recreational areas within and in the vicinity of the Subdivision; to insure the best use and the most appropriate development and improvement of each Lot; to protect the owners of Lots against such use of surrounding Lots as will detract from the value of their Lot; to guard against the erection thereon of poorly designed or proportioned structures; to obtain harmonious use of material and color schemes; to insure the highest and best residential development of the Subdivision consistent with the purposes for which it is platted; to encourage and secure the erection of attractive Dwellings thereon, with appropriate locations thereof on Lots; and to secure and maintain proper spatial relationship of structures and Lot lines.

ARTICLE IV

4. Lot Use and Building Types

ISSUE #1

4.1 Lot Use: Each Lot shall only be used for construction of a single-family residence with approved **Blue Stem Acquisition, LLC** Architectural Control Committee (ACC), see article 6. Accessory buildings/structures, such as attached garages, swimming pools and similar improvements must also meet Village of Grafton code requirements. In ground swimming pools must be approved by the ACC prior to installation and pool heaters; filters, etc. must comply with the Village of Grafton wiring codes. Above ground swimming pools are not permitted unless they are portable/inflatable wading pools not to exceed 18" in depth. No statues of any kind are permitted. Flag poles are permitted, but are subject to ACC approval.

4.2 Structures: No structure of any kind shall be constructed, altered, placed, maintained or permitted upon any Lot except one (1) newly constructed, private, permanent, single-family dwelling designed for [and limited to] occupancy of only a single-family group, not exceeding two (2) stories in height from the determined final Lot grade at highest point of building's foundation. Nor may the dwelling be more than three (3) stories in height, where one (1) floor elevation is set below the determined final Lot grade at the building foundation. In addition, detached structures are permitted as per 4.5 following.

4.3 Any dwelling previously approved for construction on any Lot may be altered and/or the exterior remodeled, only upon approval of such changes by the ACC. In the event of catastrophic loss, permission is herewith granted to rebuild in accordance with the original approved design, without the need for obtaining approval of the ACC.

4.4 Attached Garage Required: Each residence shall have attached to it, by common foundation, a vehicle garage having a minimum floor area of four hundred fifty (450) square feet. The exterior surfaces of this garage shall be consistent and harmonious with the exterior materials placed upon the dwelling.

4.5 Detached Structures Permitted: Detached buildings are permitted with the approval of the ACC and the Village of Grafton. Sheds must substantially conform in appearance to the style of the home with regard to siding, colors, roof pitch, windows and doors. Sheds shall be no larger than one hundred fifty (150) square feet.

4.6 Fences and Walls: No fence or wall shall be permitted except for fences in the side or rear yard, and fences around in-ground pools. In order to construct any fence or wall, the Lot Owner shall submit plans and specifications, including materials, colors and location, to

MARKUP #1 ->

MARKUP #1 · POTENTIAL ISSUE FOR REVIEW — BOARD & COUNSEL REVIEW

Sec. 4.1 (p. 4): Potential Issue for Review: Uploaded documents do not include 2021 Wis. Act 199 mandates regarding annual DFI public notice registration (for HOAs), Condominium Executive Summaries, and the 10-business-day free ($0) payoff statement requirement - look for this language in other governing documents, standalone board policies/resolutions, Rules & Regulations, or amendments that were not included in this review (and confirm any applicable statutory threshold).

Statutory / Legal Reference: Wis. Stat. § 710.18(2) - (5) (Wisconsin Homeowners Associations Law)

Statutory Comparison: Under Wis. Stat. § 710.18(2) - (5) (Wisconsin Homeowners Associations Law), associations must furnish a written payoff statement within 10 business days of request without charge ($0 for the first request in a 2-month period; max $25 thereafter), and HOAs under § 710.18 must file and annually renew a public notice with the Wisconsin Department of Financial Institutions. During review, look for this language in other governing documents, standalone policies/resolutions, Rules & Regulations, or recorded amendments that were not included in the uploaded document set, and verify any applicable unit, lot, or building-height threshold.

CURRENT WORDING IN DOCUMENT:

Lot Use: Each Lot shall only be used for construction of a single-family residence with approved Blue Stem Acquisition, LLC Architectural Control Committee (ACC), see article 6. Accessory buildings/structures, such as attached garages, swimming pools and similar improvements must also meet Village of Grafton code requirements. In ground swimming pools must be approved by the ACC prior to installation and pool heaters; filters, etc. must comply with the Village of Grafton wiring codes. Above ground swimming pools are not permitted unless they are portable/inflatable wading pools not to exceed 18" in depth. No statues of any kind are permitted. Flag poles are permitted, but are subject to ACC approval.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

First look for this language in other governing documents, standalone policies/resolutions, or amendments not included in this review. If not already addressed in another document (and if applicable to this community), incorporate: In accordance with Wis. Stat. § 710.18(2) - (5) (Wisconsin Homeowners Associations Law), the Association shall furnish a written payoff statement within ten (10) business days of a written request at no charge ($0) for the first request within any two-month period, and (if a homeowners association) shall file and annually renew its Public Notice with the Wisconsin Department of Financial Institutions.