

# ATTACHMENT "A"

## Exhibit "C"

### Windstone Community Minimum Standards & Architectural Control

**Section 1.** The Design Review Committee shall evaluate architectural submissions by the Unit Owner and/or the Unit Owner's contractor based on:

- a. Architectural integrity and consistency. The various elements of the home should be compatible and have significant appeal.
- b. The proposed improvement shall be harmonious with existing and previously approved improvements in the vicinity of the Unit.
- c. The proposed improvement shall not be a duplicate of an existing home or a previously approved home in Windstone Subdivision. Home styles and elevations may be repeated with changes in architectural elements, materials and/or colors (the satisfaction of this requirement to be determined by the Design Review Committee).
- d. The architectural style, the detailing of the exterior trim and appointments and the building materials shall combine to create a distinctive character to the improvement. The overall appearance of the improvement shall be one of professional quality.

**Section 2.** The purpose of architectural controls is to secure an attractive, harmonious residential development having continuing appeal. No building or other improvement shall be commenced or maintained, including any addition or alteration (except interior changes), until the construction plans and specifications and the site plan have been submitted to and approved in writing by the Design Review Committee.

The construction plans and specifications shall include detailing of the exterior building materials and the exterior color scheme.

In the event that the Design Review Committee rejects construction plans, specifications and/or the site plan due to the fact that the Design Review Committee determines that said plans and or specifications are inadequate, not suitable or not desirable for aesthetic or other reasons, the Design Review Committee shall reply to the Unit Owner and/or contractor with the following:

- a. a request for more complete plans or more detailed specifications,
- b. an acceptable change(s) to the plans and specifications, and/or
- c. a request for alternative plans for one or more specific elements of the plan.

**Section 3.** The Design Review Committee shall reply to the Unit Owner and/or contractor within 10 business days of receipt of submission. The lack of a reply shall be followed up with a registered or certified letter to the Design Review Committee from the Unit Owner requesting a reply. In the event the Unit Owner does not receive a reply within 10 business days of the delivery of the registered or certified letter, the Unit Owner may commence construction of the improvement in accordance with the plans, specifications and site plan submitted to the Design Review Committee.

**Section 4.** The building plans, specifications and site plan shall be submitted to the Design Review Committee and their approval received by the Unit Owner prior to application for building permit and prior to the clearing of the Unit.

**Section 5.** A decision of the Design Review Committee can be reversed by a Unit Owner through the Unit Owner's compliance with the following procedure: The Unit Owner shall petition the other Unit Owners in Windstone and shall obtain the affirmative signature of the Owners of fifty one percent (51 %) of the Units in Windstone to reverse a decision of the Design Review Committee. Said petition shall clearly state the Unit Owner's request and the Design Review Committee's objection(s). The plans, specifications, site plan, all correspondence and all other pertinent documents shall be attached to the petition, referenced therein and made a part thereof. The Unit Owner shall then record the petition and all exhibits with the Kane County Recorder and may commence construction of the improvement in accordance with the plans, specifications and site plan contained in the recorded document.

**Section 6.** Any approval or procedure adopted by the Design Review Committee for one Unit shall not restrict the Design Review Committee's right to grant a different approval or procedure for another Unit.

**Section 7.** The following Windstone Community Minimum Standards are hereby established and published by the Design Review Committee as a guideline for the individual unit owners and builders to use in the preparation of architectural plans. The Design Review Committee reserves the right to amend these criteria from time-to-time and retains the right to grant specific approval of building plans and specifications upon the formal submission of the same to the Committee by the unit owner.

---

## Windstone Community Minimum Standards

---

- Minimum Square Footage of Living Area:
- 2200 Square feet for two-story homes.
  - 1800 Square feet for ranch homes.
- Exterior Materials:
- Brick, Stone, cedar or Dryvit exteriors are the standard.
  - For individuals who want a low maintenance exterior, high quality aluminum siding with 6" corner boards is permitted on a maximum of 70% of the exterior surface.
- Roof Pitch:
- 7/12 Minimum.
- Roofing Material:
- Dimensional shingles or wood shakes are recommended.
  - Standard fiberglass or asphalt roofing is acceptable.
- Windows:
- Minimum height for front elevation:
    - First Floor: 60"
    - Second Floor: 48"
- Chimneys:
- Masonry, stone or Dryvit is required for chimneys on exterior walls.
  - Well executed cedar chimneys are permitted on contemporary homes with the specific approval of the Design Review Committee.
- Skylights and Roof Windows:
- Not permitted on front elevations of traditional homes.
- Garage Doors:
- Raised or recessed panels - wood or aluminum.
- Antennas:
- Roof antennas are not permitted.
  - Satellite dishes require screening and the specific approval of the Design Review Committee.
- Fencing:
- Privacy fencing (i.e. stockade style fencing) is not permitted.
  - Chain link fencing is not permitted.
  - Dog-runs are to be attached to the home and improved with landscape screening. The design, location and materials are to be approved by the Design Review Committee.
  - Decorative fencing (i.e. split rail or picket) are permitted with the design, location and materials to be approved by the Design Review Committee.
- Swimming Pools and Spas:
- Swimming pools require proper decking, screening, landscaping and protective fencing. The design and location are to be approved by the Design Review Committee.
  - Free Standing, above ground pools are not permitted.

- Driveways:
- Concrete, asphalt or brick paving are permitted.
- Public Sidewalks:
- Tinted sidewalks are not permitted.
- Storage Sheds:
- Storage sheds are not permitted.
- Playhouses and Recreation Equipment:
- The equipment and location are to be approved by the Design Review Committee.
- Mailbox Posts:
- The Design Review Committee may establish design standards.