

WINDSOR HILL

Architectural Design Criteria Of the Architectural Review Board Of Windsor Hill

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Windsor Hill

Architectural Design Criteria

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Section: 1 Site Development Standards

1.1 Overview

In order to maintain a standard of excellence befitting a community of the highest quality, all lots developed in Windsor Hill will be required to meet certain minimum criteria with regard to site engineering, hardscape improvements, and landscape development. The purpose of this section is to familiarize you with the specific requirements of these criteria.

All site grading, hardscape, and landscape planting design must be accomplished by an approved Florida licensed Landscape Architect. More complicated underground drainage solutions may require the involvement of a Florida licensed Civil Engineer.

1.2 Site Engineering

1.2.1 Existing conditions

Prior to the commencement of any design work, existing lot conditions must be documented in a Certified Survey showing the following:

1. Existing easements.
2. Existing topography at one foot contour intervals.
3. Existing spot elevations within 2 feet of each property corner.
4. Existing trees 6 inches or greater in caliper (including clumps of trees 4 inches or greater in caliper), both on the lot and between the ROW line and the street

1.2.2 Tree Removal

Documented existing trees or tree clumps may not be removed without prior written authorization of the ARB. Existing trees that are removed must be replaced with an equivalent species in a 1:1 ratio per inch of caliper, 4 inch caliper or greater (e.g., removal of (1) 9 inch oak requires replacement with another 9 inch oak or (1)4 inch caliper oak and (1) 5 inch caliper oak). A tree less than 4 inches in caliper must be moved or replaced.

1.2.3 Utility Services

Each lot is served in the right-of-way (ROW) with underground electric, CATV, telephone, and water. All utility services on-site must also be constructed underground. Grading around utility company transformers and pullboxes, either in the ROW or on site, must allow for adequate drainage away from the boxes, and planting around such structures should reduce the visual impact while still allowing for routine servicing.

1.2.4 Septic Tanks and Drainfields

The drainfield is to be incorporated into the landscape design and, if elevated, must appear as a natural berm with side slopes not exceeding 6:1.

1.2.5 Soil Tests

All homesites must have soil boring tests accomplished by a registered Geotechnical Engineer.

1.2.6 Finished Floor Elevation ("FFE")

The Finish Floor Elevation ("FFE") for each Lot in Windsor Hill is as shown on the Lot and Block Grading Plan approved by Orange County and shall not be raised more than 12 inches without approval of the ARB.

1.2.7 Lot Grading and Drainage Requirements

All lots must be graded to provide positive drainage flow away from the house. This is to be achieved by creating a consistent minimum slope from the FFE of the house across grassed and paved areas in the designated direction of drainage flow as established in the Lot and Block Grading Plan approved by Orange County.

1.3 Hardscape Improvements

1.3.1 Driveways, Parking and Entry Walks

All driveways must be between fourteen (14) and sixteen (16) feet wide, must demonstrate a design configuration allowing for adequate vehicular turning and backing maneuvers and have minimum depth of 27 feet at garage doors. The 14 foot minimum width of driveways is enough room for a car to park on one side (cars need a width of 7 feet for parking) and for another car to pass along the other side. This provides for parking of vehicles in the driveway; therefore, driveways may not have defined parking spaces created in them.

All drives must be constructed with brick pavers and must have an integrated color and a pattern that is complementary to the house.

The entry walkway must be made of a material that also has integrated color and is compatible with both the house and the drive, and must be a minimum width of five (5) feet.

Driveways must be located to preserve existing trees, but when necessary the drive may encroach no closer than 4 feet from the outside of the trunk, and may not cover more than 30% of the area within the dripline without approval of the ARB.

1.3.2 Storage Tanks

Storage tanks may be located underground behind the rear and side yard screening within the setback area. Tanks may store only water or propane, no other gases or liquid.

1.3.3 Fences, Gate, Walls, and Plant Screening for Front Yard

Fences and walls along the front yard line are not permitted.

1.3.4 Fences, Walls, and Plant Screenings for the Side and Rear Yards

Side and rear yard is defined as the side and rear boundary of the lot to within 20 feet of the front building line. Screening for this area must conform to one of the following four criteria. NOTE: The hedge in criteria one (1) must be used in all other criteria.

1. A hedge alone may be used. It must be a minimum of three to four feet tall (seven gallon) at planting, be planted with a plant spacing of no more than 2 feet apart, and be maintained at a height of no less than 6 feet within two years. Maximum allowable hedge height is 12 feet. The species must be either sand viburnum, Japanese or Southern yew (*podocarpus macrophylla*), or another robust screening plant approved by the ARB.
2. An opaque wall no more than 6'4" (8 blocks high, plus 4 inch cap), wall cap included, and with wall piers no taller than seven (7) feet, pier cap included (height exclusive of finials). A wall pier must occur every 14 feet on center. The hedge in criteria one (1) or an approved vine must be used with this design.
3. A decorative metal fence no taller than six (6) feet may be used (height exclusive of pickets). The decorative fencing can be, but not necessarily, be located between masonry piers, which must be located every fourteen (14) feet on center. The masonry piers must be no taller than seven feet eight inches, pier cap included. The hedge in criteria one (1) must be used with this design.
4. A solid panel white PVC fence. Wood fences are not permitted.

Variances to these requirements must be granted by the ARB.

1.3.5 Swimming Pools, Decks, and Terraces

All swimming pool decks and terraces must be constructed behind the rear building wall of the home and may not protrude beyond the side building lines. They must also be designed to compliment the architectural style, color, and materials of the home. Pool pump and filtration equipment must be screened from view with an approved decorative wall or shrubbery, or may be located underground. See Section 2.5.3 - Pool Screens for the construction of pool screens.

1.3.6 Tennis Courts

Tennis courts are not allowed.

1.3.7 Basketball Goals

A basketball goal with one backboard may be constructed behind the front building line of the house and within the side building line of the home. The face of the backboard must be perpendicular to the ROW. The goal post must be screened by plant material (a tree or shrub at least six feet tall at the time of planting) and may not be visible from the street. The playing surface material and existing tree considerations are the same as those for driveways (see Section 1.3.1 - Driveways, Parking and Entry Walks).

1.3.8 Mailboxes

The Association has an approved mailbox that the homeowner must purchase and install.

1.3.9 Site Lighting

If site lighting is desired, all non-concealed fixtures (poles, lamp housings, bollards, etc.) must be of a scale, form, and color that is compatible with the Historical style of the house. All lighting must be directed within the lot with no spillover into adjacent lots or street. The maximum allowable average illumination level shall be two (2) footcandles, unless approved otherwise by the ARB. The use of colored lenses or lamps is prohibited, except for use as temporary holiday displays.

1.3.10 Miscellaneous Site Constructions

Items such as flag poles, post mounted bird feeders, birdbaths, ponds, fountains, doghouses, and other miscellaneous constructions are subject ARB approval.

1.4 Landscape Development

1.4.1 Lot Planting Requirements

A landscape planting design must be developed that demonstrates an understanding of the scale, massing, and detail of the chosen Historical style, resulting in the creation of a balanced visual composition from the street. Functional requirements such as providing shade, directing views, and enclosing outdoor use areas should also be considered. Existing trees should be used, and required trees must be incorporated effectively into the design.

Massed beds of shrubs, groundcovers, and annuals must also respond both to the architecture and to the character of the hardscape and natural features of the lot. "Islands" of natural vegetation are encouraged if appropriate to the design, and are subject to approval of the ARB. All areas not otherwise planted shall be developed as lawn; no gravel or stone beds will be allowed. All bed lines must have hand cut edges; no prefabricated edging material will be allowed.

1.4.2 Planting Budget

A minimum of 2% of the value of the home is required to be spent on installed plant material on the lot. This is exclusive of sod, irrigation, and design fees. A landscape contractor must be used to install the landscaping and the planting budget will be based on the price paid to the landscape contractor.

1.4.3 Berm Requirement

Berming is not permitted on each lot between the front building line of the house and the street ROW. All berms must be designed as free-form ground sculpture and must reinforce the intent of the planting plan.

1.4.4 Street Trees in the ROW

Street trees are trees which are planted between the sidewalk and street. Street Trees are not allowed.

1.4.5 Specific Lot Tree Requirement

In keeping with the lot-planting requirement, each homesite must incorporate as part of the planting design and planting budget a minimum of five (5) large trees from the following species:

Tree	Caliper	Height	Spread
Live Oak	5 inches	16-18 feet	8 feet
Southern Magnolia	5 inches	16-18 feet	8 feet

At least three of the trees must be planted between the front building line of the house and the ROW. The specific choice of tree species must adhere to the intent of the planting design in complimenting the architecture of the house.

1.4.6 Side and Rear Yard Screening Requirement

See Section 1.3.4 - Fences, Walls, and Plant Screenings for the Side and Rear Yards

1.4.7 Irrigation Requirements

An irrigation plan is required for installing an irrigation system. A completely automatic underground irrigation system with a ground moisture sensor is required on all homesites, and must provide 100% coverage of all planted areas. Approved "islands" of natural vegetation need not be irrigated. Irrigation heads must be placed to avoid spraying on walks, drives, and walls. Pop-up heads should be used where possible, and risers shall be black and visually recede into the planting. Irrigation water shall come from a well reclaimed water or the potable water supply.

All valves shall be buried in valve boxes and backflow preventers are to be hidden in planting beds. All work shall be done in accordance with local codes. Controllers shall be located in garages or in an area not visible from the street.

1.4.8 Lawn Requirements

Lawns shall be planted with St. Augustine "Floritam" or Empire Zoysia sod.

1.4.9 Mulch Requirements

All plant beds except annuals must be covered with a three-inch layer of mulch, either cypress chips or pine bark. No pine straw, leaves, gravel, rock, or plastic weed mats will be allowed.

1.4.10 Plant Quality Requirements

All plant material must be Florida No.1 or better, as set forth in the Florida Department of Agriculture "Grades and Standards for Nursery Plants", Parts 1 and 2, including revisions. The plants must also be suited for the weather of Central Florida, i.e. they must be able to survive freezes and withstand the heat of summer.

1.4.11 Unacceptable Plants

Certain plants will be considered unacceptable due to their invasive tendencies, toxic foliage, questionable ability to withstand freezing temperatures, unusually rapid growth rate, unrefined appearance, or poor general growth performance in Central Florida. The ARB reserves the right to disallow any plants for these reasons.

The following is a list of plants considered unacceptable:

Arbor Vitae	Thuja orientalis
Asparagus Fern	Asparagus densiflorus
Australian Pine	Casuarina spp.
Bottlebrush	Callistemon viminalis
Brazilian Pepper	Schinus spp.
Cabbage Palm	Sabal palmetto
Chinese Tallow	Sapium seiferum
Ear Tree	Enterolobium cyclocarpum
Lantana	Lantana camera
Oleander	Nerium oleander
Punk Tree	Melaleuca spp.
Silverthorn	Elaeagnus pungens
Wedelia	Wedelia Trilobata

Section: 2 Architectural Criteria

2.1 Overview

In order to provide for an interesting streetscape that emanates a feeling of permanence and elegance, Windsor Hill requires that homes be built in accordance with design criteria from one of sixteen different Historical architectural styles of the United States (see Section 2.2.5 -Allowable Styles). These sixteen different architectural styles are listed and defined in 'A Field Guide to American Houses' (although 39 styles are described in this book, only 16 are allowed). This classic reference provides both typical massings (the shape and form) of historical homes and detailing of windows, doors, columns and other parts of homes (see Section 2.2.2 - Massing and Detailing). Homeowners and their design team should use 'A Field Guide to American Houses' as a pattern book for their house designs (see Section 2.2.3 - A Field Guide to American Houses used as a Pattern Book).

To ensure that each home is designed with the correct design criteria of Historical architecture of the United States, the Windsor Hill Association requires the Homeowner to have a licensed architect design their home or an approved residential designer.

2.2 Historical Style of the Home

Before any plans are drawn for the Homeowner, a Historical style, listed in Section 2.2.6 Allowable Styles, must be declared. As part of the approval process, a concept drawing of the home must be submitted to the ARB to review the basic design. The Design Review Process, the accompanying manual, describes the submittal process in detail.

2.2.1 Historical Style Defined

Every architectural period is led by architects who design well-proportioned, studied, and detailed structures. The principles used in the design of homes are formalized and applied within certain limits. Windsor Hill requires that homes be built using well-studied Historical design. 'A Field Guide to American Houses' is the homeowner's guide to the design principles of the Historical styles allowed in Windsor Hill, and it shows several examples of well designed Historical homes from each architectural period of the United States. Designs for homes will be compared to the exterior proportions, detailing, and materials texturing (including color schemes) typical of a Historical style.

Vernacular versions exist for every architectural style, but these undisciplined designs may not be built in Windsor Hill.

2.2.2 Massing and Detailing

Massing and detailing are the two key architectural aspects that define the characteristics of any architectural style. Massing is defined as the exterior proportions of wall width to wall height with consideration of window size and proportion to wall space. It also takes

into account the overall shape and form of the home. Detailing is defined as the embellishments added to the home for decorative purpose. These two key architectural aspects are the basis used in evaluating designs submitted by Homeowners. A Field Guide to American Houses shows various massings (called subtypes in the book) and details for each Historical style, and the architect should use these in the design of the home (see Section 2.2.3 = A Field Guide to American Houses used as a Pattern Book).

Extreme care should be taken to select a style that will complement the type of living spaces (floor plan layout and living area) envisioned by the Homeowner. Each style has a distinct profile, elevation, and massing characteristic. One should not propose a particular style that cannot be supported by the total space and volume allotted for the interior planning. All floor plans, thus, need to be closely related by the anticipated Historical style declared. There will be no variance given to a style that cannot match a floor plan, and vice versa.

Contemporary massing mixed with Historical style is incompatible with traditional design and, therefore, is unacceptable. Arbitrary and/or multiple hip or gable projections and wings that cannot be supported by precedent per style declared will not be allowed.

2.2.3 A Field Guide to American Houses used as a Pattern Book

In general, a pattern book for house design will give several variations of typical massings of a home for any given Historical style. In addition, a pattern book will give several variations of details of a home, for example, several variations of the design for doors, windows, columns, chimneys, etc. A Field Guide to American Houses offers such variation for massing and detailing for every Historical style. Homeowners can then easily choose the Historical style they would like, then choose the particular massing of the home and then choose the details for the home.

In keeping with using A Field Guide to American Houses as a pattern book, the architect designing a home must use the massing and detailing given for the house style that the homeowner has chosen. Any deviation from the patterns given must be approved by the ARB. The graphics below give an example of choosing the massing and the detailing for the design of a Greek Revival house.

2.2.4 Contiguous Architectural Styles on a Street

No two identically declared styles will be allowed adjacent to one another on the same or opposite side of the street. The ARB will decide upon submittal of preliminary design if the style proposed is acceptable, considering the total number of similar styles built or under submittal on adjacent lots and in the community as a whole.

2.2.5 Allowable Styles

The following is a list of the 16 allowable Historical styles of architecture described in A Field Guide to American Houses. For each style listed, the limits on the designs are given. Only Historical design is allowed - no vernacular, contemporary, or "stripped-down" versions of Historical architecture will be permitted.

Georgian Style

All Georgian style homes must have a simple box shape with windows ranked five wide by two or three deep. A variance for seven ranked windows can be granted with approval by the ARB. The homes must be either in the Two-story style or Two-and-a-half story style. An attic floor and accompanying dormers are encouraged. Palladian (or five-part) homes, which consist of the main house with two hyphens and two dependencies, are allowable.

Windows on the facade of the home and on the sides may be single or double-hung sashes (no casement windows or other types of windows) and must have the appearance of divided lights with nine or twelve panes per sash.

All principal subtypes are allowed except for the Gambrel roof and the Townhouse subtypes. On Hipped-roofed homes, a dual pitch is encouraged.

Adam Style

All Adam style homes must have a simple box shape with windows ranked five wide by two or three deep. A variance for seven ranked windows can be granted with approval by the ARB. The homes must be either Two-story or Two-and-a-half story. An attic floor and accompanying dormers are encouraged. Palladian (or five-part) homes, which consist of the main house with two hyphens and two dependencies, are allowable.

Adam style homes must have a fan light above the main door. Windows on the facade of the home and on the sides may have single or double hung sashes (no casement windows or other types of windows) and must have the appearance of divided lights with six panes per sash.

All principal subtypes are allowed except for the Townhouse. The Hipped-roof, Three-story home may be built with approval of the ARB.

Early Classical Revival Style

Early Classical Revival homes must have a gabled front entry portico supported by four columns. All Early Classical Revival style homes must have a simple box shape with windows ranked five wide by two or three deep. A variance for seven ranked windows can be granted with approval by the ARB. The homes must be either two-story or two-and-a-half story. Dormers may only be used with ARB approval. Palladian (or five-part) homes, which consist of the main house with two hyphens and two dependencies, are allowable.

The Two-story and Gabled front-and-wing subtypes are allowed. The One-story subtype must be approved by the ARB.

Greek Revival Style

Greek Revival homes must have a gabled roof or a hipped roof of low pitch. The main roof and porch roof must have a wide band of trim. All Greek Revival style homes must have a simple box shape with windows ranked five wide by two or three deep. A variance for seven ranked windows can be granted with approval by the ARB. The homes must be either two-story or two-and-a-half story. Dormers may not be used except by ARB approval. Palladian (or five-part) homes, which consist of the main house with two hyphens and two dependencies, are allowable.

All principal subtypes are allowable except for the Townhouse. On the Entry-Porch-Less-Than-Full-Height style, two columns must be used. For this style, entry porches must be used. On the Full-Height-Entry-Porch style, four columns must be used. On the Full-Facade-Porch style, six columns must be used. On the Front-gabled Roof style, a full pediment with six columns must be used. The roof pitch must be low. On the Gabled-front-and-wing style, a full pediment must be used.

Gothic Revival Style

Only Castellated/Parapeted and Polychromed Gothic Revival principal subtypes are allowed with the approval of the ARB. Carpenter Gothic is not allowed.

Italianate Style

Italianate style homes must be two or three stories in height. All principal subtypes are allowed except the Front-gabled Roof and Townhouse styles. The Asymmetrical style can be used with approval of the ARB. On the Simple Hipped-roof style, the windows must be three or five ranked. Any other ranking must be approved by the ARB.

Exotic Revivals Style

Accents from the Exotic Revivals may be used on other style homes with approval from the ARB. The Swiss Chalet style is not allowed.

Second Empire Style

The dormered windows in the mansard roof section and the windows in the main section of the exterior may not be simple and square; they must be detailed. All eaves, both on the roof and porches, must be bracketed with Italianate brackets.

All principal subtypes are allowed except for the Townhouse subtype.

Queen Anne Style

All Queen Anne style homes must be faced with a dominant front gable. The façade of the homes must be varied through use of bay windows, chimneys, cross gables, towers, and other architectural devices. The homes must have either a partial or full width front porch or a wrap-around porch.

All principal subtypes are allowed except for the Townhouse.

All decorative detailing subtypes are allowed except for the Hail-timber subtype.

Richardsonian Romanesque Style

All Richardsonian Romanesque homes must be faced with either brick or Ashlar stonework. Stucco or another material that simulates the texture of brick or Ashlar stonework may be used with approval of the ARB. The homes must have front porches using arches with columns and must have a tower. Homes must be at least 6,000 square feet to build in the Richardsonian Romanesque style.

Only the Hipped-roof with Cross-gable principal subtype is allowed. Side-gabled, Cross-gabled, Mansard, and Simple-hipped roof principal subtypes are allowed with ARB approval. The Townhouse style is not allowed.

Neoclassical Style

All Neoclassical homes must be symmetrical and must have a full-height porch supported by Classical columns.

Only the Full-height Entry Porch and the Full-height Entry Porch with Lower Full-width Porch principal subtypes are allowed. The Front-gabled Roof and Full-facade Porch may be allowed with approval of the ARB. The One-story principal subtype is not allowed.

Tudor Style

All Tudor style homes must have a dominant front gable with at least one side gable. While stucco may not be used with half-timbering; only brick laid in patterns may be used with half-timbering. Chimneys must be a dominant feature on the front, sides, or top of the home and must make use of patterned brickwork and chimney pots at least three feet in height.

An Tudor principal subtypes are allowed except Stucco Wail-cladding, Wooden Wall-cladding, and False Thatched Roof.

Chateausque Style

The Chateausque style must make use of Ashlar stonework or smooth-faced masonry. Stucco or another material that simulates the texture of Ashlar stonework or smooth-faced masonry may be allowed with ARB approval. The homes must have proper detailing with the use of spires, pinnacles, turrets, gables, dormers, and chimneys.

Beaux Arts Style

All Beaux Arts homes must be symmetrical and must make use of smooth-faced masonry. Stucco or another material that simulates the use of smooth-faced masonry may be used with ARB approval. The homes must be sufficiently decorated through the use of garlands, floral patterns, shields, quoins, pilasters, Classical columns and other decorations.

All principal subtypes are allowed.

French Eclectic Style

Half-timbering may not be used on French Eclectic homes.

All principal subtypes are allowed.

Italian Renaissance Style

All Italian Renaissance homes must be symmetrical and properly detailed with arches, arched windows. Italianate brackets, and other characteristic details. The homes must be brick or smooth-faced masonry. Stucco or another material that simulates the texture of brick or smooth-faced masonry may be used with approval from the ARB.

All principal subtypes are allowed except for the Asymmetrical principal subtype. On the Hipped-roof with Projecting Wings, the wings may not be a central protrusion, but must be wings at either side of the home.

2.3 Dimensions, Ratios and Setbacks of the Home

2.3.1 Setbacks

The setbacks from Windsor Hill Phase I and Windsor Hill Reserve shall be as approved by Orange County.

2.3.2 Minimum Square Footage

Minimum square footage of the home shall be 3,500 square feet and is based on air-conditioned, livable space.

2.3.3 Maximum Height of Structure

Maximum height of residences restricted to 35 feet.

2.3.4 Floor to Ceiling Heights

Minimum floor to ceiling heights are ten (10) feet on the first floor, nine (9) feet on the second and third floors but should be proportionate to the proposed Historical style.

2.3.5 Building Location

Each home must be located on the Lots so as to comply with the setback requirements, shall be positioned so that the home is "parallel" with the street, and shall meet all aesthetic and site line requirements of the ARB.

2.4 Exterior of the Home

2.4.1 Elevations

Significant attention should be given to the design of all four elevations of your home. Front and side elevations should maintain Historical width to height and wall to window surface ratios. Rear elevations may vary from the prescribed ratios. Uninterrupted shear side walls are in depth from leading forward corner to 2/3 of front elevation width. The elevation design should incorporate window details, entry ways, roof treatments, and other architectural details of the declared style. All architectural elements and appurtenances (chimneys, stoops, entry porticos, balconies, railings, exterior lighting, etc.) should conform to Historical styles. The design of the roof also should complement the style selected.

The overall design should include landscape elements and architectural features such as loggias, ornamental gates, fountains, statuary, etc. of the period.

2.4.2 Materials Used in the Construction of the Home

The overriding principles for design and construction of residences in Windsor Hill are permanence and elegance. Permanence is achieved by building residences from materials that can withstand extreme weather conditions for many decades without extensive renovation. Elegance with regard to the selection of building materials is achieved by matching materials texture to those materials used in Historical homes – the use of materials may not be the same, but the look and texture should be. With current budding techniques and new technologies in building materials, building homes with permanence and elegance as the guiding principles is both cost effective and practical.

To this end, the guidelines regarding building materials and construction techniques concern only exterior wall and roof construction systems of the home – interior materials and building methods are not included here.

Exterior Wall Construction Systems

The load-bearing portion of the system should be of concrete block, poured concrete or another cementitious material, or of light gauge steel construction. If light gauge steel construction is used, the substrate should be either cement- or fiberglass-based board. In complex structural elements such as bay windows and intricate corners, light gauge steel construction should be used.

Exterior materials clad to the structural element of exterior wall systems can be stucco, stone, cast concrete or another masonry or cementitious material, plaster, brick or dimension brick exterior cladding, or ceramic tile. The use of exposed, vermiculated, rough concrete block used to simulate rustication as befits the period may be used on approval by the ARB.

Asphalt material, vinyl or aluminum siding or wood, as well as any other product that does not have longevity, are not allowed anywhere in the construction of the exterior of the home for maintenance reasons. Alternatives to wood must be sought in the few allowable designs employing decorative siding, trim, etc. historically built from wood

products. Other materials, such as those made of complex polymers that have proven to withstand extreme weather conditions can be approved by the ARB.

2.4.3 Color

The most delicate complement to architectural expression is the selection of an appropriate color scheme. All painted and material colors should reflect mature blends of softer tones and should avoid bright, harsh, bold, or invasive pigmentation. Solid primary colors including, but not limited to, black, red, purple, or orange are not permitted without approval of the ARB. Research indicating Historical style color schemes is welcomed but all color selections are subject to approval by the ARB.

The color of the roof is expected to enhance the overall appearance of the building. Both initial and weathered color characteristics of such surfaces shall be considered in palette selection and presentation. Samples of construction materials and color scheme must be supplied along with your completed final submittal.

2.4.4 Doors

Doors with complementary trim details should be sized to match the style and general finish materials of the home proposed. All exterior doors must be made of exterior grade wood and must be painted, faux finished, or stained. The front entry door must be a minimum height of 8 feet. No exterior 6 feet 8 inches doors will be allowed on the exterior elevations at the first level, and will be allowed on the second level only if proportioned to Historical style design.

2.4.5 Windows

Fenestration will be closely examined on all elevations. In general the street and side elevations must follow the detail and proportion of void to solid as found in the Historical style design. The number of window panes per sash must follow Historical style guidelines. In rear elevations, the ratio of glass and door to wall area may be increased.

The geometry and design of the windows must also follow the Historical style, and the order/placement cannot exhibit contemporary strains. Windows must appear as authentic divided lights. Shuttering must be carried around the structure if introduced in any single elevation. Banding and sill details must exhibit a logic and continuity.

The following window types are allowed: single or double hung sash. No horizontal sliding windows will be allowed except in the rear of the home. Skylight penetrations of small dimensions are not allowed unless completely obscured from the street. Large areas of flat glass comprising a roof over an atrium are allowed but must be constructed of dark metal and flat, tempered glass. White translucent glass is not allowed, nor are plastic "bubble" skylights. Jalousie windows or reflective glass is not permitted.

Windows may be made with wood, aluminum, or vinyl, but must have the same dimensions in the casing, frame, sash, and muntins as the windows do in Historical styles.

Aluminum clad windows may not have a silver or mill finish but will be integrally painted with a factory applied coloration.

2.4.6 Shutters and Awnings

Only shutters are allowed that are befitting to the chosen Historical style, and are the only portion of the exterior of the home that may be made of wood. Awnings are allowed, but the materials must be approved by the ARB.

2.4.7 Roof Finish Materials

Hip and gable roofs of various designs will be allowed as follows the Historical style. Roofs may be pitched as low as 3:12 if the style permits. Angles of roofs and overhang depth must follow Historical style. Flat roofs with parapet walls will be allowed per style or when a difficult roof condition (not visible at ground level from any point 300 feet from elevation) warrants.

The following materials will be acceptable roof finishes; any others must be approved by the ARB: Clay or ceramic tile, cementitious tile, slate (or simulated), and architectural shingles. Copper roofing only for accent (for towers, cupolas, arch tops, etc.) is allowable. Gutters and downspouts must compliment the Historical style of the home. Fascia, gutters, and downspouts are to be designed as integral parts of the architectural detailing with finishes to complement the design.

2.4.8 Services Visible from the Roof

Plumbing stacks and roof vents should match the roof color and be placed in inconspicuous locations. No antennas, aerials, satellite dishes, or similar obtrusions shall be permitted. Mechanical elements such as transformers, vents, skylights, solar collectors, AC compressors, pool pumps, etc. must be obscured from general view and shall not be visible to roadways, lakes, or adjacent lots.

2.4.9 Chimneys

Chimneys should be carefully designed to coordinate with the general theme of the house. They must be constructed of brick, stucco, or stone to match the elevation spandrel materials. If a prefabricated metal fireplace is used, the flu and metal spark arrestor must be built around with brick, stucco, or stone.

2.4.10 Garages

Garage Overview

It has only been since the 1940s that the automobile has become a major influence on the architecture of homes in the United States, which manifests itself primarily with the addition of attached garages. For most contemporary homes, the garage has become a dominant, if not the dominant, feature on the front elevation. In keeping with design of

Historical styles, garages built in Windsor Hill must be built according to the following criteria:

1. Garage doors must be located behind the front building line and screened by a wing wall.
2. Garages may be inside of an interior auto court.
3. Separate structures, such as a carriage house or a similar structure, may be built to house cars, but they must be built behind the front building line.

Garage Specifications

Garages are to be sized to accommodate three full-sized American cars with a minimum allowance of 11 x 22 feet of garage space (clear inside dimension) for each car, and no garage door shall be taller than 9 feet. Garage door openings and service doors from the garage should be placed so that they do not face, nor are visible, from any street (i.e. must face either side or rear lot lines). Garages may not be converted to any other use. Automatic garage door openers are required for all homes.

A minimum of 27 feet from the face of the garage wall to the opposite edge of the driveway must be provided to allow adequate maneuvering space.

Landscaping should buffer the garage doors from the street and neighbors view (see Section 1.3.6 - Fences, Walls, and Plant Screenings for the Side and Rear Yards).

No RV or boat too large to be stored in a garage is permitted.

2.4.11 Porte Cocheres

No carports will be allowed, but Porte Cocheres (large covered automobile drives) in period design are acceptable. Porte Cocheres will be acceptable only when the proportions of the structure do not dominate the elevation. They must follow precedent of the chosen Historical style.

2.4.12 Utility Connections

All meters and conduits must be screened from view by either placing them inside the service yard or behind the side and rear yard screening (see Section 1.3.4 - Fences, Walls, and Plant Screenings for the Side and Rear Yards).

2.5 Ancillary Buildings and Structures

2.5.1 Gates, Walls and Fences

2.5.2 See Section 1.3.2 - Storage Tanks

Storage tanks may be located underground behind the rear and side yard screening within the setback area. Tanks may store only water or propane, no other gases or liquids.

Fences, Gate, Walls, and Plant Screening for Front Yard for these specifications.

2.5.3 Pool Screens

Pool screens must be designed with architectural elements such as columns, entablatures, arches, etc. integrated with the Historical style of the home. Any design of the screen and its structural support not befitting the Historical style can not be taller than 10 feet on one story homes or 15 feet on 2 or more story homes. No screen enclosure can project beyond width of house. The metal structural support integral to the screen must be baked enamel finish or other decorative effect.

2.5.4 Gazebos, Arbors, Guest Quarters and Other Outstructures

Gazebos, arbors and other structures must complement the Historical style of the home and have similar roofing and materials

2.5.5 Pre-manufactured Structures

Pre-manufactured structures, such as jungle gyms, playhouses or other structures which do not complement the Historical style of the home are allowed only within the side and rear yard screening and may not be taller than the screening.

2.5.6 Remodeling

All remodeling (to existing and new properties) must comply with current edition of Architectural Design Criteria where applicable and must meet FAR and Permeability ratios.

2.6 Variances

Any special approvals or consents by the ARB for any homeowner that might be interpreted as a variance or deviation from these Criteria in making an allowance for a unique feature or detail for a particular design will not be considered a precedent for any similar requests for other future designs. Subsequent submittals will be disapproved or rejected due to nonconformance with the spirit or letter of the criteria and will be considered on a case by case basis.

It is important that the Homeowner work closely with the professional consultants they select to insure that the improvements proposed meet both individual program needs and comply with the Criteria.

2.7 Bibliography

In addition to A Field Guide to American Houses, the following books may be useful in identifying the styles allowable by the ARB and can be used to show precedent for the style proposed for your home design. There are many other sources illustrating Historical style architecture available at bookstores and libraries. Owners and design professionals

are encouraged to review as many as possible in order to be well versed in their general characteristics and application.

- Great American Houses and Their Architectural Styles. Virginia & Lee McAlester and Alex McLean, 1994, Abbeville Press. Written by the same authors as A Field Guide to American Houses, this book shows an example of what the authors believe to be the best of each house style. Large color photographs show both exterior and interior of the homes. A must have for anyone interested American house styles.
- American House Stykis: A Concise Guide. John Milnes Baker, MA, 1994, W.W. Norton & Company, New York, NY. ISBN 0-393-03421-6. The only book available that gives original designs for every American house style. The author provides one generic floor plan layout and then shows that any house style can be adapted to same floor plan – a valuable lesson that style does not have to be constricted by the floor plan.
- Victorian Cottage Residences. Andrew Jackson Downing, 1842, Dover Architectural Press, New York, NY. ISBN 0-486-24078-9. The author of this book is the most influential designer of the Picturesque period of American architecture, which took place from approx. 1820 to 1900_ Known mostly for the Gothic Revival, his work influenced the onset of popular asymmetrical styles (such as Gothic Revival, Italianate, Second Empire, Queen Anne, among others) away from what he considered to be aloof Classical architecture (Georgian, Adam, Greek Revival, etc.)
- The Architecture of Country Houses. Andrew Jackson Downing, 1850, Dover Architectural Press, New York, NY. ISBN 0-486-22003-6. The follow up to the above book.
- American Architecture, Volumes 1 and 2. Marcus Whiffen and Frederick Koeper. 1981, The MIT Press, Cambridge, MA. ISBN 0-262-73069-3 (vol.1). 0-262-73070-7 (vol. 2). Detailed history of the development of American styles.
- American Architecture Since 1780: A Guide to the Styles_ Marcus Whiffen, 1969, The MIT Press, Cambridge, MA. ISBN 0-262-73097-9. This one of the first books chronicling American house styles. It chronicles the houses which had major influences on their respective styles.
- Early Victorian. Constance M. Greiff, 1995, Abbeville Press. New York, NY. ISBN 0-7892-0011-2. This delightful little book is a very comprehensive, yet concise, survey of the Victorian era (a.k.a. Picturesqueera) of architecture and could be very helpful to the homeowner in understanding the important differences in house styles of the Victorian/Picturesque era. Note: Victorian is an era of architecture, not a specific house style. The Queen Anne style is the true name of the architectural style most people consider Victorian.

- Gothic Revival. James Massey and Shirley Maxwell, 1994, Abbeville Press, New York, NY. ISBN 1-55859-823-5. This book is part of the same series as the book above, and equally as informative.

Other books on Architecture the reader may find interesting.

Instant Architecture. Eleanor Lynn Nesmith, 1995, Fawcett Columbine, New York, NY.

- ISBN 0-449-90699-X. A very enjoyable and concise history of architecture from Ancient Egypt to present. Filled with many interesting facts that will make the reader a junior expert on architecture.
- Architecture: A Crash Course. Hilary French, 1998, Watson-Guipill Publications, New York, NY. ISBN 08230-0976-9. A very elegant little book that covers the sequence of architectural movements from Ancient Egypt to modern architecture. Each flip of a page brings a new movement.
- A Pattern Language. Christopher Alexander, et al, 1977, Oxford University Press, New York, NY. ISBN 0-19-501919-9. This is a pivotal text on design and every homeowner or designer must have it. It contains 253 mini chapters that discuss every aspect of design from city layout to how to layout a bedroom. Many other works have been based on this book.
- Architecture of the Renaissance: From Brunelleschi to Palladio. Bertrand Jestaz, 1995. Harry N. Abrams, Inc., Publishers, New York, NY. ISBN 0-8109-2814-0. A very concise and enjoyable history and understanding of Renaissance architecture.

Section: 3 Construction Standards

3.1 Overview

Before any site clearing on your lot, the final site plan, landscaping, and architectural plans must be completed and approved by the ARB. Your plans must also meet the requirements of all applicable governmental codes. Your builder should review all of the Design Review Process, Building Codes and Covenants and Restrictions. A foundation survey must be submitted that shows conformity with the site plan previously approved by the ARB.

Periodic inspections must be conducted during construction to ensure compliance with the approved construction documents. The schedule of inspections is outlined in the Design Review Process.

3.2 The Construction Site

3.2.1 Staging of Construction – Proposed Tactical Plan of Construction

As part of the approval process, the builder must show where all functions of construction will be staged. All functions of construction should take place only on the Homeowner's lot. The use of adjoining properties for access or storage of materials without the prior written permission of the adjacent owner is prohibited. All construction materials must be kept within the property lines, maintaining a neat street ROW.

The plan must show the locations of the following:

1. Construction trailer
2. a Construction dumpster
3. Silt and orange fencing
4. Proposed parking of construction vehicles
5. Pile for temporary holding of excavation fill dirt
6. Any other items/equipment that effects the tactics of construction of units available on site must be to OSHA standards. The door of the portable restroom facility must face away from the street.

3.2.2 Vehicular Traffic

Construction crew vehicles may be parked on the roads and not on any landscaped areas. Trucks and equipment in the neighborhood must use extreme caution not to damage the Streetscape. Any damage to the streetscape or to adjacent property is the ultimate responsibility of the homeowner and must be replaced.

3.2.3 Construction Site Dust

Dust on every construction site is expected, but in usually dry conditions, the Builder may be required to maintain the soils of the site moist or erect additional silt fencing.

3.2.4 Disposing of Trash

A commercial dumpster will be required on the site in order to maintain a clean and a neat construction site. At the end of each workday, materials must be stored neatly and all trash placed in the dumpster. No trash should be strewn about the site or piled openly. Care should be taken when loading trucks and hauling trash to prevent spillage while in transit. Builders will be held responsible for trash and debris falling from construction vehicles. Fires are not permitted on the construction site under any circumstances.

3.2.5 Construction Site Hours of Operation

Working during dosed hours must be approved by the ARB:

Monday – Friday	7:00 am – 6:00 pm
Saturday	8:00 am – 6:00 pm
Sundays/Holidays	Closed

3.2.6 Permit Sign

The permit/inspection box must be approved by the ARB.

3.2.7 Construction Site Conduct

The Homeowner is ultimately responsible for behavior of the Builder, subcontractors, and all others involved in the design and construction of the home. The following are some of the behaviors prohibited from the site:

1. Bringing drugs or intoxicants to the construction site.
2. Playing loud music, making loud noises, or talking loudly.
3. Fishing or hunting on the job site or anywhere in the neighborhood.
4. Repairing vehicles on the site, including oil changes.
5. Bringing dogs or any other animal to the job site.
6. Smoking outside of designated areas
7. Removing any building materials, including plant materials, from the site, whether they are considered new materials, used, damaged or waste material, without the express written permission from the Homeowner.

3.3 Final Inspection

Upon completion of the construction, the Homeowner's Builder must give written notice to the ARB that the home is complete and ready for inspection. All debris and building materials must be removed from the site and the house should be connected to all permanent utility systems. The landscape contractor must have all of the landscaping installed and sod in place. The irrigation systems should be completely tested and fully operational.

A final survey and a copy of the Certificate of Occupancy from Orange County for the home must be submitted to the ARB. At that time the ARB shall notify the Homeowner and Builder whether or not the home complies with the approved plans. Any unauthorized changes from the approved building plans must be corrected before final inspection is approved.