



# SPENCER'S P·A·S·S

Peaceful Setting in the  
Village of Menomonee Falls

Architectural Controls to Protect Value

Reserve Your Homesite Today!

### Building Requirements:

- 1 Story Home . . . . .2000 sq. ft.
- 2 Story Total . . . . .2400 sq. ft.
- 1.5 Story Total . . . . .2400 sq. ft.

### Exterior Requirements:

- Cement Board siding, stone, stucco, Dryvit, aluminum siding, vinyl siding, cultured brick or stone
- 25 year asphalt shingles
- Minimum 400 sq. ft. garage
- Window grids and window wraps (and/or shutters)
- Minimum 8/12 roof pitch on 2 story, 10/12 roof pitch on ranch
- Minimum 30% stone, brick, stucco, Dryvit or cultured stone/brick to front

Some lots will have sidewalks. Call for details.

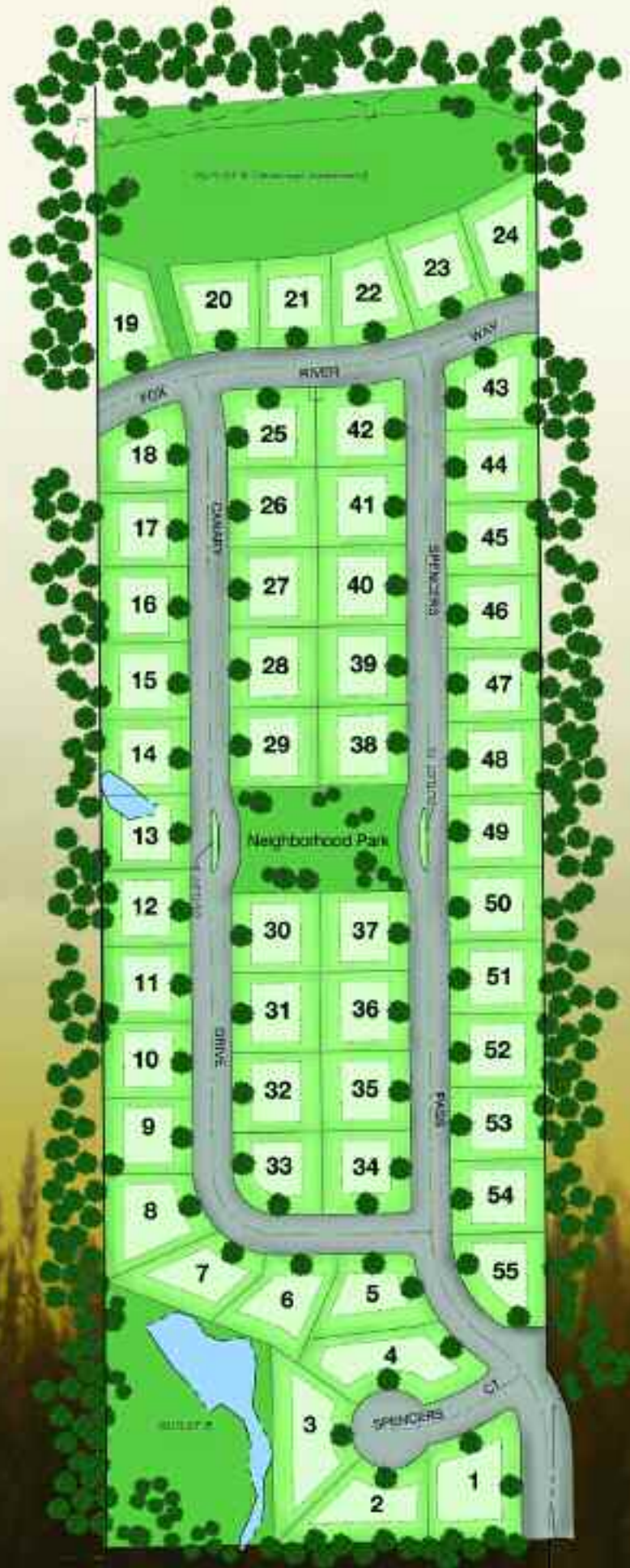


## WESTRIDGE

BUILDERS • DEVELOPERS • INC.

262-547-0326

Visit [westridgebuilders.com](http://westridgebuilders.com) for lot pricing and availability.



# Come Home To Picturesque Menomonee Falls

## A Community Where You'll Always Feel Welcome...

Wisconsin's largest village, Menomonee Falls, is home to Spencer's Pass, one of the area's newest communities. Occupying thirty-three square miles of scenic Southeastern Wisconsin, Menomonee Falls has all the wonderful, charming qualities of a small town, with the modern conveniences of a larger metropolitan area.

Surrounded by an abundance of nature and wildlife, yet just a short 15 minute drive northwest of Milwaukee, the Falls is host to a full spectrum of businesses. The Falls is convenient to an abundance of shopping, cultural, entertainment, recreational and sporting activities, and the thriving Village Center is host to many boutiques, salons, restaurants and retail outlets. The School District of Sussex Hamilton provides an exciting student-centered educational environment and offers a wide variety of academic programs. Menomonee Falls also plays host to many regional manufacturing and technical businesses as well as hundreds of small to mid-sized businesses and manufacturers. These companies benefit from a strong, committed community that supports their operations.

Spencer's Pass offers you a unique setting to enhance your home and secure your investment! All homesites are restricted to the building of a one story, story and one-half or two story single family residence.



**Directions to Spencer's Pass:** Hwy. 45 to Silver Spring Dr. Exit. West on Silver Spring (VV) approximately 8 miles to subdivision entrance. Spencer's Pass is located on the north side of Silver Spring just east of Lannon Rd.



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