

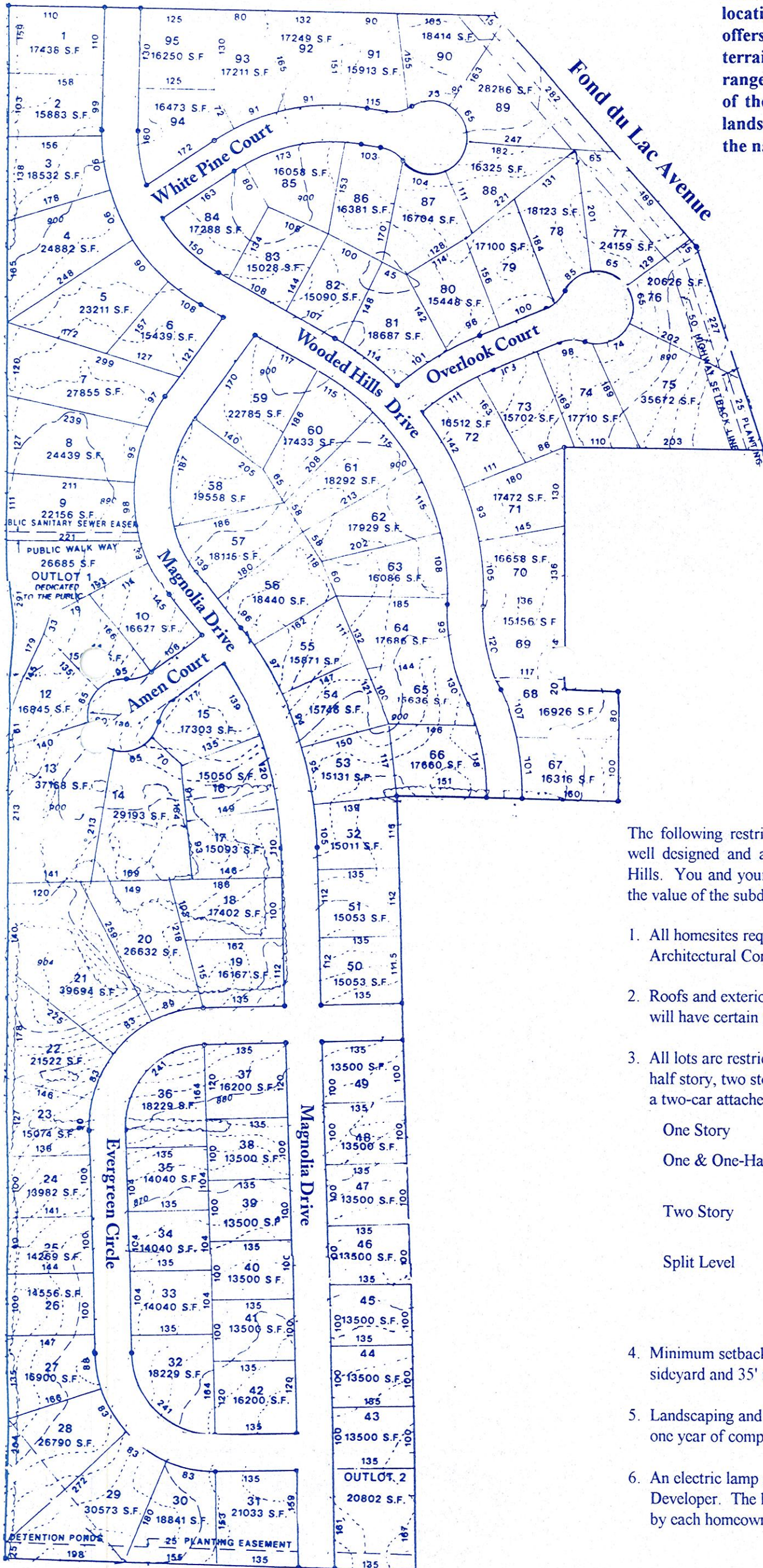


*...a beautiful subdivision  
located in the quiet Village of Germantown*

**WOODED HILLS**

# WOODED HILLS

Bel Aire Lane



Situated in a quiet yet readily accessible location on Donges Bay Road, Wooded 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 Wooded Hills.

## Basic Restrictions

The following restrictions have been established to insure that only well designed and attractive homes will be constructed in Wooded 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 will have certain restrictions.
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' rearyard 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.

Donges Bay Road

# WOODED 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

Wooded 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: Jerome A. Bence, Jr.**

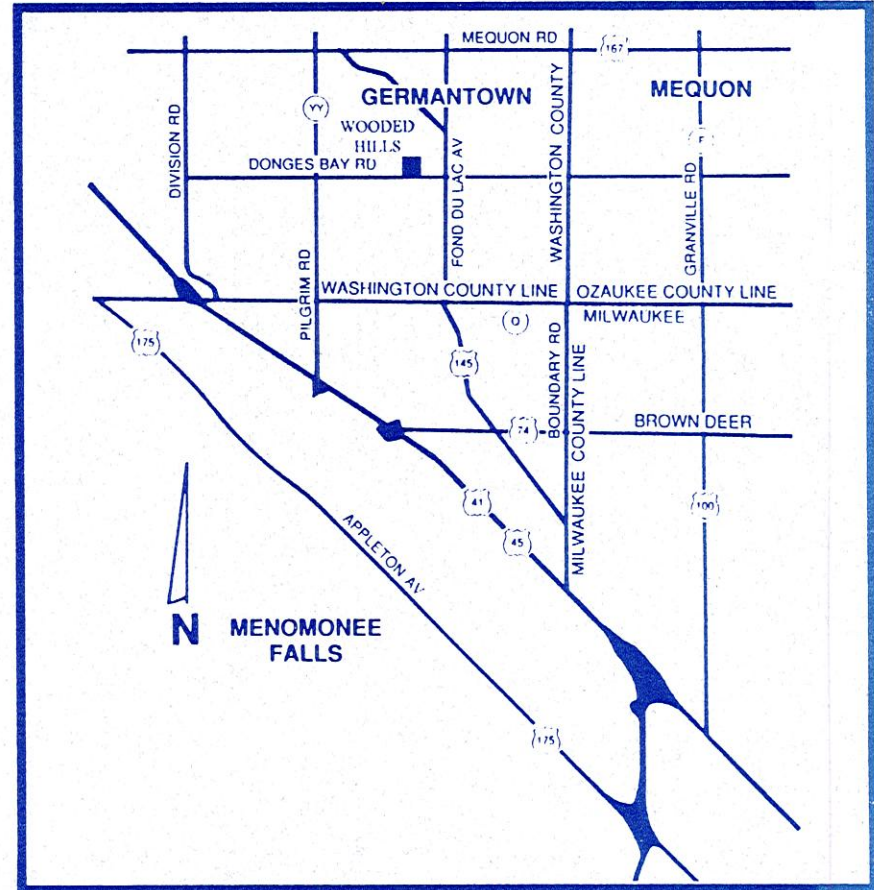
Home & Lot Packages Available

## SCHOOL INFORMATION

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

Elementary (K thru 5th)  
Middle School (6th thru 8th)  
High School (9th thru 12th)

MacArthur Grade School  
Kennedy Middle School  
Germantown High School



**RE/MAX EXPERTS**

Bob & Shelley Morgan

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