

**ARCHITECTURAL GUIDELINES & BUILDING REQUIREMENTS
IN WINDSONG ESTATES**

PURPOSE

To achieve Developer's objectives, the Developer has created an Architectural Review Committee (the "Committee") with power to administer the general purposes expressed in the Declaration; and to assure that any improvements or changes in the properties will be of good and attractive design and in harmony with the natural setting of the area and will serve to maintain architectural integrity and consistency, preserve and enhance existing features of natural beauty; and to assure that materials and workmanship of all improvements and construction are of high quality and comparable to other improvements in the area.

BACKGROUND

Windsong Estates is a carefully planned residential community, which has been professionally planned to offer residents a pleasant and relaxing environment in which to live. Included within the community are areas dedicated permanently as open space. Great care has been taken in planning and locating the open areas in order that they might be readily accessible, functional and provide, where possible, visible amenities for residents.

THE ROLE OF ARCHITECTURE

In the initial planning of Windsong Estates, the subject of architecture received thoughtful consideration. It was recognized that the community would be built over a period of time by one builder, with the possibility of a few selected custom homes to be built by other builders. It was further recognized that the setting is in a country atmosphere and that some variety may exist in the features of individual homesites. A decision was therefore made that some specific style of architecture would be chosen as the standard for Windsong Estates. Additionally, it was felt that some flexibility should be retained and that personal taste and the individual site should contribute to the architecture.

ARCHITECTURAL REVIEW

In order to protect and enhance property values in Windsong Estates, certain standards and requirements have been established with respect to building activity. A Declaration of Covenants, Conditions 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 the Architectural Review Committee appointed by the Board of Directors of the Homeowners' Association.

ARCHITECTURAL REVIEW COMMITTEE PROCEDURE

In order to discharge their responsibilities, the Committee requires that you submit, in advance of building, three (3) copies of your plans for review and approval. The house plans should be at scale 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.

Also required is a detailed site plan and landscaping plan as well as brick and roof samples. This site plan must show the position of all proposed structures, including the residence, walls, fences, etc. It should also show the location of easements, the proposed location of driveway and parking areas, and indicate any trees with a diameter at the base of four (4") inches or greater which are proposed to be removed.

The Committee has a period of 90 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 Estie Israel, 116 Springhaven Drive, Washington, Illinois 61571 or her designated successor or agent.

Within thirty (30) days of receipt of the plans, the Committee will make an on-site meeting. 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.

Upon approval, the Architectural Review Committee will submit a written confirmation to you indicating its approval with the appropriate stamp of approval recorded on the plan. In the event your plans are not initially approved, you may submit revisions at no additional charge. Written approval by the Committee is required in order to obtain a building permit from the City of East Peoria.

Inspections may be made periodically 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 Home

The Declaration of Covenants, Conditions and Restrictions ("Declaration") specifies that one-story homes must have a minimum enclosed ground floor living area of at least 1,100 square feet. Multi-story homes must have a minimum living area of 2,200 square feet in total. Minimum living area is defined as those areas that are heated and/or air conditioned, excluding in all events garages, basements, patios, decks and breezeways.

Rooms lower than grade level are not considered living area. All homes must have a basement covering an equal amount of the ground level area, excluding garage, subject to the provisions of Article V, Section 5.2 of the Declaration. No slab foundations are permitted.

2. Styling

As previously indicated, no one architectural style has been specified for Windsong Estates. However, care should be exercised in style selection so that it will blend with the setting and with the surrounding environment, including neighboring homes. Traditional and contemporary styles are considered quite appropriate. 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. At least sixty (60%) percent of the front elevation must be brick or stone. Wood, aluminum, vinyl and synthetic stucco or similar materials shall be permitted exteriors, but in no case more than thirty (30%) percent of the exterior, provided that such materials are of suitable quality, grade, and coloration so as to conform and harmonize with other improvements in the Subdivision.

Some settings in Windsong Estates may 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.

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. Flat roofs are to be avoided. All residences must have a minimum roof pitch of 7/12.

5. Garages

The garages should be designed as an integral part of the house. All garages must be attached to the residences, and must be constructed at the same time as the residence dwelling. The garage must accommodate at least one (1) automobile, but not more than three (3) automobiles. Garage doors should be of the overhead type and garages should be side loaded, if feasible.

6. Driveways

All Driveways must have a permanent hard surface. Concrete, asphalt or brick are acceptable. Gravel Driveways are not permitted. Driveways must be fully complete within one (1) year from the start of construction (weather permitting) or six months from the date of occupancy, whichever is later, and shall not be more than twenty (20) feet in width at the street, and no less than sixteen (16) feet in width unless required to construct a front loaded garage.

7. Fences and Screens

No fences shall be erected without prior approval by the Committee. Stockade, chain-link, and wire fences are not permitted. No fencing shall be taller than six (6) feet in height. See also Article V, Section 22 of the Declaration.

8. Landscaping

Proper landscaping adds the finish touch to your home. See Article V, Section 19 of the Declaration of Covenants. You will be responsible for planting any trees required by the Declaration or the Annexation Agreement, including parkway trees. We recommend that you obtain advice from a landscape architect or experienced landscaper and have a master planting plan prepared and subsequently submitted to the Committee. This will serve as a guideline for initial as well as subsequent landscaping.

No trees may be planted that violate existing City Subdivision Regulations.

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

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 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 permits from City of East Peoria, and other governmental authorities. No permits can be obtained unless you have first obtained the written approval of the Architectural Review Committee. 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. Maintenance of Construction Site

The general contractor is ordinarily responsible for seeing that the construction site is continually maintained in a clear condition. However, owners are equally responsible under City Ordinances for such maintenance. We fully recognize the problems inherent in policing the clean-up of construction waste and its ultimate disposal. However, if the proper attention is regularly given to this matter, we will avoid the problems of unsightly conditions and refuse blowing on to other properties in the residential area.

4. Signage

The general contractor may erect one (1) sign with his name (and the owner's name, if desired) in accordance with City ordinances. This sign must be removed immediately after completion of construction. See Article V, Section 13

5. Protection of Trees

No trees should be removed if at all possible, and cannot be removed until you have received a building permit from the City. Great care should be taken on wooded lots to protect existing trees.

6. Employee Parking

Contractors' employees should park on the construction site whenever possible. If it is necessary to park on roadways, please request that all vehicles be parked on the lane nearest the lot in a single line so as not to obstruct traffic for property owners and cause any damage to the shoulders and ditches. Avoid parking on the seeded shoulders, particularly during periods when ground conditions are wet. Any damage caused must be replaced by the general contractor or subcontractor and be restored to the original condition.

7. 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.

8. Guidelines Incorporated in Covenants

It is intended that these Architectural Guidelines be incorporated in the Declaration of Covenants, Conditions and Restrictions as if fully set forth. In the event of any conflict between the Declaration and these Guidelines, the provisions of the Declaration shall control.

SUMMARY OF POINTS FOR CONSIDERATION

I The concept of architectural control and review is designed to benefit the owner and his neighbors by helping to protect and enhance property values.

II The function of the Committee is one of control, yet an important part of its objective is to be as helpful to you as possible.

III Feel free to discuss the contents of this pamphlet with the Committee at any time, preferably in advance of final decisions on your part if any questions exist.

IV You will be rewarded with future satisfaction by paying careful attention to details in the initial planning of your home.

V Reserve adequate funds in your budget to appropriately landscape the house.