

the windings

Of Ferson Creek

On Empire Road



**architectural
guidelines
and building
requirements
at the
windings**

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ARCHITECTURAL GUIDELINES AND BUILDING REQUIREMENTS AT THE WINDINGS

Purpose

The purpose of this pamphlet is to outline for property owners, their architects and builders, information which will be helpful in the design and construction of homes at The Windings. This pamphlet and the material contained in the Property Owner's Manual should be carefully studied before design work is started. Discussion of design considerations is encouraged.

Background

The Windings is a residential community which has been professionally planned to provide residents a pleasant and relaxing environment in which to live. Included within the community are recreational facilities including a clubhouse, swimming pool and tennis courts, as well as land areas dedicated permanently as open space. These "Green Belt" open spaces are used for nature preserves, bridle paths, walking and hiking trails with rustic construction bridges in the ravine areas. Great care has been taken in planning and locating the recreational facilities and Green Belt areas in order that they might be readily accessible, functional, and provide visible amenities for the residents.

Throughout the planning and development process, attention has been given to preserving the natural beauty of the land. As an example, streets were located to avoid removal of monumental and major trees, where possible. In a similar fashion, the boundaries of lots were individually adjusted to preserve trees and to give the best possible exposure and views for the homes to be built on these sites. This care in planning, coupled with attention to quality and detail in the development process, places The Windings in a posture to evolve as an aesthetically pleasing community. *The degree to which this is achieved is very much dependent upon the attention property owners give to the design and positioning of their homes.*

The Role of Architecture

In the initial planning of The Windings, the subject or architecture received thoughtful consideration. It was recognized that the community would be one of custom homes built over a period of time as opposed to a few selected models built by one builder. It was further recognized that the setting is in a country atmosphere and that great variety exists in the features of individual homesites. Virtually every homesite is different in size, topographic characteristics, orientation, and proximity to natural amenities.

A decision was therefore made that no specific style of architecture would be chosen as the absolute standard for The Windings. Instead, it was felt that flexibility should be retained and that personal taste and the individual site should dictate the way in which architecture would best reflect nature's forms, colors, and textures. It is anticipated, however, that the majority of the homes will compliment the country theme. Design solutions foreign and not consistent with the natural surroundings are to be avoided.

Planning Your Home

The building of a home at The Windings should be an exciting and pleasurable experience. For many property owners it will represent one of the major investments made in their lifetime. We, therefore, *strongly recommend that you consult with an architect.* It has been our experience to date that every building site at The Windings presents a different and interesting opportunity; experience has also proven that to attain the full benefits of this opportunity, it is important to secure the advice and services of a competent professional. If it is not feasible for you to work with an architect, at a minimum, you should deal with a custom builder who has design capabilities and a demonstrated record of success in the field.

Architectural Review

In order to protect and enhance property values at The Windings it was decided at the outset that certain standards and requirements would be

established with respect to building activity. A Declaration of Covenants and Restrictions was recorded which contains a section specifying that all plans for new construction or subsequent alterations must be submitted and approved prior to the application for a building permit. The review and approval of these plans is the responsibility of an Architectural Review Committee. It is the intent that at least one member of this committee be a professional architect totally familiar with the concept plan of The Windings.

Architectural Review Committee Procedure

In order to discharge their responsibilities, the committee requires that you submit in advance of building, three copies of your plans for review and approval. The house plans should be at a scale of one quarter inch equals one foot (1/4"=1') and include floor plans as well as elevation drawings of all exterior sides. A complete description of all exterior surfaces specifying material, texture, and color shall be indicated on the drawings. Fences, screens and walls (discussed in a later section) must also be depicted on the drawings and described in detail. A recap of the total number of square feet of livable interior heated/air-conditioned floor space should also be shown. Samples of exterior materials, including colors, should be submitted with the plans when possible.

Also required is a detailed site plan at a scale of at least one inch equals twenty feet (1"=20'). This site plan must show the position of all proposed structures, including the residence, walls, fences, etc. It shall also include the exact location of trees six (6) inches or larger in diameter (including those to be removed). It should also show the location of easements, the proposed location of driveway and parking areas, and the elevation of the top of the concrete foundation in relation to the elevation of the crown of the street.

The committee has a period of 21 days in which to review and take action on plans. Every effort will be made to expedite the review process in a shorter period of time. Plans and material samples shall be

delivered to The Windings Information Center, with a check for a one-time review fee of \$50.00, payable to The Windings of Ferson Creek.

Upon receipt of the plans, the committee will make a preliminary review and then call for an on-site meeting at The Windings. Those in attendance should be the owner, architect, builder and Architectural Review Committee designate. The purpose of the meeting is to:

1. Review the site plan.
2. Review submitted plans for compliance with overall architectural guidelines.
3. Distribute builder information fact sheet to owner and builder.

Upon approval, the Architectural Review Committee will submit a written confirmation to you indicating their approval and return two sets of your plans with the appropriate stamp of approval recorded on them. In the event your plans are not initially approved, you may submit revisions at no additional charge.

At least one additional on-site meeting will be subsequently held with the above people. The purpose of this meeting will be to review the site after the builder has "field staked" the house and before any tree removal or excavation is started. This is an important meeting from the viewpoint of the owner since it is the last opportunity to make site adjustments.

Inspections may be periodically made by someone designated by the committee as work progresses. These procedures are not designed to substitute for inspections by you, your architect, or others. They are designed to insure compliance with approvals granted by the committee for the mutual protection of all.

Architectural Criteria

The criteria as outlined below reflect the exterior architectural elements which should be considered in the design and positioning of your home on the homesite. The Architectural Review Committee uses these general guidelines in the plan review process.

1. Size of the home

The Declaration of Covenants and Restrictions specifies that one-story, two bedroom homes must have a minimum enclosed living area of at least 1,600 sq. ft. Homes with three or more bedrooms and multi-story homes must have a minimum living area of 2,000 sq. ft. Multi-story homes must have a minimum main floor area of at least 1,200 sq. ft. Minimum living area is defined as those areas that are heated and/or air-conditioned, excluding garages, patios, and breezeways. Rooms lower than grade level are not considered in the floor space calculation unless full sliding glass door access to the outside is provided at grade level. In addition, areas under sloping ceilings with less than 5 feet of head room are not considered livable area.

Minimum size requirements have been specified for the protection of all property owners. Size, however, is not considered an all important criteria. The exterior appearance of the home and its siting on the lot are considered more important than size alone, *after minimums are achieved*. Stated another way, a smaller home nicely done can be more attractive from a community viewpoint than a large home which has not received the same degree of care in its design and placement.

2. Styling.

As previously indicated, no one architectural style has been specified for The Windings. However, care should be exercised in style selection so that it will blend with the country setting and with the surrounding environment, including neighboring homes. Traditional and contemporary styles are considered quite appropriate. Care should be taken to avoid styles not typically found in the Midwest, those with unusually severe lines and those which do not have distinctive character. In all cases, care

should be taken in following through on detailing to achieve authenticity.

3. Exterior siding materials and colors.

The choice of exterior material and color is extremely important. The house style will, in most instances, dictate the appropriate range of material and color. Within the acceptable ranges will be sufficient latitude for personal preferences. Care should be taken to avoid the use of an excessive number of different materials (giving a cluttered feeling) and materials or colors with highly reflective characteristics. The committee will be pleased to discuss this with you in advance if you desire.

Many settings at The Windings lend themselves to the extensive use of glass in the form of large windows, sliding glass doors, etc. This is considered quite appropriate and permits the outside to become an integral part of the home. On some homes, shutters may add considerably to the overall appearance. Care should be taken to see that shutters are sized to fit window openings and mounted so as to give a functional appearance. Window mullions (either permanent or detachable) may also be used to accent styling and building authenticity. Because of the high visibility factor on many homesites, care should be taken to avoid blank walls or unbalanced window placements.

4. Roofscape

One of the most visible elements of any home is the roof. Its ultimate appearance in relation to the structure should be carefully considered. This includes the shape of the roof in relation to the architectural design, as well as to the color and texture of the roofing material. Roofs with a significant pitch are normally most desirable and acceptable. Flat roofs are to be avoided. Mechanical equipment, vents, vent covers, etc., will be considered an integral part of the design and should be treated as such. Cedar shakes or cedar shingles are preferred roofing materials, however, other materials are acceptable if texture and color are satisfactory. Roof peaks are limited to thirty

(30) feet in height and roof overhangs must be at least ten (10) feet inside the property line.

5. Garages.

The garage should be designed as an integral part of the house. If possible, it should be oriented so that doors will be screened and not visible from the street. Garage doors should be of the overhead type and made of wood. Where more than a one-car garage is planned, separate doors will often give a better overall appearance and result in a minimum exposure of interior contents when a door is open.

6. Driveways.

Driveways should be carefully located for practicality as well as overall aesthetic appearance. Walkways from driveways to front entry should be carefully considered in the initial site plan. In some cases it may be desirable to create a two or three car parking zone which can double as a turn-around area. Where driveway lengths are unusually long, gentle curves will enhance the overall appearance. Circular drives may enhance the appearance of your home's entrance; however, careful consideration should be given to functional usage and potential disturbance to nearby trees' root systems.

7. Fences and screens.

Fences are not permitted on the perimeter of individual homesites except in unusual circumstances. They may be used, however, to screen air conditioning equipment, utility and garbage areas, patio and swimming pools. As with all elements, the fence should enhance, rather than detract from the overall appearance of the property. The committee encourages the use of rough hewn woods, masonry, or natural plantings as fencing and screening materials.

8. Landscaping.

Proper landscaping adds the finishing touch to your home and we encourage you to reserve funds for this purpose. We recommend that you obtain advice from a landscape architect or experienced landscaper and have a master planting plan prepared. This will serve as a guideline for initial as

well as subsequent landscaping. Site planning and clearing should be accomplished, insofar as is feasible, in a manner which respects and preserves the existing natural trees, vegetation and land contours.

The number of different plant materials introduced to the site should be kept to a minimum. They should be located in groupings to avoid a spotty effect. We encourage the use of native plant materials whenever possible and suggest that exotic horticultural varieties be limited to courtyards or other secluded areas.

Mulch, such as paygro, peat moss, or bark, is a good investment to supplement plantings.

Such features as rocks, statues and chain link or wire fencing which are not harmonious with the natural setting will not be permitted. Grounds lighting fixtures should be carefully selected for compatibility. Such lighting should be subdued so as not to be objectionable to adjacent property owners.

Other Matters

1. Elevation

The top elevation of the foundation is a decision which should be carefully evaluated by experienced personnel. The topographic characteristics of the homesite, elevation levels of the neighboring homes, and the level of the crown of the street in front of the house are all factors which should be considered. The objective is to achieve positive drainage, display the home to maximum benefit, capture the best views from the interior and take advantage of any opportunities for effectively utilizing basement areas. In some instances it may be desirable to place additional fill dirt on the site to achieve these objectives. A designated member of the committee will meet on site with the owner and builder to consult on this matter.

2. Permits.

Before construction begins, it will be necessary to obtain a building permit from Kane County. It also

will be necessary to make appropriate arrangements for connection of various utilities. These tasks are most frequently handled by your builder who is acquainted with the requirements. We recommend that you reach an understanding on this matter before signing a contract with your builder.

3. Information for your contractor.

We have prepared a separate informational guide for the convenience of your builder. This guide is periodically revised and contains current data regarding such matters as maintenance requirements on the construction site, temporary utility connections, authorized disposal areas, etc. This information will assist your builder in doing his job better while, at the same time, insuring compatibility of your construction operation with residents already living in The Windings.

4. Sign.

During construction, a sign not exceeding (20"x40") and setting forth the name of the architect and contractor may be displayed on the lot. The sign is to be removed upon occupancy by the owner.

5. Trees.

No tree with a diameter of six inches (6") or greater should be removed if at all possible. Trees to be removed in connection with initial home construction will be specified on the site plan and removal is authorized when your plans are approved. We suggest that any major trimming to enhance appearance of trees be done at the same time. We also recommend that trees immediately adjacent to the construction site be protected by your contractor to avoid damage.

6. Plan alteration.

The committee realizes that during construction it may be advantageous to make minor adjustments to approved plans; however, before any changes are made, it is the responsibility of the property owner to present any alterations to the Architectural Review Committee for approval.

Summary of Points for Consideration

1. The concept of architectural control and review is designed to benefit the owner and his neighbors by helping to protect and enhance property values.
2. The function of the committee is one of control yet an important part of their objective is to be as helpful to you as possible.
3. Feel free to discuss the contents of this pamphlet with the Project Director at any time, preferably in advance of final decisions on your part if any questions exist.
4. You will be rewarded with future satisfaction by paying careful attention to details in the initial planning of your home. Professional assistance, if used, will be a small percentage of the overall cost yet can yield good dividends.
5. Reserve adequate funds in your budget to appropriately landscape the house.