

WINDSTONE POA
ARCHITECTURAL
REVIEW COMMITTEE
GUIDELINES

Drainage

(Martin County permit required)

Below are the guidelines for drainage. Please read the below guidelines and then complete the online application on the WindStone website. *You will be submitting this online application directly to the WindStone ARC.*

Who to Contact for Information Concerning the WindStone drainage requirements:

Martin County Growth Management (Zoning and Environmental) 2401 SE Monterey, Stuart, Florida 34956

Environmental Compliance/Wetlands/Upland Preserves: 772-288-5501

South Florida Water Management: 561-686-8000

Tree Removal Martin County: 772-288-5511

Martin County Extension Office: 772-288-5654

Drainage Information

The Preserves/Canal Interface/Tortoise Preserve/WindStone Drainage are important elements of the WindStone Community and activities concerning these elements are regulated by WindStone's Covenants section 11 (Gopher Tortoise Preserve, Conservation Areas, Environmental Resource and Preserve Area Management Plan (PAMP)), South Florida Water Management and Martin County Growth Management. These agencies will strictly enforce compliance with all regulations specified in Section 11 of the WindStone Covenants.

Per 4.4 of the Preserve Area Management Plan "Prohibited activities in the preserve areas include but are not limited to: construction or placing building materials on or above ground, dumping or placing soil or other substances such as garbage, trash, or other vegetation, excavation, dredging or removal of soil material, diking or fencing, recreational vehicle use, and any activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation."

The ARC will follow the regulations per section 11 of the WindStone Covenants, as well as input from Martin County and South Florida Water Management concerning any Owner requests for activities within the:

- Wetland preserves.
- Lakes, retention, and detention ponds.
- Tortoise Preserves.

- Drainage easements within certain properties.

The building of structures, construction of all kinds, debris, and play areas are prohibited in these drainage easements. Select landscaping may be approved if it does not impede the proper drainage in the easement area.

Further guidance pertaining to Owners who have drainage easements is as follows:

“Because there are numerous properties that are an integral part of WindStone’s drainage infrastructure which fall under the governance of WindStone’s PAMP, Martin County, and South Florida Water Management, each Owner and Contractor/Builder shall adhere to WindStone’s Covenants and Restrictions as well as to WindStone’s PAMP based on each Owner’s survey with regard to Preservation, Wetlands, Conservation and Drainage areas.”

Driveways **(Martin County permit required)**

Below are the guidelines for driveways. Please read and then complete the online application on the WindStone website. *You will be submitting this online application directly to the WindStone ARC.*

Who to contact in Martin County for Driveway Information:

Building Department: 900 SE Ruhnke Street, Stuart, Florida 34994

Building Permits: 772-288-5916

Inspections: 772-288-5916

Driveway Guidelines

1. Driveways must be placed within parameters established by Martin County.
2. Pavers are the preferred surfacing material for all new driveways. Stamped and colored concrete driveways will be considered. Smooth/broom surface concrete, asphalt, and gravel driveways **cannot be approved**. Color should blend with the surrounding environment; both natural (vegetation and topography) as well as the built environment (other surrounding homes/structures)

3. If an existing driveway is not constructed of pavers, stamped and colored concrete, the existing material may be used for a proposed change if the change represents less than 50% of the current driveway surface area. If the change represents 50% or more of the driveway surface area, the driveway must be constructed of pavers or stamped and colored concrete which would include the existing section of the driveway.

4. All driveway shape change requests that include removal and revision of existing landscape that substantially and materially changes the appearance of the property must be accompanied by a full landscape plan completed by a licensed landscape architect. ***Please do not remove current landscaping including trees before submitting a plan, securing plan approval, and receiving notification from the ARC to remove existing landscaping. Any shrubs, plants, or trees approved for removal must be replaced in like kind and quantity at the minimum.***

5. All driveways must have miter end culverts (per Martin County Public Works drawing TYPE 1: Miter Ends to facilitate proper WindStone drainage and the culvert ends must be encased in concrete and or concrete with approved decorative surface materials such as stone, stamped concrete. ***Culvert specifications are on the WindStone web site www.WindStonepoa.org under Members/Documents/Culvert Specs link.***

6. Circular driveways may be approved but are dependent upon lot circumstances such as septic tank placement and possible egress safety issues. As with all driveway submissions, circular driveways must include a full landscape plan completed by a licensed landscape architect. Because of the large surface area of circular driveways, there are ***additional landscaping requirements*** for circular driveways as follows:

- Hedge type shrubs that can mature into plantings must screen the surface of the driveway parallel to the street.
- The driveway circular section must contain landscaping to screen the circular sections from the street and from traffic in both directions.
- Two miter end culverts per Martin County Public Works drawing TYPE 1: Miter Ends

Doors & Windows **(Martin County permit required)**

Below are the guidelines for doors and windows. Please read the below guidelines and then complete the online application on the WindStone website. *You will be submitting this online application directly to the WindStone ARC.*

Who to Contact in Martin County for Doors and Window Information/permits:

Building Department: 900 SE Ruhnke Street, Stuart, Florida 34994

Building Permits: 772-288-5916

Inspections: 772-288-5489

Door and Window Guidelines

1. Windows in the front elevation must be divided lite unless architectural details dictate otherwise. Replacement windows may be the same as the windows being replaced if not divided lite.

If the property owner wants to change from existing divided lite windows, applications that have accompanying renderings by a mutually agreed upon AIA, Florida architect with a certification of harmony between the windows and the architectural style will be considered.

2. Window frame colors must be white or bronze; however, special window colors coordinating or matching the trim will be considered on a case-by-case basis.

3. Mirror type glazing or films ***cannot be approved.***

4. Door changes will be decided on a case-by-case basis and will be dependent on the requested door style and the architectural details of the home.

5. Door colors ---door colors can be Flat or Satin finishes in an accent color, the trim color, or the house body color. Semi-gloss or gloss colors cannot be approved.

Fences, Gazebos, & Decorative Walls

(Martin County permit required)

Below are the guidelines for fences, gazebos, and decorative walls. Please read the below guidelines and then complete the online application on the WindStone website. *You will be submitting this online application directly to the WindStone ARC.*

Who to contact in Martin County for fencing, gazebo, and decorative wall information/permits:

John Tobey (772-288-5956), Engineering Department, 2401 SE Monterey, Stuart, Florida 34956. (You should contact Mr. Toby first concerning placement of Fences, Decorative Walls etc.)

Building Department: 900 SE Ruhnke Street, Stuart, Florida 34994

Building Permits: 772-288-5916

Inspections: 772-288-5916

Fencing, Gazebo & Decorative Wall

Fencing, gazebos, and decorative walls must be placed on member properties per Martin County Regulations, which requires compliance with setback, property lines, height requirements, and environmental compliance (Wetland Preserves, Tortoise Preserve, and C-23 Canal). *The Owners of parcels 1 through 36, which abut the Gopher Tortoise Preserve, shall not fence that portion of their parcel so the Gopher Tortoises to have free access to their parcels.*

1. All fences must be metal and 1 color. Color should blend with the surrounding environment; both natural (vegetation and topography) as well as the built environment (other surrounding homes/structures).

2. Front yards may not be fenced. Fencing may not extend beyond the front elevation of the house.

3. The following types of fencing **are not approved**.

- Highly decorated fencing or fencing with figurines.
- Wire mesh fencing including chicken wire fencing.
- Split rail fencing.
- Chain link fences.
- Vinyl fencing except as a child barrier for swimming pools to meet code requirements.

4. Gazebos will be considered on a case-by-basis under the following conditions.

- Gazebos may be placed in the back yard only. Gazebos will only be approved if they are sized appropriately for the area chosen, are not offensive to neighbors, enhance the architecture of your home and meet Martin County requirements for foundations and lot placement restrictions.

- All requests must include a landscape plan, which must be approved by the ARC.

- Per section 6.2 of the WindStone Covenants, Owners must paint and maintain the structure(s) which would include any approved Gazebo.

5. Decorative Walls will be considered on a case-by-case basis. Please submit the concept of your request and the ARC will consult with you on this request.

Generators

(Martin County permit required)

Below are the guidelines for generators. Please read the below guidelines and then complete the online application on the WindStone website. *You will be submitting this online application directly to the WindStone ARC.*

Who to contact in Martin County for Driveway Information:

Building Department: 900 SE Ruhnke Street, Stuart, Florida 34994

Building Permits: 772-288-5916

Inspections: 772-288-5916

Generator Guidelines

1. No generators in the front yard or close proximity to the street.
2. Generator location is determined by the number of variables established by Martin County regulations. There are requirements for distance off house walls, distance from window openings, and distance from any walls surrounding pumps, AC units, property lines etc. --- please secure the latest regulations by contacting Martin County Building Department.
3. The ARC tailors their approval based on Martin County allowed placement with additional provision that placement not be visible from the street and all reasonable attempts be made to shield the neighbor's view.
4. It should be emphasized that generators are loud and placement should take into account the noise factor relating to your neighbor and the Member installing the generator.
5. Landscaping will be required to minimize view from the street and the neighbor.

Landscaping

(no Martin County permit required)

WindStone is a custom-home community with canal and preserve views highlighted by generous landscaping. A landscaping plan needs to be part of the application showing location, type, and quantity of the proposed landscaping.

Below are the guidelines for landscaping. Please read the below guidelines and then complete the online application on the WindStone website. *You will be submitting this online application directly to the WindStone ARC.*

Revision of existing landscape that substantially and materially changes the appearance of the property must be accompanied by a full landscape plan.

Landscaping Guidelines

1. Each property will have a minimum of three (3) Oak trees that when initially planted must be a minimum of a 65 gal tree, with a height of 14-16 feet and a 4 inch caliper measured 3 feet up from the root ball.
2. The front yard and both side yards (along the perimeter) of the home must be landscaped. All back yards to have appropriate landscaping elements to support WindStone quality and lots that abut other properties must have more than the norm for back yard landscaping (details and quantity).
3. Stone/rock accents where appropriate will be considered on a case-by-case basis.

Mailboxes

(no Martin County permit required)

Mailbox Guidelines

There is currently only one mailbox approved for WindStone. It is the Regency 101 and is available from the Beautiful Mailbox Company. Black is now the only approved mailbox color due to irrigation water rust issues.

The mailbox can be ordered via telephone 800-856-6983 or online: www.beautifulmailbox.com. If you are securing a replacement mailbox, the only approved replacement mailbox is a black, Regency 101 mailbox available from the Beautiful Mailbox Company.

Pools

(Martin County permit required)

Below are the guidelines for pools. Please read these guidelines and then complete the online application on the WindStone website. *You will be submitting this online application directly to the WindStone ARC.*

Who to contact in Martin County for Pool Information:

Growth Management (Zoning and Environmental): 2401 SE Monterey, Stuart, Florida 34956

- Zoning Information: 772-288-5501
- Zoning Compliance/Code Enforcement: 772-288-5505
- Environmental Compliance/Wetlands/Uplands Preserves: 772-288-5501

Health Department: 3441 SE Willoughby Blvd, Stuart, Florida 34994
772-221-4000 #6 for Environmental

Building Department: 900 SE Ruhnke Street, Stuart, Florida 34956

Building Permits: 772-288-5916

Inspections: 772-288-5489

Pool Guidelines

1. Pools cannot be located in the front or side areas of the home.
2. There are specific Martin County setbacks from the Preserve and rear property lines--please consult the Martin County Department listed above for the appropriate and current regulations for the proper setbacks.
3. Per Martin County there are specific safety features required for pools and the Building Department should be consulted concerning these important safety feature requirements.
4. Pool equipment must be shielded from view by appropriately sized walls that are of the same construction as the house sidewalls and these walls must be landscaped.

5. The pool application must include an approved landscape plan.
6. Pool fencing must be metal and meet Martin County requirements for height and the gate safety features. Color should blend with the surrounding environment; both natural (vegetation and topography) as well as the built environment (other surrounding homes/structures).
7. Vinyl secondary child fencing will be approved based on Martin County approval of these materials.
8. Please consult the Fencing, Gazebo & Decorative Walls section by clicking on the guidelines for that section.

Preserves

(Martin County permit required)

Below are the guidelines for wetlands preserves, canal & tortoise preserve. Please read the below guidelines and then complete the online application on the WindStone website. *You will be submitting this online application directly to the WindStone ARC.*

Who to Contact for Information Concerning the WindStone Wetlands Preserves/Canal/Tortoise Preserve/Drainage:

Martin County Growth Management (Zoning and Environmental): 2401 SE Monterey, Stuart, Florida 34956

Environmental Compliance/Wetlands/Upland Preserves: 772-288-5501

South Florida Water Management: 561-686-8000

Tree Removal Martin County: 772-288-5511

Martin County Extension Office: 772-288-5654

Preserves Information

The Preserves/Canal Interface/Tortoise Preserve/WindStone Drainage are important elements of the WindStone Community and activities concerning these elements are regulated by the WindStone Covenants section 11 (Gopher Tortoise Preserve, Conservation Areas, Environmental Resource and Preserve Area Management Plan),

South Florida Water Management and Martin County Growth Management. These agencies will strictly enforce compliance with all regulations specified in Section 11 of the WindStone Covenants.

Per 4.4 of the Preserve Area Management Plan “Prohibited activities in the preserve areas include but are not limited to: construction or placing building materials on or above ground, dumping or placing soil or other substances such as garbage, trash, or other vegetation, excavation, dredging or removal of soil material, diking or fencing, recreational vehicle use, and any activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation.”

The ARC will follow the regulations per section 11 of the WindStone Covenants, as well as input from Martin County and South Florida Water Management concerning any Owner requests for activities within the:

- Wetland preserves.
- Lakes, retention and detention ponds.
- Tortoise Preserves.
- Drainage easements within certain properties.

The building of structures, construction of all kinds, debris, and play areas are prohibited in these drainage easements. Select landscaping may be approved if it does not impede the proper drainage in the easement area.

Further guidance pertaining to Owners who have drainage easements is as follows:

“Because there are numerous properties that are an integral part of WindStone’s drainage infrastructure which fall under the governance of WindStone’s PAMP, Martin County, and South Florida Water Management, each Owner and Contractor/Builder shall adhere to WindStone’s Covenants and Restrictions as well as to WindStone’s PAMP based on each Owner’s survey with regard to Preservation, Wetlands, Conservation and Drainage areas.”

Roofing

(Martin County permit required)

Below are the roofing guidelines. Please read and then complete the online application on the WindStone website. *You will be submitting this online application directly to the WindStone ARC.*

Who to Contact in Martin County for Roofing Information:

Building Department: 900 SE Ruhnke Street, Stuart, Florida 34994

Building Permits: 772-288-5916

Inspections: 772-288-5489

Reroofing of Existing Homes

Color should blend with the surrounding environment; both natural (vegetation and topography) as well as the built environment (other surrounding homes/structures). The preferred roofing colors (solid or blends) are brown, beige, tan, gray, taupe and black. The color may not be replicated within 4 houses in all directions.

Key West Style homes with existing metal roof must reroof with metal roofing. * If the property owner wants to change from existing roof material (tile, metal or asphalt), applications that have accompanying renderings by the roofing contractor and/or elevation drawings by a registered, AIA Florida architect will be considered. ** The plans must include certification of harmony between the roof and the architectural style.

Allowed roofing materials:

- Cement and clay tile, flat or barrel
- Metal, 1.5” standing seam, 24 gauge or heavier, low sheen, gloss finish prohibited. Alternative styles, including those which simulate clay/slate tile may be considered in keeping with the opening paragraph above.

Existing Homes with Asphalt Roofs

If your current home has an asphalt roof, you may reroof with an asphalt roof, a metal roof (as outlined above) or a tile roof (as outlined above). If reroofing with asphalt, the minimum standard is a 50-year high-definition shingle.

Miscellaneous

- Solar Panels (electrical generation and/or thermal absorber): Solar panels may be approved provided the panels and related equipment are cohesively integrated into the roof plan, and the addition of such equipment is not incongruous with existing appearance and does not contribute to a disjointed aesthetic. Exterior, non-roof mounted equipment, connections, wiring/tubing, etc., which may be attached to walls or mounted to ground structure shall be properly painted to match the surface on which it is installed or placed behind equipment walls as described in Article 9 of the Covenants as well as other areas in the guidelines.
- Lightning Rods: These devices shall be approved, provided they are compliant with Article 9 of the Covenants and are placed with sensitivity to the architectural design of

the property while meeting the desired efficacy of the devices. Where possible, materials should be painted to match the surface on which it is installed.

* Final determination of what constitutes a Key West Style will be based upon industry standards, and an outside review by a certified architect, if necessary.

** The WindStone ARC has sought out a local architect to refer property owners in such cases for a reasonable fee. Please contact the ARC for referral information.

Painting

(no Martin County permit required)

The ARC desire is to retain the unique individuality of WindStone's custom homes while maintaining a cohesive and community-enhancing color palette. In order to maintain WindStone as a high quality and sought-after community, it is necessary to maintain a harmonious color theme, which coordinates the roof color, house body, trim, accent, and driveway color.

Below are the guidelines for repainting your WindStone Home. Please read the below guidelines and complete the online application on the WindStone website. *You will be submitting this application online directly to the WindStone ARC.*

Painting Guidelines

When selecting your exterior home colors, please be mindful of color coordination with roof, driveway, and surrounding homes. The architectural style and other attached decorative details of a home will also be considered as part of the approval process.

- Colors should blend with the surrounding environment; both natural (vegetation and topography) as well as the built environment (other surrounding homes/structures)
- Colors should be harmonious with the overall aesthetic of WindStone
- Bright or vivid colors may not be approved
- Requests to repaint in existing colors shall be approved unless the ARC unanimously agrees that the existing colors are incongruous with the property's surroundings

- All paints selected for the exterior of the home must be of satin gloss/finish level or less (e.g., more matte); semi-gloss (or glossier) finish will not be approved

A minimum of two and up to three colors may be used for the exterior of a home:

1. **Primary Color:** Required; only one color may be used for the house body color.
2. **Trim Color:** Required; trim color is typically lighter than the house body color; however, for lighter house body colors and/or certain architectural elements, darker trim colors will be considered.
3. **Accent Color:** Optional; a single accent color may be used, if desired, for the front door and/or shutters (including faux shutters). If not using a third accent color, such elements shall be painted to match the house body/primary color or trim color.

Other Painting Guidelines:

- No more than 3 colors per house---one body color, one trim color, and one accent color. *Brick, stone, natural wood, or other contrasting-material accents will NOT be counted in the color count.*
- Walls are to be a continuous color except where a vertical trim element breaks the continuity of a wall, in which case the trim color may be used on the trim elements, or this vertical trim may be painted the primary/body color.
- Gutters must be the same color as the surface on which they are installed.
- Downspouts must be the same color of the surface on which they are installed.
- Please be cognizant of the roof and driveway colors in choosing house colors, as the ARC will consider these colors in the approval process.
- Proposed colors shall be noticeably different from at least four houses in any direction adjacent to/across from the applicant's
- When applying for painting approval, the following shall be submitted:
 - Recent photos of existing property, with all existing colors visible, inclusive of driveway, roof, pavers, walkway, fence, etc.
 - Recent photos of neighboring (adjacent & across) properties, to demonstrate the proposed colors are noticeably different from those surrounding the applicant's
 - Paint brand(s), color name(s), and color number(s) for all proposed color(s)
- The ARC may request an area of wall, up to four feet by four feet, to be painted with the proposed colors in order to more accurately envision the proposed change. Such area shall be visible from the street and must include driveway/walkway and roof within the field of view and shall include all proposed paint colors (primary/body, trim, and optional accent), including those which may not be changing from current selections, in a contiguous manner, in order to clearly demonstrate the cohesiveness of the proposed palette. If other material accents (such as brick, stone, wood, etc.) are also present on the house, the

demonstration area shall be painted in a location where all elements may be viewed as contiguously as possible.

General

Any and all improvements or substantial and material modifications, to the exterior of a property, which are permanently or semi-permanently attached, affixed, planted, or otherwise incorporated into the structure or physical lot, shall be submitted to the ARC for review and requires approval to be granted prior to proposed changes being made.

When not addressed in specific sections in the ARC Guidelines, the ARC shall ensure such proposed changes be aesthetically pleasing, perceived as high quality, and cohesive with the property and its surroundings, and in compliance with Article 9 of the Declaration of Covenants and Restriction of WindStone Property Owners Association, Inc (while respecting each property's individuality and unique attributes).