

WINDERMERE

ARCHITECTURAL REVIEW DESIGN GUIDELINES

WINDERMERE DESIGN GUIDELINES

SECTION I. ARCHITECTURAL REVIEW PROCESS

A. INTRODUCTION

These Architectural Design Guidelines have been established to provide property owners, architects, and contractors with a set of parameters for the preparation of their dwellings, specifications and plans. The authority for the Architectural Review Committee is established in Article VIII of the Declaration of Covenants, Conditions, and Restrictions for Windermere. The Architectural Design Guidelines are incorporated in the Covenants and made a part thereof.

Great care has been taken in the planning, design and construction phases to insure aesthetic harmony within Windermere. To this end it is of the utmost importance that this special character not be compromised by architectural designs and site plans which are improperly conceived, unresolved or poorly executed.

PLANS MUST BE DESIGNED BY PROFESSIONAL RESIDENTIAL DESIGNERS OR ARCHITECTS.

By encouraging quality and attention to detail, the aesthetic harmony, natural tranquility and overall property values at Windermere will be enhanced and preserved by the Architectural Review Committee and these Design Guidelines.

For this reason, an Architectural Review Committee will review and approve all construction, designs, and plans for:

- Consideration of primary site design requirements.
- Sensitivity to the existing landscape features of each site.
- The visual relationship or physical impact the proposed home may have on surrounding home sites.
- Excellence of architectural design.

B. ARCHITECTURAL REVIEW COMMITTEE

- (a) Windermere is designed to be a unique community of residential properties. The Covenants, Conditions, and Restrictions do not list specific design items necessary for plan approval. The authority to approve specific building plans rests solely with the Architectural Review Committee. The Committee does not seek to restrict individual creativity or preference, but rather to maintain a visually pleasing and appropriate appearance for each homesite within the community.
- (b) The Architectural Review Committee is composed of a minimum of three (3) members, all of whom shall be appointed by the Board of Directors of the Windermere Home Owner's Association. Additionally, professional architects may serve as members or consultants of the Committee. All decisions and actions of the Architectural Review Committee shall require an affirmative vote of a

majority of its members. The Committee will use the Architectural Guidelines for the general purpose of reviewing proposed construction but will consider the merits of any particular project because of special conditions that are felt to provide benefits to the adjacent areas, the specific site, or to the community as a whole.

- (c) Notwithstanding the fact that architectural design and “excellence” is and will be a subjective thing, and that there may be some differences of opinion in judging design and “excellence in design”, nevertheless, any person or party acquiring and owning a lot in Windermere understands and agrees to the criteria herein set forth and will be governed thereby.

C. APPLICATION PROCESS

1. Application For Approval

Prior to the commencement of any construction activity of any type on any residential lot, an **APPLICATION FOR APPROVAL** of such work must be submitted by the property owner or their respective agent to the Architectural Review Committee. A fee as listed in paragraph 6 of this section must accompany this application. Included with the application shall be such documents and other information as might be requested by the Committee. Approval by the Committee must be received prior to the start of grading or construction. All building plans, fee payment and the application for approval should be sent to:

Architectural Review Committee
Windermere Owner’s Association, Inc.
P O Box 8327
Laurel, MS 39441-8327

2. Pre-Application Research

It is the responsibility of the lot owner to acquaint his or her building team with the Architectural Review Committee and the Design Guidelines. The City of Laurel, Mississippi Planning Department has jurisdiction over Windermere Subdivision. They should be contacted at the beginning of the planning process to insure compliance with their requirements.

3. Preliminary Design Approval

Prior to the complete design of improvements requiring approval of the Committee, a preliminary review of the owner’s plan must be conducted to provide further design guidelines and an indication of the architects or designer’s conformance with specific design requirements of the Committee. It is believed that the service will assist owners and architects to expedite their work and minimize costs of corrections.

A complete copy of the application for approval together with, two (2) complete sets of the following information will be required to be submitted to the Architectural Review Committee. One set is to be retained by the Committee and one set returned to the property owner after completion of the review.

- (a) Plot plan drawn to scale showing the following:
 - (1) All proposed structures, improvements, setbacks, existing trees (trees over 6" caliper measured four feet above natural grade) and natural amenities;
 - (2) North arrow and scale (10'=1");
 - (3) Owner's name, present address, and telephone number;
 - (4) Architect's/Designer's name, or Owner's representative, present address, and telephone number.
- (b) Grading plan if required showing:
 - (1) Topographic plan showing existing contours and finished floor elevation;
 - (2) Contour plan showing cut and fill requirements;
 - (3) Retaining wall locations and heights.
- (c) Preliminary floor plan showing overall dimensions and area of structure;
- (d) Sketches of all major elevations;
- (e) Description of all exterior materials, roof materials, and colors.

4. Final Design Approval

Two (2) complete sets of the following information in addition to that required for the preliminary design approval will be required to be submitted to the Committee. One (1) set is to be retained by the Committee and one (1) set with approval to be returned to the owner upon completion of review.

- (1) Final grading and improvements plans.
- (2) Final plot plan, all building elevations, floor plan(s), and all plans related to ancillary structures.
- (3) Final construction specifications.
- (4) Owner's proposed construction schedule.
- (5) Final landscape design and working drawings.

The Architectural Review Committee will retain the final drawings and approval for a maximum period of one hundred twenty (120) days subsequent to approval. If work has not started or a continuance received by the owner or owner's agent within the time period, the approval will then automatically expire.

5. Procedural Flow Chart

The following flow chart represents the necessary procedures in the process of building a residence in Windermere Subdivision. It is important to mention that any

deviation from the procedures could cause unnecessary delays or additional costs if approvals are not obtained prior to construction.

PRELIMINARY APPROVAL
Residential Structures

CHANGES/ADDITIONS

FINAL APPROVAL
Residential Structures

AFTER APPROVALS
Begin Construction

PRELIMINARY APPROVAL
Landscaping

CHANGES/ADDITIONS

FINAL APPROVAL
Residential Landscaping

READY FOR OCCUPANCY

6. Fees: Architectural Review Committee Processing:

The owner will be charged a processing fee for preliminary and final design submittal. This fee shall be as follows:

Lots 100-127	\$200.00	Lots 201-238	\$200.00
Lots 301-324	\$150.00	Lots 601-633	\$150.00
Lots 401-406	\$150.00	Lots 701-711	\$200.00
Lots 500-523	\$100.00	Lots 801-813	\$200.00

The Architectural Review Committee shall have the right to increase these amounts from time to time. These fees have been established to cover the expense of reviewing plans and related data and to compensate any consulting architects, landscape architects, urban designers, inspectors, or attorneys retained by the Committee. The Contractor Declarant will not be required to pay these fees unless a consulting architect is required.

7. Damage and Landscape Deposit

The owner or the contractor shall place a cash deposit with the Architectural Review Committee at the time of submittal for final design approval based on the following schedule:

Lots 100-127	\$500.00	Lots 201-238	\$500.00
Lots 300-324	\$400.00	Lots 601-633	\$400.00
Lots 401-406	\$400.00	Lots 701-711	\$500.00
Lots 500-523	\$300.00	Lots 801-813	\$500.00

This deposit will be fully refunded upon completion of all improvements, including landscaping, and acceptance by the Committee provided there is not damage by the owner and/or his contractors to the public and private improvements, common areas, or other lots within the community.

All re-submittals may require an additional processing fee.

All fees and deposits noted above are subject to change by the Architectural Review Committee or the Board of Directors of Windermere.

SECTION II. SITE PLANNING & LANDSCAPE DESIGN

A. LANDSCAPE

To insure that the overall beauty of the community is preserved and enhanced, the Architectural Review Committee has the authority to approve or disapprove landscape plans for individual residences.

Windermere Subdivision has been planned utilizing the natural elements as much as possible. The determining factor of good landscape design should always be the architecture and location of the residence. The Architectural Review Committee will take into account various relationships of house to site, house to house, views, prevailing breeze, and other amenities in making decisions regarding specific landscape plans.

1. Natural Features

Throughout Windermere, fine mature individual trees exist. Many are located in prominent view from our streets and roads, giving them special significance. The community has taken a positive step toward the recognition and protection of such trees by requiring approval by the Architectural Review Committee to remove any tree, on any building lot, with a trunk diameter over six (6) inches at four (4) feet above natural grade.

In addition to the already established vegetation many other plant types will be acceptable for use within the community. The Architectural Review Committee will

take into consideration all elements of the individual landscape plan and plant materials selected in the approval process.

In planning the front area of the home, the landscape designer is urged to minimize the appearance of the telephone and electrical boxes with plant material while still leaving them accessible as necessary.

Fundamental to the design critical is the design for gardens and lawns to harmonize with the native terrain and natural beauty of the community. Owners will be encouraged by the committee to landscape their lots with plant material which is indigenous to the existing areas, and to leave untouched as much as possible the existing vegetation and natural amenities of the terrain.

B. SITE PLANNING & ARCHITECTURE

The siting of a house is a critical and important design decision. The site plan concept developed for each homeowner should reflect functional needs, but also be sensitive to the site's unique characteristics and inherent design opportunities.

The larger lots and open vistas of our community will mean that most residences will be seen from many different angles and views. It is therefore important that the three dimensional character of each home be carefully studied.

It is desirable for the homes of our community to exhibit the individuality of their owners as well as the guidelines of the selected architectural style. But it is also important that they observe basic design principles inherent in good architecture.

- Is the residence located on the site with a minimum, sensitive disruption to the natural topography and landscape?
- Will the various building materials allow for a pleasing and harmonious exterior appearance to the residence? Are the colors appropriate and used with restraint?
- Is there a consistent scale used throughout the design of the residence? Each element must be designed in proportion to others.
- Are the specific features of the architectural style selected well developed and carefully detailed? Have these features been researched to resemble a certain degree of authenticity?

C. SITING

The Architectural Review Committee shall consider each site independently but shall give extensive consideration to each individual plan's impact upon adjacent homesites, views crossing the lakes, and view corridors. Care must be taken to locate each structure, whenever possible, so as not to infringe upon view corridors, adjacent structures and homesites, and natural amenities of the area. Consideration in this regard include:

- (1) Physical terrain of the site;
- (2) Views from the project site;
- (3) Views to the project site from adjacent lots or common areas if applicable;
- (4) Views crossing the lakes if applicable;
- (5) Natural amenities:
 - existing plant material
 - existing water and drainage channels
- (6) Driveway access;
- (7) Height of structures.

D. DRAINAGE

Drainage considerations for individual sites play an important part of the overall ecological balance of the site. Water runoff for each individual building site must be handled by adequately sloping all areas so that runoff can be directed to the natural drainage areas or to storm drainage facilities.

E. BUILDING SETBACKS

The following setbacks are minimum standards as set by the Architectural Review Committee and are measured from the property lines:

	Front Setback	Side Setback	Rear Setback
Lots 100-106	15'	5' or 0/10'	25'
Lots 107-127	25'	5'	25'
Lots 301-312	25'	5' or 0/10'	35'
Lots 313-324	25'	5' or 0/10'	25'
Lots 401-406	25'	5'	25'
Lots 500-505, 510-523	25'	5'	25'
<u>Lots 506-509, 524-527</u>	25'	<u>Zero line concept accepted</u>	<u>25' to rear of house</u>
Lots 201-239	25'	5'	25'
Lots 601-633	25'	5'	25'
Lots 701-711	25'	5'	25'
Lots 801-804	25'	5'	25'
Lots 805-813	25'	5'	0

For some building lots within the community it may be impossible or inadvisable to develop setback requirements according to the previous standards due to natural terrain, lot configurations, and/or proximity of adjacent structures. Therefore, the Committee may approve specific deviations to these setbacks, which it believes to be beneficial to a specific homesite or to adjacent home sites.

F. BUILDING REQUIREMENTS

1. Minimum Dwelling Sizes

Lots 100-106	Minimum building size – 1,500 sq. ft.
Lots 107-127	Minimum building size – 2,200 sq. ft.
Lots 301-324	Minimum building size – 1,800 sq. ft.
Lots 401-406	Minimum building size – 1,750 sq. ft.
Lots 500-527	Minimum building size – 1,500 sq. ft.
Lots 201-213	Minimum building size – 2,500 sq. ft.
Lots 214-219	Minimum building size - 2,400 sq. ft.
Lots 220-239	Minimum building size – 2,200 sq. ft.
Lot 234	May be divided see Exhibit B Phase II
Lots 601-623	Minimum building size – 1,600 sq.ft.
Lots 624-633	Minimum building size – 1,500 sq.ft.
Lots 701-711	Minimum building size – 1,750 sq. ft.

2. Ceiling Height

All ceiling height will be a minimum of 9’. In certain rooms such as baths and storage this may be waived by the Architectural Review Committee.

G. SIDEWALK REQUIREMENTS

The purchaser will be required to construct a sidewalk or walking path as approved by the Architectural Review Committee on the following lots:

Lots 111-116	Lots 202-209	Lots 801-813
Lots 118-122	Lots 211-213	
Lots 301-312, 314	Lots 220-222	
Lots 401-406	Lots 234-238	
Lots 500-509	Lots 618-629	
Lots 517-520	Lot 633 Eastside (Joshbury Circle)	
Lots 524-527	Lots 707-711	

H. GARDEN OR ZERO LOT LINE LOTS

1. Zero Lot Line

The following lots may be built on as Zero Lot Line houses:

Lots 101-104	Lot 234
Lots 301-312	
Lots 313-324	

These Garden or Zero Lot Line houses if constructed as Zero Lot Line houses, should be constructed, erected, placed and maintained so that the face of its exterior side which constitutes its Zero Lot Line wall is located within one foot of the lots common boundary with the adjacent lot situated on the other side of the Zero Lot Line and no closer than ten (10) feet to the boundary of the Lot on the opposite side of subject Lot's Zero Lot Line. Any owner planning to build a zero lot line home, will have to obtain a maintenance easement from the adjoining property.

2. Exterior Wall Requirements

The "Zero Lot Line" wall shall be a solid surface with no windows from its foundation to its roof. It is the intent of this requirement that a solid wall shall exist along the entire length of the dwelling.

I. DESIGN CRITERIA

1. Grading and Excavating

The design and development concepts of the community call for the maintenance of the environment in as much of the original conditions as possible.

The Committee is particularly conscious of site utilization and potential, and desires not to disrupt the natural terrain in most cases. The Architectural Review Committee is keenly aware that whenever possible structures should be designed to the specific lot. It is important to remember that the beauty of our development is the land and its natural features, and that the architecture should complement and enhance rather than compete with or destroy this beauty.

In order to help insure compliance with this philosophy as part of a preliminary design submittal, a grading plan may be required. A grading permit must be obtained from the Committee before earth is moved or removed from a specific homesite. Absolutely no grading whatsoever shall be permitted without first obtaining this permit.

All grading reviews shall be subject to the jurisdiction of the Committee and shall be considered individually for each lot. Recommendations or demands will be based upon individual lot locations, terrain, soil conditions, drainage, cuts and fills, and whatever other conditions the Committee feels impact upon the site grading designs.

2. Lawn Area

Though owners are encouraged by the Committee to landscape their lots for individual beautification, any front yard area considered lawn area shall be sodded with the actual lawn species noted on the landscape plan to be submitted. Additionally, any area of lawn between the sidewalk and the street shall be

considered as the owners front lawn, and may be landscaped or kept in its natural state as shall be mutually agreed upon by the Owner and the Committee.

Homeowners and designers are urged to use plant material to minimize the appearance of telephone and electrical boxes in the front lawn area and the area between the sidewalk and the street.

3. Mailboxes

One of the items the Architectural Review Committee will control is the selection and/or construction of all mailboxes for residences within Windermere. The Committee has pre-selected a style of mailbox and requires property owners to select this style for their residence.

4. Walls, Fences, and Piers

Walls and fences should be considered as an extension of the architecture of the residence. They should serve to make a transition between the mass of the architecture and the natural forms of the site.

The area between dwellings may be improved to provide a private courtyard for the exclusive use of the Homeowner. Such areas may be private and screened from view.

All walls and fences should be designed to be compatible with the total surrounding environment and should not block natural views. Fences, walls and hedges should be considered as design elements to enclose and define courtyards, to extend and relate the building forms to the landscape, as well as to assure security and privacy elements. Privacy fences must not be placed within 60' of the water's edge on waterfront lots. Four foot fences are preferred in front and side yard. All walls and fences must be approved by the Architectural Review Committee prior to their installation.

Piers shall not extend into the lake more than 6 ft. from the existing natural waterline of the lot. No pier should cover more than 72 sq. ft. of water surface from the water edge. For example, a 12x12 deck may have 6 ft. on land and 6 ft. over the water.

5. Exterior Lighting

Exterior pool and landscape lighting must not infringe upon adjacent neighbors. All accent lighting should utilize low voltage, direct task type fixtures, and they should be as close to grade as possible. All exterior lighting must be approved by the Architectural Review Committee prior to installation.

6. Remodeling and Additions

Remodeling and additions to existing improvements are required to meet the same criteria as new construction. All criteria concerning aesthetics, color, site location, landscape, grading and excavations, roofs, satellite television disks, setbacks, lighting, etc., will be of significant concern to the Architectural Review Committee. An approval from the Committee is required for this work, as it is for new construction.

7. Pools; Therapy Pools; Spa

Pool and equipment enclosures must be architecturally related to the house and other structures in its placement, mass and detail.

_____ changes made 6/23/03

8. Service Yard

Unightly objects must be screened or stored in order to conceal their view from any street, common area or community.

9. Antennas

The community has been wired for cable television. The Architectural Review Committee will restrict use of all antennas, satellite dishes, radio receivers or similar devices except dishes 18" or less in diameter that are shielded from view.

SECTION III. ARCHITECTURAL DESIGN

A. INTRODUCTION

The following elements are to be encouraged:

- Appropriate and intelligent selection of details.
- Well-designed floor plans.
- Sensitive interpretation of styles within constraints of budget and site.
- Attention to scale, staying within the traditional or classical range of proportions.

B. DESIGN CRITERIA

1. Carlisle Villas (#101 & #104)

- Zero Lot Line or Common Wall homes may be approved
- 1500 square feet minimum heated area
- Masonry exteriors a minimum of 3 sides on main floor
- Elevated foundation with masonry veneer
- Masonry, vinyl, painted wood or cement board siding on secondary level (above main floor) and dormers
- Architectural style roof shingles – “weathered wood” color
- Major roof pitch of not less than 8 in 12
- Lake front houses to have architecturally attractive rear elevations and landscaping
- Two car side or rear entry garages or carport
- Driveway and walkways of exposed aggregate concrete or other materials approved by the Architectural Review Committee.

*Guidelines may vary from this list in the sole judgement of the Architectural Review Committee (ARC) based upon site and other considerations.

changes made 6/23/03

2. Regents Park Homes (#100, #107-110); Kensington Estate Homes (#111-127)

- 2200 square feet minimum heated area
- Masonry exteriors on first floor
- Elevated foundation with masonry veneer
- Masonry, painted wood or cement board siding on second level and dormers
- Slate, tile or architectural style “weathered wood” colored roof shingles
- Major roof pitch of not less than 9 in 12
- Lake-front houses to have architecturally attractive rear elevations and landscaping
- Minimum two car side entry garages
- Driveway and walkways of exposed aggregate concrete or other materials approved by the ARC
- Minimum 4-ft. sidewalks required on Lots 111-116 and Lots 118-122 of brushed concrete finish with edger, or other materials approved by ARC.

*Guidelines may vary from this list in the sole judgement of the Architectural Review Committee (ARC) based upon site and other considerations. If shutters are to be used, they must be sized for their respective openings and hung on operable hinges. Chimneys may be developed in any style or proportion but must be constructed of brick, stone, or stucco. The use of wood clad or metal chimneys is not allowed.

3. Hyde Park Garden Homes (#300-324)

- 1800 square feet minimum heated area
- Masonry exteriors on first floor
- Elevated foundation with masonry veneer
- Masonry, vinyl, painted wood or cement board siding on second level and dormers
- Architectural style roof shingles – “weathered wood” color
- Major roof pitch of not less than 8 in 12
- Lake front houses to have architecturally attractive rear elevations and landscaping
- Two car side entry garages
- Driveway and walkways of exposed aggregate concrete or other materials approved by the Architectural Review Committee.
- Minimum 4 ft. sidewalks required on Lots 301-312 and North side Lot 314 of brushed concrete finish with edger

*Guidelines may vary from this list in the sole judgement of the Architectural Review Committee (ARC) based upon site and other considerations.

change made 6/23/03

4. The Woodlands Single Family Homes (#401-406)

- 1750 square feet minimum heated area
- Masonry exteriors on three sides of first floor of 401-403
- Masonry front elevation of the first floor of 404-406
- Masonry, vinyl, painted wood or cement board siding on the sides and rear of the first floor, and the second floor and dormers.
- Architectural style roof shingles – “weathered wood” color
- Major roof pitch of not less than 7 in 12
- Two car garages
- Driveway and walkways of exposed aggregate concrete or other materials approved by the Architectural Review Committee.
- Minimum 4 ft. sidewalks required on all lots with brushed concrete finish with edger

*Guidelines may vary from this list in the sole judgement of the Architectural Review Committee (ARC) based upon site and other considerations.

5. The Glen Single Family Homes (#500-523) (#524-527)

- 1500 square feet minimum heated area
- Masonry front elevation of the first floor
- Masonry, vinyl, painted wood or cement board siding on the sides and rear of the first floor, and the second floor and dormers
- Architectural style roof shingles – “weathered wood” color
- Major roof pitch of not less than 7 in 12
- Two car garages Lots 506-509, 524-527 may have rear entry carports
- Driveway and walkways of approved material
- Minimum 4 ft. sidewalks required on Lots 500-509, 517-520 and 524-526 of brushed concrete finish with edger

*Guidelines may vary from this list in the sole judgment of the Architectural Review Committee (ARC) based upon site and other considerations.

6. The Fells Phase II (#201-239)

- Lots 201-213 2500 sq. ft. minimum heated area
- Lots 214-219 2400 sq. ft. minimum heated area
- Lots 220-239 2200 sq. ft. minimum heated area
- Lot 234 may be divided with zero lot line with 1800 sq. ft. minimum heated area
- Masonry exterior on first floor
- Elevated foundation with masonry veneer
- Masonry, painted wood or cement board on second level and dormers
- Slate or architectural style “weathered wood” colored roof shingle
- Major roof pitch of not less than 8 in 12
- Lake front houses to have architecturally attractive rear elevation and landscaping
- Minimum two car side entry garage
- Minimum 4 ft. side walk required on lots 202-209, 211-213, 220-222 and 234-238

*Guidelines may vary from this list in the sole judgment of the Architectural Review Committee (ARC) based upon site and other considerations.

7. Phase III Lots (#601-633)

- Lots 601-623 1600 sq. ft. minimum heated area
- Lots 624-633 1500 sq. ft. minimum heated area
- Masonry front elevation first floor
- Masonry, vinyl, painted wood or cement board on sides and rear of first floor and second floor and dormers
- Architectural style roof shingles – weathered wood color
- Major roof pitch of not less than 7 in 12
- Two car garage

- Driveway and walkway of approved material
 - Minimum 4 ft. side walk required on lots 613-629 and lot 633 east side
- *Guidelines may vary from this list in the sole judgment of the Architectural Review Committee (ARC) based upon site and other considerations.

8. Phase III Lots (#701-711)

- Minimum 1750 sq. ft. minimum heated area
 - Masonry exteriors on first floor
 - Elevate foundation with masonry veneer
 - Masonry, vinyl, painted wood or cement board on second floor and dormers
 - Architectural style roof shingles – weathered wood color
 - Major roof pitch of not less than 8 in 12
 - Two car side entry garage
 - Driveway and walks of approved material
 - Minimum 4 ft. side walk required on lots 707-711
- *Guidelines may vary from this list in the sole judgment of the Architectural Review Committee (ARC) based upon site and other considerations.

9. Phase IV (#801-813, 905-913)

- Lots 801-803 1600 sq. ft. minimum heated area
- Lots 804-813 1750 sq. ft. minimum heated area
- Masonry exteriors on first floor lots 804-813
- Elevate foundation with masonry veneer
- Masonry, vinyl, painted wood or cement board on second floor and dormers
- Architectural style roof shingles – weathered wood color
- Major roof pitch of not less than 8 in 12
- Two car side entry garage
- Driveway and walks of approved material
- Minimum 4 ft. side walk required on lots 804-813

*Guidelines may vary from this list in the sole judgment of the Architectural Review Committee (ARC) based upon site and other considerations

**See Phase IV Exhibit “B” for requirements on lots 801-804, lots 905-913 and lots 805-813.

C. REMODELING & ADDITIONS

Remodeling and additions to existing homes are required to meet the same criteria as new construction, including Committee approvals.

_____ changes made 6/23/03

SECTION IV. GENERAL RULES FOR ALL WINDERMERE CONTRACTORS AND SERVICE PERSONNEL

The following rules apply to all employees of Windermere, contractors and service personnel while on Windermere premises.

1. **THE ENTRANCE TO WINDERMERE IS VERY CLOSE. TRUCKS MUST BE CAREFUL WHEN ENTERING WINDEREMERE FROM SERVICE ROAD AND WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO THE ENTRANCE, INCLUDING CURBS, GATES, AND PLANTINGS.**
2. **CONCRETE TRUCKS ARE LIMITED TO NO MORE THAN 7 CUBIC YARDS. DUMP TRUCKS ARE LIMITED TO NO MORE THAN 6 CUBIC YARDS FOR SINGLE AXLE AND 12 CUBIC YARDS FOR DUAL AXLE. NO TRAILER TRUCKS OF GRAVEL OR DIRT ARE ALLOWED. SPEED LIMIT OF 25 MPH WILL BE ENFORCED.**
3. Contractors are required to keep adequate trash receptacles on each building site and to keep their job sites as neat and clean as possible. Trash and discarded materials, including packaging materials and discarded food and drink containers must be picked up on a daily basis. All sites must be cleaned for the weekend. Plastic materials must not be allowed to blow into the lakes or the neighboring cattle area. There will be no stockpiling or dumping on adjacent lots or on streets. Any contractor site not properly cleaned for three consecutive days or on a weekend will be charged \$50.00 to cover the cost to the Association to clean the site. This money will be billed to the Builder or taken from the damage deposit as referred to in C. Application Process, Section 7. Damage and Landscape Deposit (p. 5 of this document). Contractors are encouraged to have a dumpster on each construction site so trash can be contained and removed in an orderly manner.
4. Contractors will use only the utilities provided on the immediate site on which they are working.
5. Any damage to streets and curbs, common areas, drainage inlets, street markers, mailboxes, walls, etc., will be repaired by contractor or Windermere and such cost billed to the responsible lot owner, contractor or taken from the damage deposit.
6. The established speed limit within the community is 25 miles per hour for construction vehicles, including light trucks and autos. This must be obeyed.
7. There will be no washing of any truck on the streets, adjoining lots or common areas. Any concrete delivery truck washed out must be on the construction site or site provided.

8. Operators of vehicles are required to see that they do not spill any polluting or damaging materials while within the community; and, if spillage of a load occurs, operators are responsible for cleaning up. Cleanups done by Windermere personnel will be billed to the responsible party or deducted from the damage deposit. Please report any spills as soon as possible.
9. Be advised there is a 10' utility easement adjoining the property line adjacent to the street right of way. If any telephone, cable TV, electrical, water, etc. lines are cut, it is your responsibility to report such an accident to proper service company personnel and to Windermere personnel within 30 minutes.
10. All personnel working in the community are to insure that they will keep all areas in which they work or travel free of discarded materials such as lunch bags and all refuse materials. Objects should not be thrown out of cars and trucks. Stock piling of any materials on adjacent lots or common areas is not allowed.
11. Loud radios or noise will not be allowed within the subdivision. This is distracting and discomforting to property owners. Normal radio levels are acceptable. Do not mount speakers on vehicles or outside of homes under construction. Remember that sound travels a long way.
12. No construction vehicles (trucks, vans, cars, etc.) may be left in the subdivision overnight except on the construction site. All construction equipment and vehicles may be left on the site while needed, but must not be kept on the street.
13. Only bona fide workers are allowed on property. Spouses may drive workers to site and pick them up, but must not remain on the property unless they are actual employees of the contractor or subcontractor. No children will be permitted on the property unless they are bona fide workers.
14. No contractors or contractor's personnel will be permitted to hunt, fish, or bring pets or boats, inside Windermere.
15. Contractor will provide a portable toilet to each job site.
16. Prior to any construction, contractor must post certificate of insurance with the limits of \$500,000.00 liability and workers compensation.
17. No temporary storage trailers or buildings are allowed except, as may be a necessary adjunct to construction.
18. The owner is charged with giving the required notice to his or her contractor, laborer, or service personnel, and shall insure their compliance with the conditions set forth herein.
19. On lot that requires grading or haul in fill material care should be taken to keep on the lot for which the construction is on. This is very important on lake front lots. If much erosion is expected, silt fences should be installed and maintained.
20. Contractors and sub contractors should not park in front of mail boxes as the mail person cannot place mail in boxes.

WINDERMERE INTENDS TO ENFORCE THESE REGULATIONS FOR THE PROTECTION OF ALL OWNERS. FAILURE TO ABIDE BY THESE RULES MAY RESULT IN THE LOSS OF YOUR PRIVILEGE TO ENTER THE PROPERTY AND FORFEITURE OF DEPOSIT.

THE DESIGN GUIDELINES HEREIN ARE NOT INTENDED TO AMEND, ALTER OR SUPERSEDE THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WINDERMERE, AS RECORDED IN THE OFFICE OF THE CHANCERY CLERK OF JONES COUNTY. IN THE EVENT THESE GUIDELINES CONFLICT WITH SAID DECLARATION, THE DECLARATION SHALL CONTROL.

NO APPROVAL OF PLANS AND SPECIFICATIONS, NOR THESE DESIGN GUIDELINES SHALL EVER BE CONSTRUED AS REPRESENTING OR IMPLYING THAT A STRUCTURE IS PROPERTY DESIGNED. SUCH APPROVALS AND STANDARDS SHALL IN NO EVENT BE CONSTRUED AS REPRESENTING OR GUARANTEEING THAT ANY STRUCTURE WILL BE BUILT IN A GOOD WORKMANLIKE MANNER. IT IS THE SOLE RESPONSIBILITY OF THE LOT OWNER TO MAKE SURE THAT CONSTRUCTION MEETS THE CRITERIA OF WINDERMERE COVENANTS AND DESIGN GUIDELINES.

THESE DESIGN GUIDELINES MAY BE AMENDED OR SUPPLEMENTED FROM TIME TO TIME. PLEASE HAVE YOUR COPY OF THE GUIDELINES DATED AND INITIALED WHEN YOU PICK THEM UP. ADVISE DEVELOPER IN WRITING THAT YOU ARE IN THE PROCESS OF DESIGN, LANDSCAPING, ETC., AND TO ADVISE YOU OF ANY CHANGE IN THESE GUIDELINES IN A TIMELY MANNER.

EXECUTED THIS _____ DAY OF

WINDERMERE

BY: _____

**APPLICATION OF APPROVAL FOR WINDERMERE
LAUREL, MISSISSIPPI**

Attention: Architectural Review Committee

Two sets of the following documents are enclosed:

FOR PRELIMINARY DESIGN APPROVAL:

_____ Plot Plan; 1" = 10'

_____ Grading and Drainage Plan; 1" = 10'

_____ Floor Plan; 1/4" scale

_____ All Major Elevations; 1/4" scale

_____ Descriptions/Samples of all exterior materials, roof materials, and colors;

_____ Landscape Plan; 1" = 10'

FOR FINAL DESIGN APPROVAL:

_____ Final plot/staking plan

_____ Final grading and drainage plans

_____ Final construction specifications

_____ Owner's proposed construction schedule

_____ Final landscape design and working drawings

_____ Contractor's Certificate of Insurance (\$500,000 general liability and worker's compensation)

Enclosed is my check for _____ **Architectural Review Fee**

Enclosed is my check for _____ **Damage deposit with final design approval**

*Please make checks payable to: Windermere Architectural Review Committee
P O Box 8327
Laurel, MS 39441-8327

I understand that Final Design Approval shall be valid for six months, and commencement of construction thereafter will require re-approval.

My architect/designer is: _____; phone: _____

My landscape architect/designer is: _____; phone: _____

My builder contact person is: _____; phone: _____

Owner's Name and Address: _____; phone: _____

Owner's signature: _____ date: _____

_____ date: _____

APPROVED FOR PRELIMINARY DESIGN:

_____ **date:** _____

FINAL DESIGN APPROVAL:

_____ **date:** _____