

W I N D H I L L

Palatine, IL

1991

**ARCHITECTURAL
GUIDELINES**

**MITROFF
COMPANIES**

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I N T R O D U C T I O N

BACKGROUND

Great care has been taken in the planning and design of Windhill. The natural rolling topography combined with winding streets, superb architectural styling, majestic entrance with its pond and waterfall and luxurious landscaping will all contribute to make Windhill one of the finest residential communities in the Chicagoland area Mitroff Companies offer.

Two single family home options are offered to fulfill the specific needs of two distinct lifestyles

COUNTRYHOMES:

These dramatic three to five bedroom homes are built on large lots with traditional homeowner responsibilities of providing their own landscaping and maintenance. In addition, you may purchase a Countryhome lot, and retain your own architect and builder to design and build your home.

CLUBHOMES:

These smaller single family homes provide the owner with the opportunity of a carefree environment. Fully and luxuriously landscaped, with complete lawn sprinkling system and comprehensive grounds maintenance, these homes offer a unique alternative to conventional home ownership.

DESIGN REVIEW PROCESS

In order to insure and promote proper adherence to established design standards a REVIEW PROCESS has been established for Windhill.

All home designs and any changes to the exterior of a home or physical modifications to the property after possession of the home must be approved by the **ARCHITECTURAL REVIEW COMMITTEE. (ARC)**

These **DESIGN GUIDELINES** have been created to provide the

homeowner, architect and contractor with a set of guidelines to help expedite reviews and above all maintain consistent and quality design direction.

We at the Mitroff Companies, believe that establishing a proper example of quality, design and attention to detail will help promote aesthetic harmony and in the long run, enhance the investment of all property owners at Windhill.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Windhill is a master planned community expressing a distinct physical quality. The community's Covenants and Restrictions provide general design criteria and overall standards for the subdivision. The **ARCHITECTURAL REVIEW COMMITTEE** will have the power to approve or disapprove any proposed plans and designs which would include the construction or modification of:

1. All home designs.
2. Additions or alterations to original structures.
3. Any and all physical changes on the property.
4. All landscaping.

The Architectural Review Committee has set the minimum size of the homes in Windhill at 2,000 square feet. This minimum size can be changed by the ARC.

The Committee's prime objective is to maintain a consistent and aesthetic theme created in the original designs by the architects and builder. The **ARC** reserves the right to make periodic modifications to the Architectural Guidelines when it deems such action necessary to carry out Windhill's objectives.

The **ARC** will be comprised of three members. Initially, the builder will be responsible to organize this group and eventually the Homeowners Association will select an appropriate committee from the membership.

An **APPLICATION FOR APPROVAL** along with appropriate drawings must be submitted prior to the commencement of any construction.

COVENANTS AND RESTRICTIONS

A set of specific rules called **COVENANTS AND RESTRICTIONS**

have been established and recorded by the Developer. This document gives the ARC proper and necessary controls to fulfill the intended objectives designed for Windhill.

VILLAGE OF PALATINE CODES & REGULATIONS

The Village's codes and regulations are enforceable and will be respected. The only exceptions to normal Village standards are those which have been granted as part of the original Windhill P.U.D. approvals.

HOMEOWNERS ASSOCIATION

A Homeowners Association will be established when home ownership exceeds 80% of total units in Windhill. The Association will be responsible to administrate and enforce all rules, regulations and guidelines set forth in the Covenants and Restrictions and these DESIGN GUIDELINES.

COMMON OPEN SPACE & AMENITIES

All open space beyond individual private lots will be deemed common and shall be maintained by the Homeowners Association. Certain landscape easements have been established on private properties for the purpose of creating natural screening and improved aesthetics. Initial landscaping of common open areas shall be provided by the developer of Windhill.

The main entrance and the entire frontage along Roselle Road in the Clubhome section in being provided with an underground lawn sprinkler system.

A R C H I T E C T U R A L C R I T E R I A

FLOOR PLANS

Generally, exterior configuration of floor plans remain unchanged, however interior modifications are possible. Any change requests prior to home construction are to be submitted in writing to the Mitroff Companies. Interior modifications after closing on the home are at the owners

complete control and responsibility.

Potential expansions, particularly with Countryhomes during the initial purchase phase of the home and after closing will be evaluated by the ARC for physical lot acceptance, i.e. rear yard setback requirements, grading and draining. Aesthetic considerations and architectural compatibility will always be of prime importance.

NOTE: ARC must approve all floor plans and any changes thereto.

ARCHITECTURAL STYLE

A particular elevation or style of home is chosen after a decision on a specific floor plan has been made. More than thirty elevations are available from the developer in cedar, brick, stucco, stone or various combinations of these materials. Multiple color packages have been custom tailored to further increase variety and eliminate identical duplication of home facades.

NOTE: ARC must approve all exterior elevations and materials and any changes to building exteriors.

MONOTONY CODE

To promote aesthetic quality and an overall custom appearance a MONOTONY CODE has been established to help create such an environment.

COUNTRYHOMES

Identical elevations along the same street must be at least five (5) lots apart even though the color scheme would be different.

CLUBHOMES

Identical elevations along the same street must be at least two (2) lots apart even though the color schemes would be different.

Custom designed color combinations for all home exteriors have been prepared by Windhill's designers. This exclusive

approach provides the homeowners with maximum variety yet insuring the highest level of architectural harmony.

NOTE: ARC must approve all exterior color selections.

BASEMENTS

All homes at Windhill have basements. Three varieties of basements are available throughout the development. The natural roll of the land dictates where a standard basement will become either an English or Walk-out lower level. These two versions feature eight foot ceilings.

ENGLISH BASEMENT

One or more walls will have the opportunity to feature standard windows rather than the metal area wells.

WALK-OUT BASEMENT

One wall, usually the rear and or one of the sides will have complete exposure providing ample space for sliding doors and windows.

Standard patios will be replaced with cedar decks when either an English or Walk-out basement conditions dictate.

NOTE: ARC must approve any perimeter changes to basements.

REMODELING AND ADDITIONS

Any exterior additions or remodeling to homes will require the same criteria as the original designs. All aesthetic considerations such as colors, materials, landscaping, solar collectors, satellite disks, lighting, etc. will be of significant concern to the ARC.

NOTE: ARC must approve any exterior remodeling or additions.

L O T C R I T E R I A

PHASING

The development of Windhill is being phased to provide the early buyers with maximum privacy and a minimum amount of noise and dust pollution.

TOPOGRAPHY/GRADING

Windhill has very rolling topography and the grading has been engineered to respect the natural lay of the land. All lots are final graded by the builder to meet the specific needs of each home and adjacent lots.

NOTE: ARC must approve any changes to established grading or land contouring.

BUILDING SETBACKS

Minimum building setbacks have been established by the Village of Palatine. To enhance the aesthetics of Windhill, the Mitroff Companies has increased and varied the front yard setbacks. The distances are established after a specific home and lot have been chosen by the purchaser.

NOTE: ARC must approve requests for any changes to established setbacks.

BASEMENT OPTIONS

The majority of the basements are ENGLISH or WALK-OUT options. The lots designated for these types of basements have been established by natural site conditions and engineering design. The window exposure from these lower levels will occur in the rear or side walls depending on specific lot grading. Standard window and sliding door locations have been determined by the architects to compliment the overall aesthetics.

NOTE: ARC must approve any deviations to the standard window and door locations in basements.

GARAGE

Garage left or right as viewed from the street has been determined by the engineers based on building elevation and its relationship to the street.

Garage size design and location has been predetermined on every plan. Expansion to three car garages is possible on all COUNTRYHOMES.

NOTE: ARC must approve all garage designs, sizes & locations.

HOME POSITIONING

Homes are positioned on lots based on required setbacks, grade, considerations, engineering and aesthetics.

NOTE: ARC must approve all home positioning.

DRIVEWAYS AND WALKS

The prospective purchaser has some options available in the selection of driveway and walk materials and in some cases the configuration.

NOTE: ARC must approve all driveway and walk plans or changes.

RIGHT OF WAYS AND EASEMENTS

The collector streets are public R.O.W.'s and will be maintained by the Village of Palatine. Many utility and maintenance easements traverse the property with the Homeowners Associations responsible for the common landscape areas, storm water detention facilities and private drives within the Clubhome area.

NOTE: No changes will be permitted to any R.O.W.'s, easements, ponds or any common areas.

L A N D S C A P I N G C R I T E R I A

NEW TREES, SHRUBS & FLOWERS

COMMON AREAS

Landscaping of main entry, islands, parkways Roselle Road perimeter and storm water facilities has been included in the standard improvements of Windhill.

CLUBHOMES

All Clubhomes feature complete landscaping including sod, trees, shrubs and mulching beds.

COUNTRYHOMES

Sod and trees are included in all parkways. The homeowner is required to install a minimum of \$15,000 worth of landscaping within nine (9) months after the closing on the home.

A landscape plan must be submitted to the ARC for their approval. Model homes will provide examples of landscape design and quality.

A recommended plant list has been included to help homeowners and their contractors with their designs.

RECOMMENDED PLANT LIST

TREES

Norway Maple
Red Maple
Silver Maple
Green Mountain Sugar Maple
Ohio Buckeye
Horsechestnut
White Ash
Green Ash
Maidenhair Tree
Honeylocust
London Planetree
Bradford Pear
Bur Oak
Pin Oak
English Oak
Red Oak
Golden Weeping Willow
American Linden
Linden
Redmond Linden
Amur Maple
Hedge Maple
Shadblow Serviceberry

June Berry
River Birch
Paper Birch
American Hornbeam
Katsura Tree
Eastern Red Bud
Hawthorn
Thornless Hawthorn
Cornelian Cherry
Pagoda Dogwood
Washington Hawthorn
Winter King Hawthorn
Vernal Witchhazel
Common Witchhazel
Saucer Magnolia
Star Magnolia
David Crab
Japanese Crab
Crabapple
Zumi Calocarpa
Japanese Tree Lilac
European Black Alder
Apple Serviceberry

EVERGREEN TREES

White Fir
Black Hills Spruce
Colorado Blue Spruce
Red Pine
White Pine
Douglas Fir
Canadian Hemlock

Norway Spruce
Colorado Green Spruce
Austrian Pine
Scotch Pine
Japanese Black Pine
Blue Douglas Fir

SHRUBS

Red Chokberry
Black Chokeberry
Mentor Barberry
Dwarf Red Barberry
Thornless Barberry
Peking Cotoneaster
Cranberry Cotoneaster
Spreading Cotoneaster
Many Colored Cotoneaster
Japanese Dogwood
Gray Dogwood
Dogwood
Yellowtwig Dogwood
Dwarf Red Dogwood
Burning Bush
Arnold Dwarf Forsythia
Dwarf Forsythia
Kalm St. John's Wort
Amur Privet
Lodense Privet
Regels Privet
Clavey's Dwarf Honeysuckle
Bayberry
Double File Viburnum

Goldfinger Potentilla
Jackmann's Bush Cinquefoil
Dwarf Ninebark
Alpine Currant
Green Mound Alpine Currant
Fragrant Sumac
Cut-leaf Sumac
Spirea
Alpine Spirea
Snowmound Spirea
Lace Shrub
Dwarf Korean Lilac
Chinese Lilac
Burkwood Viburnum
Dwarf Carlesi Viburnum
Viburnum
Wayfaring Tree Viburnum
Nannyberry Viburnum
Compact Cranberry
Blackhaw Viburnum
Siebold Viburnum
Dwarf American Cranberry
Hans Viburnum

EVERGREEN SHRUBS

Kallay Compact Juniper
Japanese Juniper
Buffalo Savin Juniper
Dense Yew
Hatfield Yew
Mission Arborvitae

Blue Rug Juniper
Blue Sargent Juniper
Mugo Pine
Hicks Yew
Nigra Yew
Dark Green Arborvitae

BROADLEAF EVERGREEN SHRUBS

Korean Boxwood
Winterberry
Rhododendron
Blue Yucca

Blue Girl Holly
Oregon Grape Holly
Adams Needle

GROUNDCOVERS & VINES

Bugleweed
Bulgarian Ivy
Jacobs Ladder
Boston Ivy

Purple Leaf Wintercreeper
Yellow Archangel
Japanese Spurge
Virginia Creeper

NOTE: ARC must approve all landscape plans.

LOT LINE DELINEATION

Trees or shrubs shall not be used as a hedge or wall to delineate any lot lines. A clustering approach of plant materials versus long straight lines will always be the preferred method of screening.

GRADING

All grading is in final form at time of home closing and shall not be modified by homeowners or any contractors. Due to the inherent roll in the land and complex drainage patterns, any landscape enhancements to lots must be respectful of established and predetermined grading.

RETAINING WALLS

Required retaining walls dictated by natural topography or engineering are included in the standard improvements of lots. Retaining walls used for aesthetic or landscape treatments must be approved by the ARC.

Brick, rounded boulders or flat stones may be used for retaining purposes. Wood of any type will not be accepted as a viable alternative.

NOTE: ARC must approve any retaining wall treatments.

DRIVEWAY & GARAGE DOOR SCREENING

Natural landscape screening is highly desirable when a driveway or garage doors are in close proximity to the adjacent home. Both deciduous and conifer plants should be used to provide significant visual buffers in order to screen cars which will be parked on driveways.

SOD & SEED

Complete sodding of property is strongly encouraged but not a requirement. Seeding will be permitted in the rear yard only. Side yards located on either side of the house must be sodded as is the entire front yard.

FLOWERS AND VEGETABLE GARDENS

Flowers are not only permitted but encouraged in the overall landscape design prepared for each home. Limited vegetable gardens will be permitted in the Countryhomes when appropriately incorporated and adequately screened from the neighbor's property. Vegetable gardens in the Clubhomes are not permitted.

LAWN SPRINKLER SYSTEMS

Standard amenity on all Clubhomes. Individual installations in Countryhomes are desirable and should be incorporated into the landscape plan by individual owners.

G E N E R A L D E S I G N C R I T E R I A

WALLS & FENCES

Neither walls or fences are permitted in the Clubhome area. Walls and fences may be erected in the Countryhomes for the purposes of privacy, security and general aesthetics. They

shall not be used as the primary tool for screening or delineating property lines. The following criteria shall prevail in the design and location of all walls and fences.

- a. All municipal standards shall be adhered to.
- b. A minimum of 10 foot side and rear yard setbacks are required for landscape buffers.
- c. No walls or fences can be installed from the rear building line forward to the street.
- d. The maximum height shall be 54".
- e. The material may be cedar, ornamental iron and masonry.

1. CEDAR

The design of cedar fencing shall match or complement railing details included on home decks. No solid or sight proof design will be allowed. Cedar shall be stained to match the prime or trim color of the home.

2. ORNAMENTAL IRON

This design may be utilized with or without masonry piers. The color may be black or match one of the predominate colors on the building. Material of piers must match the brick, stone or stucco on the home.

NOTE: ARC must approve all fence and wall proposals.

EXTERIOR LIGHTING

Any lighting such as patio, deck, building or landscape which is not included in the original plans must be presented and approved by the ARC.

POOLS, SPAS, HOT TUBS

All three amenities are encouraged but it is important to remember that a minimum of ten foot property line setback is required. All municipal regulations will be respected.

HOT TUBS should be physically incorporated into a built up deck design.

NOTE: ARC must approve pool, SPA or hot tub designs.

SATELLITE DISHES

All dishes must be located in the rear yard and inside the ten foot property line setbacks.

The total height shall not exceed eight (8) feet from the grade to the highest point on the dish.

The color of the dish shall be dark: black, dark grey, dark brown or dark green.

Natural screening of dishes is a must. Only conifer trees of equal height or higher shall be used to screen the disk. A minimum of three pine, spruce or other evergreen trees must be used between the satellite dish and property lines. Any Village requirements which supersede the above recommendations must be adhered to.

NOTE: ARC must approve plans for satellite dishes.

SKYLIGHTS

Skylights may be installed on the side or rear portion of the home.

NOTE: NO skylights are allowed on the front of the house.

Architectural review by the ARC will not be required.

SOLAR COLLECTORS

No solar collectors are permitted at Windhill.

TENNIS COURTS, BASKETBALL, ETC.

Tennis and basketball courts must be installed in the rear yards.

The ten (10) foot lot line setbacks are required.

Very generous landscaping will be required to screen the fencing, posts and paving.

NOTE: ARC must approve plans for tennis or other permanent recreational improvements.

DECKS, PATIOS

New or additions to patios and decks must compliment the material and colors of the home.

NOTE: ARC must approve deck or patio plans.

ACCESSORY USES AND STRUCTURES

No free standing structures such as tool sheds will be allowed.

Children's playground equipment will be allowed with the following requirements:

- a) Bright colors will not be allowed.
- b) Timber equipment is encouraged.
- c) Ten (10) foot lot setbacks will be implemented.
- d) Very general landscaping will be required to screen the equipment.

NOTE: ARC must approve plans for accessory uses and structures.

MAILBOXES

Windhill is featuring old world cast iron, combination mailbox and address plate stands. These are available in three colors; black, green and dark grey. In order to maintain design consistency and reinforce a high level of quality, the curbside mailbox/address stands chosen for Windhill shall be purchased directly from the builder. The total purchase price of the unit, including installation is \$295.00.

CONCLUSION

Windhill, with its superb planning, creative architecture, extraordinary landscaping is destined to become one of the finest developments in Chicagoland.

We, at the Mitroff Companies, welcome you with pride and confidence and congratulate you on your wonderful investment.

In summary, the following items must be reviewed and approved by the ARCHITECTURAL REVIEW COMMITTEE before any implementation or construction can take place.

1. FLOOR PLAN CHANGES
2. BUILDING EXTERIORS
3. EXTERIOR COLORS
4. FOUNDATIONS
5. REMODELING OR ADDITIONS
6. GRADING OR LAND CONTOURING
7. PROPERTY LINE SETBACKS
8. BASEMENT WINDOWS & DOORS
9. GARAGES
10. HOME POSITIONING
11. DRIVEWAYS AND WALKS
12. LANDSCAPING PLANS
13. RETAINING WALLS
14. FENCES AND PRIVACY WALLS
15. POOLS, SPAS, HOT TUBS
16. SATELLITE DISHES
17. TENNIS AND OTHER PERMANENT RECREATIONAL IMPROVEMENTS
18. DECKS AND PATIO
19. ACCESSORY USES AND STRUCTURES