

# FIRE HILL

## OWNERSHIP INFORMATION

- **Overview**

The unique features and inherent value of Fire Hill Lots are the incredible sea-scape views of Lake Superior and landscape views of ridges of hills, forests and valleys created by the towering height of the land – perhaps the highest elevation in Bayfield County.

- **Utilities and Roads**

The road from County Road J to the top of Fire Hill is a Town Road and is maintained and snow plowed by the Town of Bayfield. Lots 1, 2, 3 and 7 are serviced by the Town Road. The remaining roads in Fire Hill are blacktopped private roads constructed by the developer and owned, maintained and snow plowed by the Association. Underground power and telephone are in and paid for.

- **Water**

To reduce the costs of individual wells, Fire Hill Water LLC (“Water Company”) constructed an oversized Pump and Well System. The Well System is sized to service Lots 3, 4, 5 and two (2) additional lots. Existing homes on Lot 3 and Lot 4 are presently serviced by the Well System. Buyers of an additional three (3) lots may hook up to the Well System for a price of \$11,000 each.

- **Sewer**

Lots 3, 4 and 5, Fire Hill.

A Mound System has been sized to serve Lots 3, 4 and 5. Existing houses on Lot 3 and Lot 4 presently are serviced by the Mound System. The Buyer of Lot 5 may hookup to the Mound System for a price of \$4,500. All users will share in the costs of operations, repair and maintenance (minimal).

Remaining Lots at Fire Hill.

Although remaining lots in Fire Hill have not been tested, it is likely that they will perk and qualify for conventional sewer systems because of the existence of sandy soils.

- The Valley Lots will be developed in the future.

- **Declaration of Covenants, Conditions and Restrictions for Fire Hill**

The Declaration for Fire Hill creates an Association to own and maintain the Common Property. The Common Property are easements for roadways, the fifteen acre wooded park depicted on the Site Plan, and nature trails to be sited. Assessments levied against lots in Fire Hill are relatively minimal, the main costs being road maintenance and snow plowing, the latter only being assessed against lots adjacent to the Fire Hill private road.

The Declaration also provides for utility easements, use restrictions and over-sight of improvements through an Architectural Control Committee.

**More detailed information is available upon request.**