

WindStone Architectural Review Committee (ARC) Guidelines

Section 2

Builder's Guidelines for Additions/Major Changes to existing Owner Homes and New WindStone Homes

WindStone Covenants require conceptual discussions, preliminary approvals, and full approvals only be granted to WindStone Owners.

WindStone homes are to be constructed to high quality standards and contain architectural details that support and enhance the custom/unique character as well as the environmental focus of WindStone. The guidelines contained in following pages will be used to evaluate all applications for major additions/major changes to existing Owner homes and for new home construction. While these guidelines do apply to additions/major changes to existing Owner homes, certain architectural details of the current structure may allow a deviation from these guidelines.

It will be the responsibility of the Owner to secure Martin County permits to comply with:

1. Martin County Building Codes.
2. South Florida Water Management/Martin County Regulations and Guidelines concerning interface with:
 - C-23 canal.
 - WindStone preserves.
 - Tortoise preserves.
 - WindStone drainage and water control systems. It will be incumbent on the Owner and builder to ensure that catch basins are not filled with construction debris and or fill. Owners are responsible for any damage to drainage systems caused by construction activities.

Additional details for colors, fencing, pools, landscaping, driveways, etc. can be found in Section 1 of the WindStone ARC guidelines, Section 1. These details serve to augment the Builders Guidelines contained below.

Applicant and Builder/Contractor General Information

1. All plans for new homes and additions/major changes to current homes must be prepared by a licensed architect or designer with an architect's and or engineer's seal. The plans must contain appropriate engineering, structural, and architectural details and elements
2. A \$5000.00 deposit is required for approval of all submissions requiring the use of heavy trucks and equipment. This deposit will be refunded if there is no damage to WindStone roads, gate system, water control systems, and common areas by any contractors associated with the construction. Any damage not restored to the condition prior to the construction process will be repaired and the cost deducted from the deposit.

3. A fee may be required to defray the cost of an outside architect/landscape architect/structural engineer for reviewing plans for additions/major changes to existing Owner homes and new WindStone homes.
4. The construction site must be clean at the end of the day with no undo construction debris present. After two (2) written warnings, fines of \$100.00/day will be deducted from the construction deposit.
5. Construction equipment cannot remain on the property longer than is necessary to complete their intended task.
6. Parking of worker vehicles and/or trucks of any kind must be within the confines of the property and not impede resident use of WindStone roads. Truck unloading will be allowed in the roadways if their presence does not present a safety hazard, prevent resident use of the road or does not require more than 1.0 hour of time in the roadway.
7. No builder/contractor signs or advertising/promotional signs of any kind are allowed on the construction site or in WindStone.
8. The Owner and the builder/contractor will be required to sign a Statement of Commitment and Responsibility pertaining to conduct within WindStone during the construction process. The statement of Commitment and Responsibility is on page 17.

Application Process

The Owner will be required to complete the following details to ensure a thorough review that avoids unnecessary delay.

1. Completed Form #2 Request for Architectural Review Decision---addition/major change to existing Owner homes and a new WindStone home, which can be secured from the management company or from the WindStone Web site www.WindStonepoa.org under ARC forms link. ARC Form #2 completion and acceptance will require a \$5000.00 construction deposit and the ARC may require a plan review fee.
2. Two sets of site plans
 - Lot number
 - Address
 - Legal description of the lot
 - Property lines, including streets, right of way's, lakes, easements, set back lines (back, side, and front), all applicable dimensions, and North Directional Arrow.
 - Location of proposed cut and/or fill, indicating approximate slope and height or depth of each.
 - Location of all structures, parking areas, driveways, walkways, decks, walls, fences, swimming pools, air conditioning equipment, tanks, telephone/electrical services and all other details that are proposed for the completed structure.
 - Location of well, septic tank, and drain field.
3. Two sets of landscaping plans---see further landscaping guidelines page 8 of Section 1 and page TBD of this Section.

4. Two sets of drainage plans to include the driveway culvert system plus water control to adjacent properties, C-23 Canal, preserves, detention/retention areas, and the street. See driveway culvert requirements under driveways Section 2 page TBD number 2.
5. Two complete sets of building plans which must include
 - Elevations---for all sides of the proposed structure
 - Floor plan, including:
 1. Interior room sizes.
 2. Location, dimensions, and complete details of windows, doors, and other openings.
 3. Interior details.
 - Construction details/specifications---structural and finish details---exterior and interior.
 - Truss/roof plans.
 - Electrical plan exterior landscaping lighting. (if applicable)
 - Exterior colors specifying house body color, trim color, and one accent color (no more than 3 colors per house ---see further details on exterior colors under ARC painting guidelines Section 1 page TBD.
 - Driveway details
 - Copy of the contract between Owner and builder/contractor. Contractor must have a State of Florida or Martin County Builders Residential or higher license.
 - WindStone POA shall receive a copy of the Builder's Risk insurance certificate and shall be named as an additional insured on this policy.

ARC Construction Review/Compliance Review

The ARC will monitor the construction process from start to completion and may conduct periodic inspections to ensure compliance with the ARC approvals. The ARC makes no representation that the periodic inspection assures compliance with Martin County, South Florida, or any other Government Regulatory Agency regulations and requirements.

No construction to commence until the following have been accomplished:

1. Completed WindStone ARC Review Form # 2 submitted with a \$5000.00 construction deposit (and plan review fee if required).
2. All Martin County permits obtained based on plans approved by the WindStone ARC.
3. All property corners clearly identified.
4. All native trees and vegetation identified and flagged red for proposed removal and yellow for preservation based on Martin County and South Florida Water Management regulations. Please No removal until approval of the ARC.
5. Outline of driveway and the proposed new home structure marked with flags.

6. Executed Owner and Builder/Contractor Statement of Commitment and Responsibility.

General Design Considerations/Architectural Details

1. New Homes will be evaluated on the basis of architectural styles, details, and uniqueness in harmony with the existing community. Contemporary/modern architectural styles and/or contemporary/ modern architectural “add on” details are not permitted.
2. Design duplication is prohibited and the close proximity to current homes relative to design elements including house colors, driveway composition or other elements are not permitted.
3. Design elements should distinguish each newly constructed home as a one-of-a-kind home. Exterior materials and the texture of these materials should give the feeling of unity, harmony and give the proposed home a distinctive character. Directional changes and application of secondary materials for effect must be skillfully integrated into the design concept and not be mere exterior surface decoration.. “Add on” features, such as roof peaks superimposed over the main roof structure to give the appearance of a change in the roof design are not permitted. Fully integrated changes in roof directions as part of the structural details will be approved if these elements remain in concert with the architectural integrity of the proposed home.
4. Windows, and other such openings shall be designed to afford a consistent, harmonious, and distinctive character to the proposed home as well as be true to the architectural style chosen. Window placement must be done with skill to create paneled effects and to provide a pleasing and distinctive design. Windows must be divided light and have appropriate scale/size in order to give stature as well as be appropriate for the architectural style/theme of the new home. The use of symmetry in window placement coupled with the appropriate style of divided light that is indicative of the architectural style of the proposed home must be part of the proposed plans.
5. The front entry is the focal point of a new WindStone home. Careful selection of front entry elements should ensure the entry details emphasize and enhance the architectural style of the proposed home. Front entry doors should be double doors of stature and uniqueness. A single front entry door will be considered if wider than a typical 3-foot-wide door, and contain sidelights with integrated top transom elements, circular tops with sidelights, and/or must be contained within architectural front entry details that give the front entry stature and uniqueness as well as be in concert with the architectural style of the home. A simple single front entry door will not be permitted.
6. Window trim details such as stucco bands and/or cast concrete trim elements will be required for all window and door openings and should be uniform throughout the exterior of the house. As an example, the required stucco band or cast window trim on the front elevation must be continued around the sides of the house and the back if the proposed home if the proposed home overlooks another property or is visible from the road. Shutters included in the front elevation can be repeated down the sides and on the back if the back is visible from other properties or from the road and can serve to replace the required stucco band or cast window trim necessary for the sides and back.
7. Any architectural elements chosen such as cast concrete columns, chimneys, symmetrical elements, asymmetrical elements, elevation changes, railings, bump outs, special window types, exterior molding details, exterior window trim details, shutters, planters, driveway pillars, windows that project through the roof line, porches, entry porches, entry molding(s), applied stone, brick,

quoins, cast concrete elements, cupolas and any other architectural elements chosen to distinguish the proposed new home must be appropriate to the architectural style chosen.

8. WindStone reserves the right to restrict certain architectural styles that do not harmonize, add to the tone, character, and uniqueness of WindStone. Restrictions on certain architectural styles may result from that style being in excess in the lot area chosen. Consideration will be given to **not** allowing a single-story house to be flanked by two large and imposing two-story homes if the approval of these two-story homes devalues the single-story home and/or if the harmony of the neighborhood is harmed by this approval.

House Height Requirements/Square footage requirements

1. Single story homes must have a minimum of ten-foot-high sidewalls and have a minimum of 3 changes in tie beam height/fascia elevations. These required changes in beam height/fascia elevations are to avoid the non-custom look prevalent in single height constructed homes.
2. Single story homes must have a minimum of 2400 square feet.
3. A 2-story home must not exceed 35 feet and the bottom floor must have 10-foot-high ceilings. A minimum of 3 tie beam/fascia height changes shall also apply to 2-story homes.
4. A 2-story home must have a minimum of 2800 square feet.

Sidewall Construction Requirements

1. The new home must be concrete block construction. Solid poured concrete or concrete/foam cell construction will be considered on a case-by-case basis.
2. Frame or stucco over frame construction **is not** permitted with the possible consideration of select sections of the 2nd story of 2-story homes allowed to be stucco over frame. This consideration would only be allowed based on a design hardship or undo expense burden of an all-concrete block 2nd story.
3. Siding materials must be stucco or horizontal siding. Stucco must have a knock down or a textured finish. Smooth finish stucco will be considered and dependent on architectural details like stone accents on the sidewall. Mixed sidewall materials such as a combination of stucco and horizontal siding will be considered and dependent on architectural details of the proposed home.
4. Sidewall materials of stone, brick, or cast concrete simulating marble or other materials will be considered. These sidewall materials are usually employed as accents and their approval will depend on the architectural details of the proposed structure.
5. Color theme are contained on page 13-14 of Section 1.

Driveways

Driveway guidelines are contained on page 3-4 of Section 1.

Exterior Equipment Systems

Water systems including potable water, irrigation systems, AC equipment, and pool equipment must be hidden from view with a wall of the same materials as the house sidewall construction and the wall must be landscaped.

Garages

1. All newly constructed homes require a minimum of a 3-car attached garage measuring a minimum of 24 feet in depth and minimum of 30 feet in width.
2. Garage doors may not be street facing. Garage Doors must be of either side loading or back loading orientation.

Landscaping

WindStone homes are generously landscaped and all submissions must meet this requirement.

1. A licensed landscape Architect prepared landscaping plans.
2. There must be lawn and landscaping fully covering the entire lot.
3. Native vegetation should be preserved as construction allows and as dictated by Martin County and South Florida Water Management Regulations.
4. Floratam sod must be employed in all lawn areas.
5. A sprinkler system must be installed that will adequately irrigate all landscaping elements.
6. Landscaping must be an important part of the completed new home with emphasis on full landscaping of the front of the structure as well as down both sides to the end of the structure and in the back area. If the lot abuts and overlooks another property, then additional landscaping elements for quality and detail must be included.
7. A minimum of three Oak trees must be planted on the property and be a visible element as viewed from the street. Oak trees must be a minimum of a 65-gal tree with a height of 14-16 feet and a 4-inch caliper. If there are sufficient original Oak trees remaining on the property after construction and the Oak trees are a visible landscaping element it will be deemed sufficient to meet the requirement.

Homes that border the Wetland Preserves must be cognizant of South Florida Water Management/Martin County Regulations concerning setbacks and landscaping activities within these areas as specified in the WindStone Preserve Area Management Plan (PAMP). No removal of Native Vegetation or Landscaping Additions in these areas without explicit permission from the ARC/Martin County/South Florida Water Management. Please see further notifications under Wetlands Preserve/Canal/Tortoise Preserve Section 1, page 10-11.

Mailboxes

1. Information contained in Section 1 guidelines, page 8.

Pools

1. Information contained in Section 1 guidelines, page 9-10.

New Roof Details

1. At least 5 peaks must be included in the roof details.
 2. All roofs must contain a minimum of a 6/12 pitch.
 3. The preferred roofing colors (solid or blends) are brown, beige, tan, gray, taupe and black. The color must be in harmony/theme with the house and driveway. The color may not be replicated within 4 houses in all directions.
 4. 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 #3 above.
- If your new construction home is a Key West Style, ** you must roof with a metal roof.
5. Flat roofs of any kind and tar and gravel roofs **are not** permitted

Wetland Preserves/Canal//Tortoise Preserve/WindStone Drainage

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

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), 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:

- Wetlands Preserves
- Lakes, Retention and Detention Ponds
- Tortoise Preserves
- Drainage easements within 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 the 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 C&R’s as well as to WindStone’s PAMP based on each Lot Owners survey with regard to Preservation/Wetlands/Conservation and Drainage areas”.

Windows

1. Windows in the front elevation are to be divided lite unless architectural details dictate otherwise.
2. Windows must comply with Florida Building Codes as approved by Martin County.
3. 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.
4. Mirror type glazing or films **cannot** be approved.

**WindStone Architectural Review Committee
Owner and Builder/Contractor
Statement of Commitment and Responsibility**
(Major changes/additions to existing Owner homes and new home construction”)

To ensure WindStone remains a unique Community to live and play, Owners (new homes, additions/major changes to existing Owner homes) and Builder/Contractors are required to sign a commitment to the following concerning the construction process.

1. All work will be done in a safe manner within the WindStone Community and completed according to Martin County and WindStone ARC approved plans.
2. Worker vehicles will only be parked on the property of the construction project. No worker vehicles to be parked on WindStone roads or WindStone common Areas.
3. Unloading of large trucks that can not be parked/unloaded on the owner property can be unloaded on WindStone roads under the following conditions:
 - Unloading no longer than one hour.
 - Unloading will need to have a workman guide passing vehicles.
 - Unloading if and only if this unloading process does not unduly contribute to an unsafe environment and does not impede the use of the road for WindStone Owners.
4. All catch basins within and adjacent to the construction area must be maintained (soil/debris removed) on a monthly basis or on accelerated schedule based on ARC review. After completion of the home, a final catch basin clean out will be required.
5. The ARC will conduct a review of all catch basins, sewer caps, drainage junction boxes, and other drainage system elements that are in the area of the construction to ensure no damage. Any damage to the WindStone drainage systems, which also includes the retention, and detention ponds, will be responsibility of the “Owner “.
6. ARC will conduct a review of all WindStone lighting, electrical systems, common areas including landscaping elements, gate systems, camera/security systems and any damage to these systems will responsibility of the Owner.
7. Silt barrier (s) must be erected to prevent loose soil from entering WindStone catch basins, and WindStone drainage systems, which include retention and detention areas.
8. Owner and builder/contractor are responsible for calling 811, 3 days before any and all digging activities. Visit www.sunshine811.com.
9. No builder/contractor signs or advertising/promotional signs of any kind allowed on the construction site or in the community.

I understand the above requirements and I agree and will abide the requirements set forth above.

“Owner /Lot # _____

Current Address _____

Cell number/email _____

Owner Signature _____

Contractor /Builder _____

Address _____

Cell Number/email _____

Office Number _____

Contractor/Builder Signature _____