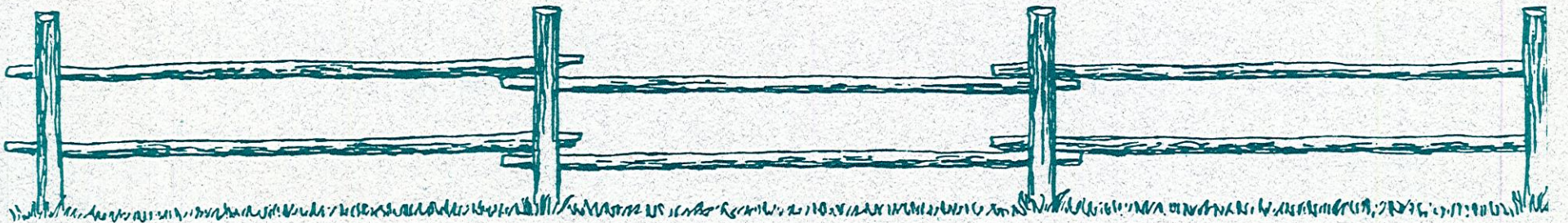




**HERITAGE
HILLS
PHASE II**

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





HERITAGE HILLS PHASE II

Situated in a quiet yet readily accessible location on Dinges 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 made with building materials of your choice. 50% masonry requirement changed. No specific percentage required. Masonry portion simply must be of sufficient area so 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.
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 PHASE II

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 Mall 12 minutes
- Brookfield Square 20 minutes
- Downtown Milwaukee 25 minutes
- Zoo Interchange (I-94) 15 minutes
- Mequon-Thiensville 15 minutes

Developer

HERITAGE HILLS JOINT VENTURE

Jerome A. Bence, Jr.

SCHOOL INFORMATION

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

Elementary (K thru 5th)

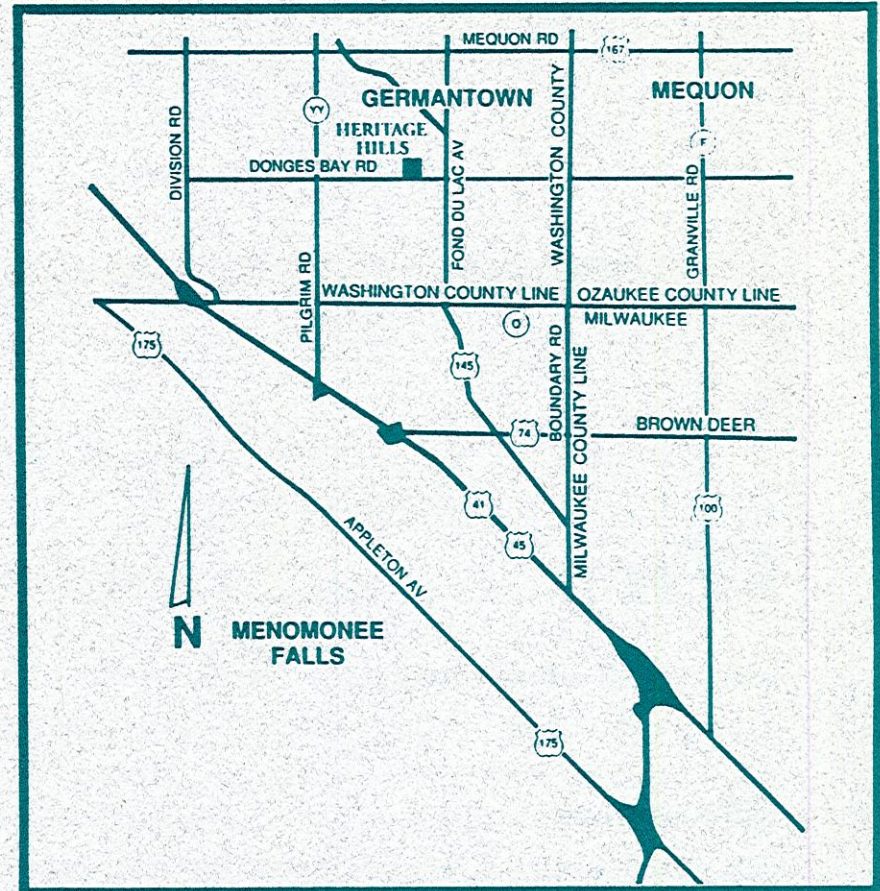
Countyline Grade School

Middle School (6th thru 8th)

Kennedy Middle School

High School (9th thru 12th)

Washington High School



Sales Agent

Gold Crest Realty

253-4155