

Maplewood Association, L.L.C.

Maplewood Association, L.L.C. (hereinafter referred to as Maplewood) owners are part of a homeowners association (HOA) governing the 29 residential lots, over 950 feet of private lake frontage, pier, boat slips and a lot to be used for future community amenities. Homeowners pay a monthly HOA fee in-exchange for services provided including lawn cutting of the homeowner's lot and snow removal of the homeowner's driveway and sidewalk. Maplewood's community pier, allows homeowners to use the pier for a one-time initial fee for new homeowners paid at the time of closing and an annual fee. Homeowners who also elect to have a boat slip will pay an additional annual fee for the boat slip. Please refer to the Maplewood Pier, Boat Slip and Waterfront Maintenance Agreement, which can be found on the website www.greenlakemaplewood.com.

The HOA has recorded legal documents, which are designed to protect the homeowners and the integrity of Maplewood. Please refer to the Maplewood Association LLC Operating Agreement, and Reservations & Restrictive Covenants also on the website www.greenlakemaplewood.com.

The following **Maplewood Construction Guidelines & Approval Process**, and **Vegetation Management and Control Plan** are intended to provide a framework for residents, designers and builders to understand the character and quality goals of Maple- wood. While reference is made to the Amendment to Reservations and Restrictive Covenants of Maplewood Association, L.L.C. recorded on April 29, 2015; and which thereafter may be amended; the requirements set forth within that document will **always have preference** over the provisions set forth herein.

Maplewood's Construction Guidelines & Approval Process

Maplewood HOA has a Construction Control Committee (Control Committee) that must approve the plans and specs of all homes prior to construction and landscaping. The mission of the Control Committee is to ensure that the lake views for each home are protected and that all homes comply with the building and landscaping guidelines. As part of the homebuilding process, the homeowner must receive written approval from the Control Committee before seeking a building permit with the City of Green Lake and prior to any site work. The homeowner or builder will need to provide to the Control Committee a full set of plans, a survey, a description of the construction materials to be used or any other documents deemed necessary like colors selection. Once all the necessary information is submitted, the Maplewood Control Committee will review the information and assuming it is in compliance aims to grant approval within 10 business days. The Committee will also consult with an independent outside architect at the HOA's expense to review the plans for additional input if necessary to ensure quality standards and other aesthetic aspects of the homes within Maplewood.

To preserve the lake views for all lot owners, each lot has an established envelope in which the home is to be constructed that can be found on the Maplewood website. The plans submitted to the Control Committee must show how the home sits and is contained within its building envelope per the survey. Also, the home must be in compliance with the maximum roof heights and minimum square footage as stated in the Maplewood Reservations and Restrictive Covenants. These covenants also require that the architectural style of the home must be from one of the following categories: Old World Style, Mission, English Tudor, Provincial, or French.

The engineering and survey firm Harris & Associates, being familiar with height restrictions, building envelopes, storm water management and minimum square footage best practices, was hired to set building standards for Maplewood ensuring most lots had a viewing corridor to the lake. Harris & Associate, as well as the Maplewood website, have the detailed requirements for each lot. Harris's contact information is:

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Covenants per the Reservation & Restriction Covenant of Maplewood Association, LLC

HOA covenants allow maximum roof heights above the grade levels for each home on lots 1-13, and a higher maximum building height for lots 14-29. Lots 1-13 maximum roof height cannot be more than 30 feet above the lower floor level elevation listed, and lots 14-29 maximum roof height cannot be more than 35 feet. The height determinations shall be made from the lowest elevation point where the residence intersects with the ground. This elevation point shall be set in the floor elevation and guidelines attached as Exhibit A & B of the Amended Reservations and Restrictive Covenants.

There is a minimum square footage requirement for the first floor of a home on lots 1-13 of 2,200 square feet. For lots 14-29, there is a minimum of 1,800 square feet for the first floor if the home is a two-story. Homeowners of lots 1-13 are allowed to build up to a 1-1/2 story home subject to the maximum height restrictions. A 1/2 story is defined as the living space located above the first or second floor that is built within the roof as dormers/shed roofs. The 1/2 story does not have outer walls that can be seen from the exterior that rise above the first or second story walls.

Please note that Lots 9-13 may build less than 2,200 square feet on the first floor. Refer to page 4, paragraph 6, 6A-6E in the Amendment to Reservations and Restrictive Covenants of Maplewood Association, LLC filed April 29, 2015.

Each side of the house needs to have brick, stone veneer, stucco or cedar siding. James Hardy fiber cement and LP Smartside siding have been installed on homes in Maplewood as a substitute for cedar. Some mixture of brick/stone and cedar is recommended but not required. The covenants do not allow houses with vinyl or aluminum siding.

Typical specifications that have been detailed on plans for Maplewood houses include:

Siding – Cedar, James Hardie type fiber cement, LP Smartside

Siding Trim - Cedar or Miratec or LP

Windows – Anderson Eagle or other similar quality window

Decking/Railing – cedar or treated lumber, or Trex

Soffit – White b-board

Fascia – Cedar or Miratec

Screen porch – Cedar frame or Aluminum (owner's choice)

Shakes – Cedar Impressions

Shingles- Presidential 40-year have been used, also cedar and slate is allowed.

All single colors must be a natural color, if not the shingle samples must be submitted & approved by the Control Committee.

Ridge Vents - shingle vent II

Stone - Buechel Stone or other approved natural thin veneer (non-culture)

Porch/Entrance ceilings – douglas fir material

Columns - Natural Thin Veneer base with Decorative wrapped posts in wood

Overhead Garage Doors – wood, aluminum or steel carriage doors

Only "stick built homes" are allowed and no manufactured homes.

Prior to building, it is necessary for all builders to create a silt fence around the parameters, and be responsible for any immediate repair if there is any breach with regards to drainage and erosion.

All driveways or entry points for the lots under construction must have a heavy stone layer of bedding so machinery does not track onto Maplewood streets. The city will present citations for violation of this practice to the homeowner.

After the homebuilding has been completed and an occupancy permit has been issued, a homeowner will have two years to install the driveway. It is often planned to go through one winter to make sure there are not any problems prior to concreting or using paving brick on a driveway.

Drainage is an important element for all Maplewood lots. The architect and/or a landscape architect should be consulted for purposes of avoiding drainage to any neighbors' yards or any problems with the Wisconsin DNR or City of Green Lake.

Vegetation Management & Control Plan

In an effort to protect the aesthetic beauty of native Green Lake and ensure each homeowner may enjoy their lake views, there are specific guidelines for vegetation and landscaping. There are setback areas on each lot referred to as the "Area Lake Facing Corridor" - ALF, which is the setback area on both side lot lines. The ALF corridor can vary for each lot but is typically the first 12 feet on both sides of the lot line for the front lots (lots #1 - #13), first 20 feet of both sides of the lot line for the middle lots (lots #14 - #23), and no side lot restrictions for the lots in the last row from the lake (lots #24 - #29). Within the ALF, all newly planted tree/shrub, grasses and other plantings are restricted to no more than 6 feet in height when fully grown; newly planted evergreens no more than 3 feet in height when fully grown and landscape materials. For all lot owners, any new plantings initially or fully-grown can not exceed the peak roofline height of the home in any part of the lot outside the ALF corridor. The Control Committee may, based on good land management or unforeseen aesthetic considerations, amend, change, add or alter these restrictions but only with 75% approvals of Maplewood lot owners.

All Maplewood homeowners are required to submit landscape plans to the HOA for approval. The committee shall have 15 business days to review said plans to either approve, require necessary changes for approval, or reject the homeowner's plans. Submittal of the landscape plans to the committee shall include the following:

1. A PDF or detailed drawing of all landscape plans showing the type of plants or structures on the property and the contact information of the landscape architect. It is necessary to show the planting within the ALF and outside of the ALF corridor are of the appropriate height.
2. All plantings and materials shall be clearly labeled on the plan and provide the estimated full growth heights.
3. Timing of the landscaping work including start date and completion date.

AFTER THE PLAN IS APPROVED, HOMEOWNERS SHALL MAINTAIN COMPLIANCE WITH THE VEGETATION MAXIMUM HEIGHT RESTRICTIONS AS SET FORTH ABOVE. If, for example, a tree or planting grows above the height maximum, the homeowner is responsible to have trimmed by the so that it comes into compliance with the maximum height restriction.

Fences are allowed but must comply with the maximum six feet height requirement. Fences are permitted in the rear yard only and may only be used to protect swimming, spa areas, or a pet enclosure. Only Lots 9-13 may erect fences on all sides of the property and is not limited to the purpose of protecting swimming, spa areas or a pet enclosure. Lot 9-13 fences may exceed 6 feet in height if they are architectural elements such as arbors, pergolas, etc. All fences

are to be made of natural cedar material, wrought iron or steel. Chain link fencing and stockade-style fencing is not acceptable. Fence style, design, specs, color and materials need to be submitted to the Control Committee for approval.

Pools, hot tubs, patios, walkways and other structures are allowed but must comply with the ALF corridor height restrictions.

The homeowner will have 2 years from the date of occupancy to complete the initial landscaping.

This Vegetation Plan is effective as of 12/31/14. Any landscaping completed prior to this date is exempt from these guidelines.

HOA compliance is an important part of our community; each homeowner will be given notice of any violations and afforded an opportunity to correct the situation. Failure to comply may result in the HOA Board taking further action and potentially charging the homeowner the costs incurred to comply, including removing the non-conforming vegetation with costs assessed to the homeowner.

Any contractor working for Maplewood HOA's in the common areas is required to have the appropriate business liability insurance.