



Whitetail Hills



T O W N O F M E R T O N

Whitetail Hills

*Conveniently located in the Town of Merton, **Whitetail Hills** is designed to accommodate high quality homes on superior designed lots — where owners will enjoy a neighborhood atmosphere in rural Waukesha County. The development features a gently looping street that will link 27 home sites. A large, centrally located neighborhood park is one of Whitetail Hills' main features. Homeowners will enjoy a grass baseball area, a grass multi-purpose football/soccer area, and a playground area. Whitetail Hills features 27 single family lots, consisting of 22 lots approximately 1+ acre in size and only 5 large estate lots ranging in size from 2 acres to over 4 acres.*

LOCATION: Town of Merton. 2.5 miles west of STH 164. Southwest corner of Center Oak Road and Hickory Road. (Map/Directions link at: <http://www.naturquest.com/WhitetailHillsMain.asp>)

From I-94: Exit #294 State Hwy. 164/Pewaukee Road (Formerly CTH "J"), north to Hickory Road (Just past Songbird Hills Golf Club). Turn left (west) on Hickory Road. Continue west 2.5 miles to the intersection of Hickory Road and Center Oak Road.

From 41/45: Exit #52 CTH "Q"/County Line Road, west to State Hwy. 164. Turn left (south) on State Hwy. 164. Turn right (west) on Hickory Road. Continue west 2.5 miles to the intersection of Hickory Road and Center Oak Road.

IMPROVEMENTS: Every lot includes paved streets, underground electric, telephone, cable and natural gas service. All lots require an on-site private well and septic system. At the expense of the buyer, each homeowner will erect a designated uniform mailbox and electric lamp post at the front of their home site.

NEIGHBORHOOD AMENITIES: Whitetail Hills is located within a short distance of shopping areas, churches, movie theatres, golf courses, parks, Lake Keesus, and natural areas. The Lake Country provides an abundance of activities for families living in Whitetail Hills subdivision.

HOMEOWNER'S ASSOCIATION: A Homeowner's Association comprised of the lot owners in Whitetail Hills will be created to manage and maintain the entrances, common areas, outlots and private park landscape improvements. Homeowner's Association members are responsible for the payments of annual dues.

SCHOOL INFORMATION: Whitetail Hills residents are served by two school districts. K-8 is served by North Lake Joint District No. 7 located on County Hwy. VV in the Town of North Lake. This is a top achieving school with a 100% third grade reading score in 2004. Grades 9-12 are served by the Arrowhead Union School District.

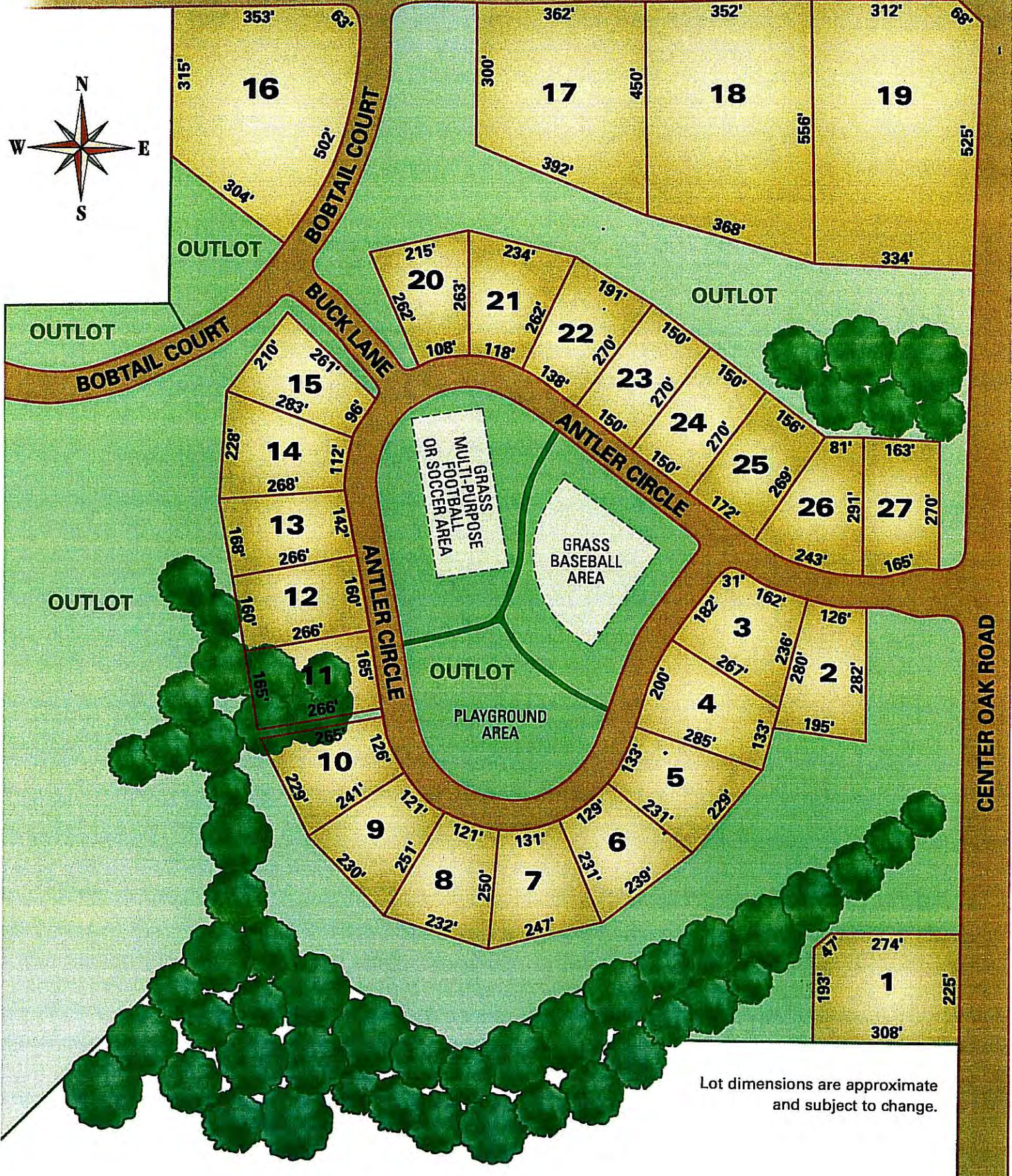
ARCHITECTURAL CONTROL: An emphasis on quality and continuity of design will be the standard in Whitetail Hills. Whitetail Hills architectural controls include...

- The minimum size of each residence shall be 2,000 square feet (SF) for a one story and 2,400 SF for one and a half and two story homes (1,200 SF, first floor).
- Building materials must be stone, brick, stucco, cement board siding, wood, or other natural materials. Hardiplank® siding or similar material is allowed.
- All homes must have an attached side entry garage with a minimum two car capacity.
- Detached garages and sheds are allowed. Please refer to deed restrictions for specific guidelines.
- An approved outdoor electrical light post and mailbox must be installed at time of construction.
- Roofing: Approved materials include 30 year dimensional shingles.
- All driveways must be paved.
- Windows must be cased or shutters may be used.
- Setbacks: 50' front, 20' side, 20' rear



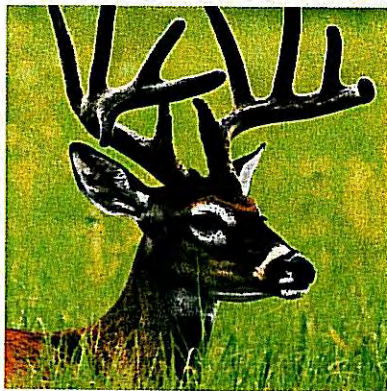
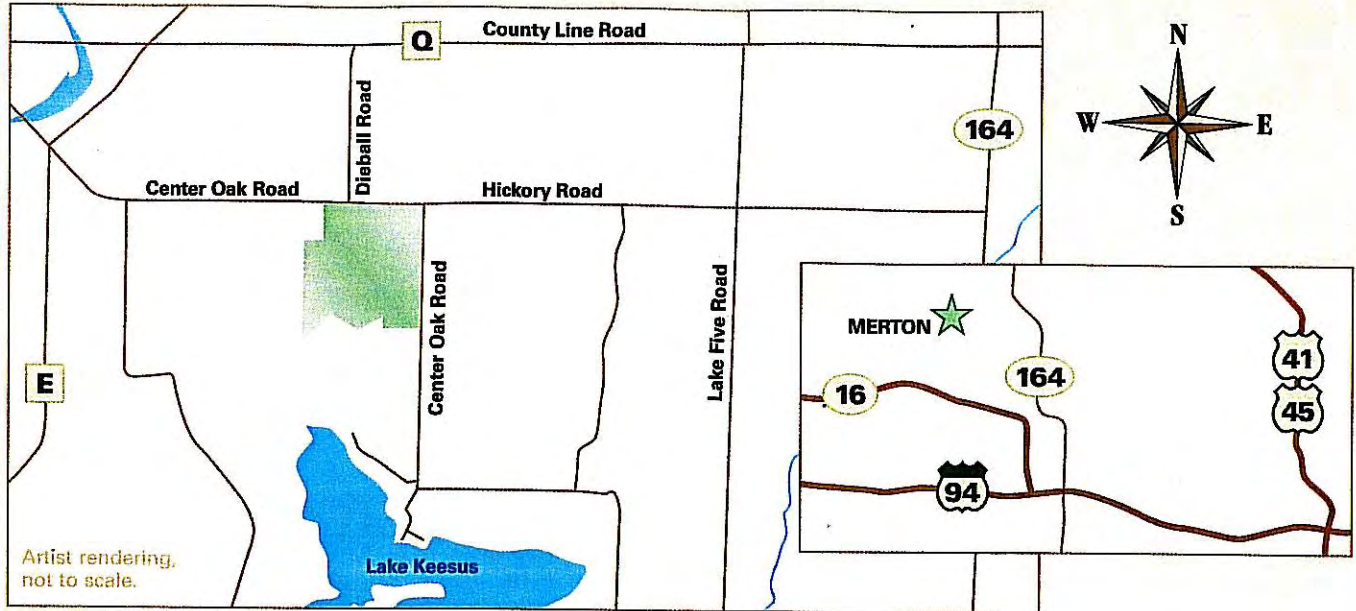
DIEBALL ROAD

CENTER OAK ROAD (Hickory Road extends east as Center Oak Road turns south)



Lot dimensions are approximate and subject to change.

LOCATION:



LOT INFORMATION:

For more information or to schedule an appointment, please call:



Naturquest 2000 Development

Owner/Broker

N16 W23390 Stoneridge Drive – C
Waukesha, Wisconsin 53188

Office: (262) 513-9600

Cell: (262) 370-5703

Fax: (262) 513-9601

www.naturquest.com

FINANCING INFORMATION:

For all your banking needs call:

M&I Bank Sussex Office

Debbie Lockett

Sussex Office

N64 W25050 Prospect Circle
Sussex, Wisconsin 53089

Office: (262) 246-9250

Cell: (262) 339-7572