



FREQUENTLY ASKED QUESTIONS

- **What School District will my home be in?**
 - De Pere School District

- **Are there Restrictive Covenants in place? (Sq Ft, Fences, Outbuildings, Mailboxes, Siding)**
 - Yes. Minimum Requirements for square feet are as follows:
 - Lots 88-92 and Outlots 4-8:
 - Single Story Ranch: 2,200 Sq Ft
 - Two Story and Multi-Level: 2,800 Sq Ft
 - Minimum Roof Pitch 8/12
 - Lots 63-87 and Outlots 10-14:
 - Single Story Ranch: 2,500 Sq Ft
 - Two Story and Multi-Level: 3,200 Sq Ft
 - Minimum Roof Pitch 8/12
 - Does Finished Lower Level or Walkout Square Footage Count?
 - No. All finished square footage is above grade.
 - Is an Outbuilding Allowed?
 - Yes. One building shall be allowed no larger than 168 sq ft. Plans shall be submitted and approved.
 - Are Fences Allowed?
 - Yes, but no chain link type fences are permitted. Decorative fencing may be used. No fences shall be allowed in front of the primary structure and must comply with all Town of Ledgeview ordinances.
 - How Do I get a Mailbox?
 - Radue Homes will provide lot owners with a list of approved mailboxes and owners must purchase and install models on the approved list. The USPS dictates the location of the mailboxes.
 - Is there a Siding Requirement?
 - Yes (2nd Addition only). No type of vinyl siding is allowed. L.P. Smart Side, Cement Board, or other non-vinyl type siding is acceptable.

- **What utilities are available?**
 - Sewer, Water, Storm Sewer, Cable, & Fiber Optic

- **Are you required to build on a timeline, or can you reserve a lot?**
 - There is no required timeline to build. We are currently accepting offers on lots.

- **Are these lots Builder-Exclusive?**
 - No, you may choose any builder.

- **Any special site conditions to be aware of?**
 - There is varying bedrock depth in the development that may require rock removal for home construction. Any wetlands and environmentally sensitive areas are indicated on the subdivision plat map.
- **What are the standard building setbacks?**
 - Standard building setbacks in the Town of Ledgeview apply. The front setback is 30 ft, side setbacks are 10 ft. Please consult the Town of Ledgeview for further setbacks.
- **Are sidewalks required?**
 - Sidewalks are required on both sides of the street and are the lot owner's responsibility. The Town of Ledgeview requires the sidewalk to be installed as a condition of occupancy.
- **Is there a flood plain?**
 - None
- **Any HOA fees?**
 - HOA fees are to be determined to maintain landscape and signage features.



RYAN RADUE
SEVILLE PROPERTIES LLC
P.O. BOX 758
DENMARK WI 54208
(920) 367-2030 (office)