

**Windsor Estates Homeowners Association
Architectural Standard**

Awnings, Fountains, Ponds, Screened Enclosures, Flags and Flag Poles

Article II Section 2(a) and (d) states that the ARC Committee shall have the right, in its sole direction based on these covenants and restrictions, to approve or disapprove, any lot improvement, including but not limited to building, fence, wall, screened enclosure, grading, floor elevation, drainage plan, mailbox, solar device, posts, antennas, fountains, decorative building features, landscaping plans, landscaping device or object, yard decorations, or other improvements, whether as new construction or additions, modifications or alterations to Lots.

The following Standards have been established for:

Awnings - Awnings will be located in the rear of the residence only. They shall be retractable and for functional usage rather than decorative. The color of the fabric shall match the house body color or roof. Fabric must have a minimum of a five (5) year warranty. Installations are only allowed on the first story with no metal, aluminum or fiberglass awnings permitted.

All plans and applicable permits, actual design (pictures), material and locations must be first submitted to the ARC for approval.

Fountains/Ponds - Fountains/ponds are permitted if located at the rear or side of the dwelling, so as not to be visible from any street. As to any Lot which adjoins a lake or retention area, no fountains/ponds are permitted.

All plans and applicable permits, actual design (pictures), material and location must first be submitted to the ARC for approval.

Screened Enclosures (Front & Garage Door) - No front screen enclosures or garage door screens are permitted.

Flags and Flag Poles – One of the following flag pole types are permitted:

1. One permanent or temporary sloping flagpole with a maximum length of 6-feet affixed to the front of the residence only. Mounting bracket height will be between 6-10 feet. The maximum flag size will be 3x5 feet. And or
2. One vertical permanent flagpole maybe be installed in the front yard of the residence only. It will be a maximum of 22 feet in height set from the sidewalk grade. The set back will be a minimum of 25 feet from the front lot line of the residence. The maximum flag size will be 3x5 feet.

Flags permitted: USA National Flag, any flag of any dept. of U.S. Gov't., including military service, any flag of a nation admitted to the United Nations, and any flag of any state or territory of the USA. If one of the flags displayed is the National Flag of the USA, it shall be flown in accordance with its flag protocol. The foregoing does not apply to flags commemorating special events of limited duration, which shall be removed at the conclusion of the event.

Any flag not on an approved pole is not permitted.

Adopted:

Architectural Review/Control Committee

Dated: Revised 4/15/03

Board of Directors

Dated: Revised 4/15/03

Signature on file

Joseph DeMeo

President - WEHOA

Windsor Estates Homeowners Association

Architectural Standard

Permanent Backup Generator

Article II Section 2(a) States, No dwelling, building or structure of any kind shall be constructed, erected, or altered on any Lot or in any part of the Subdivision, nor shall any exterior additions, changes or alterations therein be made until the plans and specifications showing the nature, kind, color, shape, height, materials, and location thereof shall have been first submitted to and approved by the Committee. And Article II Section 2(d) states that the ARC Committee shall have the right, in its sole direction based on these covenants and restrictions, to approve or disapprove, any lot improvement, including but not limited to building, fence, wall, screened enclosure, grading, floor elevation, drainage plan, mailbox, solar device, posts, antennas, fountains, decorative building features, landscaping plans, landscaping device or object, yard decorations, or other improvements, whether as new construction or additions, modifications or alterations to Lots.

The following Standards have been established for:

Permanent Backup Generator - A permanent backup generator is only to be used in case of power failure and/or emergency situations. The generator can only be located on the side of the residence with a 10 foot setback from the front building line OR in the rear of the residence only. All permanent backup generators shall have landscaping around it as to be unobtrusive as possible. Landscaping shall include a minimum 4 foot maximum 6 foot ARC approved fence OR approved shrubbery. Generators shall not be visible from any street. (Including side-street in case of a corner lot or adjoining lot). Permanent generators may only be tested 1 time per week for a maximum of 1 hour during the time period of 9 a.m. and 4 p.m. Permanent generators will only be accepted with 75.5 dB or less at rated load at a distance of 7 meters.

Information required for ARC approval:

1. Manufacturer's brochure with all specifications.
2. Copy of plot plan with indication of the location for the generator.
3. All plans and applicable permits, actual design (pictures), material, location, landscaping & fencing must first be submitted to the ARC for approval.
4. Copy of all necessary Brevard County permits as soon as they are available.

Adopted:

Architectural Review/Control Committee

Dated: 5/18/05

Board of Directors

Dated: 5/18/05

Revised Date: 9/20/05

2nd Revision Date: 8/15/06

Signature on File

Bill Hall

President, WEHOA

**Windsor Estates Homeowners Association
Architectural Standard**

Maintenance & Repair of Driveways, Driveway Apron and Sidewalk

ART. III, Section 6 Maintenance and Repair states in part all improvements placed or maintained on a lot shall at all time be maintained in good condition and repair.

In trying to maintain a consistent and uniform appearance throughout the subdivision, a Standard for the maintenance and repair of driveway, walkway, driveway apron and sidewalk has been established. Please note that the painting of driveways is prohibited under Amendment III, dated 11/28/98.

Repair - Upon written request and approval by ARC, the repairing, staining and/or sealing of the driveway and walkway leading up to the front door from the driveway as well as the common area which includes the driveway apron and the sidewalk portion of the driveway, will be permitted in order to maintain the concrete pad. To ensure a non slip surface on the common area a non slip/non skid product must be added.

Stamped Driveway Patterns: Upon written request and approval by ARC, stamping of the driveway and walkway leading up to the front door from the driveway, will be permitted when repairing the driveway. The common area sidewalk and apron are not included and are not to be altered in any way. There are four different designs or patterns accepted by the ARC – Basketweave, Herringbone, T Pattern and Random.

Overlay Pavers: One inch pavers may be installed over the existing driveway and walkway leading up to the front door. One inch of existing concrete is removed from the surface to allow the pavers to lie flush with the garage floor and sidewalks. The common area sidewalk and apron are not included and are not to be altered in any way. There are four different designs or patterns accepted by the ARC- Basket-Weave, Herringbone, T Pattern and Random.

Any request for stamping, overlay pavers, staining and/or sealing of driveway must be accompanied with the brochure of the company whose product is being used. The only stain/sealer that will be approved is a clear, natural concrete color or Gull Gray.

See Management Company for reference colors.

Adopted:
Board of Directors
Dated: 6/17/2003
1st Rev: 1/18/2005
2nd Rev: 3/21/2006
3rd Rev: 11/21/2006
4th Rev: 8/21/2007
5th Rev: 4/19/2011

Signature on File _____
Cami Hester, President WEHOA
Dated: 4/19/2011

**Windsor Estates Homeowners Association
Architectural Standard**

Driveway Pavers

Article II Section 2(a) States, No dwelling, building or structure of any kind shall be constructed, erected, or altered on any Lot or in any part of the Subdivision, nor shall any exterior additions, changes or alterations therein be made until the plans and specifications showing the nature, kind, color, shape, height, materials, and location thereof shall have been first submitted to and approved by the Committee. And Article II Section 2(d) states that the ARC Committee shall have the right, in its sole direction based on these covenants and restrictions, to approve or disapprove, any lot improvement, including but not limited to building, fence, wall, screened enclosure, grading, floor elevation, drainage plan, mailbox, solar device, posts, antennas, fountains, decorative building features, landscaping plans, landscaping device or object, yard decorations, or other improvements, whether as new construction or additions, modifications or alterations to Lots.

The following Standards have been established for replacing driveway with pavers:

The definition of the driveway as it relates to this standard shall include the homeowner's portion from the garage up to the common area of the sidewalk and common area driveway apron. Any portion of the sidewalk and/or driveway apron is not included in this definition and may not be altered in any way.

In order to maintain a consistent appearance throughout the neighborhood, residents may choose between a natural concrete, neutral or earth-tone color pavers as well as one of the three different designs or patterns accepted by the ARC. (Basketweave, Herringbone, T Pattern, Random). House body, trim, accent or shingle color may NOT be used as a paver color.

Driveways with pavers, at a minimum, must meet the requirements of the Brevard County standards. All edges of the driveway shall have a concrete footer. There will be a minimum of 6-8" of road base as well as 2" of compaction material or screening below the pavers. Only pavers that are 2 3/8" thick can be used on the driveway. All driveways done with pavers shall be weed free, without sink holes and must be flush with the sidewalk.

Any request for replacing driveway (as defined above) with pavers must be in writing and accompanied with color samples or pictures with design or pattern of the pavers that are intended to be used. The driveway (as defined above) may be replaced with pavers only after written request is approved by the ARC.

Adopted:
Architectural Review/Control Committee
Dated: 6/21/2005

Board of Directors
Dated: 6/21/2005
1st Rev: 3/21/2006

Signature on File
William Hall, President WEHOA
Dated: 3/21/2006

Windsor Estates Homeowners Association Architectural Standard

Fence Maintenance

Article II Section 2(a) and (d) state, in part, that the ARC Committee shall have the right, in its sole direction based on these covenants and restrictions, to approve or disapprove, any lot improvement, including but not limited to building, fence, wall, screened enclosure, grading, floor elevation, drainage plan, mailbox, solar device, posts, antennas, fountains, decorative building features, landscaping plans, landscaping device or object, yard decorations, or other improvements, whether as new construction or additions, modifications or alterations to Lots. Art. III, Section 6, Maintenance and Repair states all improvements placed or maintained on a lot shall at all times be maintained in good condition and repair.

In order to maintain a consistent and uniform appearance throughout the subdivision, a Standard for the installation, maintenance and repair of fences has been established.

Placement and Materials – All fences to be constructed in the Subdivision shall be constructed of the board-on-board or shadowbox type and shall be constructed of pressure treated lumber. No fence shall be painted or stained.

Fences on the side of lots, can only be built on the lot line, with exception of corner lots, where fences must be built on a line set back 15' from the lot line.

Fences built at the rear of the lot must be placed on the rear lot line, with exception of lots that back up to a lake or retention pond area, in which case the fence may be built along the rear building line only, unless a variance is applied for and granted under Article III, Section 10 of the covenants.

The only exception to the above placement, is for a fence built specifically to screen equipment such as pool pumps, air conditioning units or permanently installed generators. In the case of a "screen" type fence, the fence must be placed as close to the equipment being screened as possible, and must either be open on one side, or have a matching 3' gate for maintenance access.

Fences built on the front of the lot, must be set back at least 10' behind the front building line.

All fence shall be a maximum of 6' high and with exception of "Screen" type fences, shall have matching gate(s), at least 4' wide to allow landscaping equipment access to the enclosed area.

The finished side of all fences shall face the outside of the lot.

All ARC fence requests must be submitted with a lot plan, showing the existing building and the proposed fence placement, and the relevant permits from Brevard County.

Fences shall be maintained in good condition and repair at all times. They shall be kept clean with a natural wood finish and free of mildew and stains. There are many specialty cleaners on the market to help remove stains and mildew.

If fences are coated with a wood protecting agent, it must be one of the following:

- Clear product
- Behr DP318 Sable (Semi gloss)
- Behr DP530 Woodbridge (Semi gloss)

If fence replacement is needed, please refer to Art. III, Section 10 (e) and the Third Amendment to the Declarations, Conditions and Restrictions.

Board of Directors
Dated: 12/16/2003
Revised: 11/15/2005
Revised: 8/26/08
Signature on file
Cami Hester, President WEHOA

Fences, Placement and Maintenance Standard Adopted:
Architectural Review/Control Committee
Dated: 05/20/2008

Board of Directors
Dated: 05/20/2008
Signature on file
Cami Hester, President WEHOA

Fence Maintenance and Fences, Placement and Maintenance Standards Revised and Combined:
Board of Directors
Dated: March 15, 2011
Signature on file
Cami Hester, President WEHOA

**Windsor Estates Homeowners Association
Architectural Standard**

Sidewalk Maintenance

Covenants Art.I Sec.1 states in part: The Association is organized for the purpose of Providing common services to the Lot Owners; ... owning and maintaining streets, curbs, sidewalks...

Covenants Art. III Sec. 15 (b) All Lot Owners who adjoin a Common area shall assist the Association in maintaining that Common Area...

By Laws Art. XI 11.0 As to Common Property; The Board may, from time to time adopt or amend previously adopted Rules and Regulations governing the details of the operation, use, maintenance, management, and control of the Common Property and any facilities or service made available to the members.

The Association replaces broken and uneven sidewalks and curbing caused by age or loss of soil to erosion around storm water culverts. Also, the association pays for cleaning sidewalks, not in front of homes, from mildew and rust.

The Board adopted a Rule requiring Lot Owners (Assoc. members) to keep the sidewalks and driveways free of mildew (blackness) and rust in front,(and sides of corner lots), of their houses. The cleaning of any affected curbing also enhances our neighborhood.

Also refer to the Driveway Standard

Adopted:
Board of Directors
Dated: 4/20/10

Signature on File
Cami Hester, President WEHOA
Dated: 4/20/2010

**Windsor Estates Homeowners Association
Architectural Standard**

Post Lights

Article II, Section 11 Post Lights states: Each residence constructed shall be required to install and **maintain** an exterior post light in the front set back area prior to occupancy. Said post light shall be black in color and **uniform in design** and in a **standard location** on each lot. The exact type and location of the post light shall be determined by the Declarant. All post lights are required to be installed by the builder prior to the occupancy of the residence. (detail sketch and description to be provided by the developer)

This standard has been developed to clarify the meaning of the following terms: maintain, uniform in design and standard location of the post light.

Maintain - The maintenance of the post and light are the sole responsibility of the homeowner. The post and light shall be free of corrosion and rust. Gloss black is the only accepted color when painting the post and light. The light must be maintained in working order.

Uniform in design - The original light selected by the developer was a pumpkin style design. The attached selections are the most current replacements for the original. The replacements may change over time as older models are discontinued. Please check with the management company to ensure you have the latest information prior to replacement.

Standard location - The current location of your post light shall be maintained.

Adopted:
Architectural Review/Control Committee
Dated: 5/15/12

Board of Directors
Dated: 5/15/12

Signature on file
Cami Hester
President - WEHOA



**Windsor Estates Homeowners Association
Architectural Standard**

Hurricane Shutters

Article 11 Section 2(a) and (d) state in part that the ARC Committee shall have the right, in its sole discretion based on these covenants and restrictions, to approve or disapprove, any lot improvements, including but not limited to building, fence, wall, screen enclosure, grading, floor elevation, drainage plan, mailbox, solar device, posts, antennas, fountains, decorative building features, landscaping plans, landscaping device or object, yard decorations, or other improvements, whether it is new construction or additions, modifications or alterations to Lots. The following Standard has been established for Hurricane Shutters:

Permanent Installation - Not capable of being stored separately. May only be closed during the period of June 1st to November 30th (**hereafter referred to as hurricane season**).

1. **Roller Shutters** - The box and frame of exterior mounted shutters must match the color of the surrounding window trim or white.
2. **Accordion Shutters** - The frame of the exterior mounted accordion shutters must match the color of the surrounding trim or white.
3. **Bahamas Style Shutters** - These may be of wood, PVC or metal and must be painted to match the house or trim or white. They may only be installed on the rear of the house.
4. **Colonial Style Shutters** - These may be of wood, PVC or metal and must be painted to match the house or trim or white.

Non-Permanent Installation - Capable of being stored separately.

1. **Manufactured** - May only be installed no earlier than the commencement of the hurricane season (June 1st) and removed no later than the end of the hurricane season (November 30th)
 - a. Manufactured shutters could be various types of materials, i.e., metal, fiberglass, Lexan and corrugated polypropylene. Mounting brackets must match the color of the surrounding window trim or white. Installation shall be in accordance with county code.
 - b. Painted and unpainted metal panels may be installed during the homeowners' absence for a period not to exceed 21 days at any given time during hurricane season.
 - c. Clear Lexan (transparent) panels may be installed continuously during hurricane season.
 - d. Opaque fiberglass or corrugated polypropylene panels may be installed for a period not to exceed 21 days at any given time during hurricane season.
2. **Non-Manufactured** - These panels may be installed only during storm conditions and shall be removed when the storm warnings are cancelled.
 - a. These may be of various types of materials, i.e., usually plywood or other non-permanent consistency.
 - b. Any tape that is used for added protection must also be removed when the storm warnings are cancelled.
 - c. Requests for time extensions may be granted by the ARC however, all requests must be in writing and will be evaluated on an individual basis.

Adopted: 07/17/01
2nd Revision: 07/16/02
3rd Revision: 03/21/06
4th Revision: 06/20/06
5th Revision: 07/15/08
6th Revision: 10/21/08
7th Revision: 05/18/10

Board of Directors
Signature on File
Cami Hester, President WEHOA
Dated: 05/18/2010

**Windsor Estates Homeowners Association
Architectural Standard**

Lakes and Fishing

Article IV, Section 7 - Conservation Easement Areas. The Conservation Easement Areas shall and are hereby declared to be subject to a Conservation Deed Restriction pursuant to Section 704.06, Florida Statutes, in favor of the St. Johns River Water Management District (“District”) for the purpose of retaining and maintained the Conservation Easement Areas in their predominantly natural condition as a wooded water recharge, detention and percolation and environmental conservation area. In furtherance of this Conservation Deed Restriction, all of the following uses of the Conservation Easement Areas are hereby prohibited and restricted without the prior written consent of the St. Johns River Water Management District, to wit:...(f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation....” Therefore, the Board of Directors have adopted the following policy with regards to fishing in the lakes:

Fishing - Fishing in the lakes will be permitted behind the owner(s) residence only. Fishing within the easement not directly behind the owner(s) residence is PROHIBITED. Any person(s) found fishing on any portion of the easement, not including the area directly behind the individual’s own residence, will be considered trespassing and the homeowners involved will be encouraged to contact the authorities. Removing fish from the lakes is prohibited, catch and release only.

Adopted: June 20, 2006

Board of Directors

Dated: June 20, 2006

Signature on File

Bill Hall

President WEHOA

**Windsor Estates Homeowners Association
Architectural Standard**

Street Address Numbers and Mailboxes

ART. II, Section 12 Street Address Numbers and Mailboxes state that they shall be uniform to types, color and design. Location, color, size and type of mailboxes and street address numbers shall be determined by the Declarant. The following Standard has been established for:

Mailboxes, Mailbox Post, Numbering and Area Surrounding Mailbox Posts - The maintenance of mailbox, post and numbering is the sole responsibility of the homeowner. The original mailbox and post has been discontinued. The property manager will provide the name of the vendor that can provide the homeowner with the information about the new, approved mailbox, post and numbers. Please see attached photo.

The mailbox shall be free of rust and the post shall be free of corrosion. Gloss Black is the only accepted color.

The only approved numbering on the mailbox shall be centered on the space provided on the front of the mailbox and on the lower left corner of the flag side. The numbers shall be gold in color. The numbers on the front must be 1 ¼” in height. The numbers on the side must be 2” in height. Contact the property manager to obtain the approved numbers.

No plants shall be hanging from the mailbox or mailbox post. Planted flowers at the base of the mailbox post shall not exceed the height of the bottom of the mailbox.

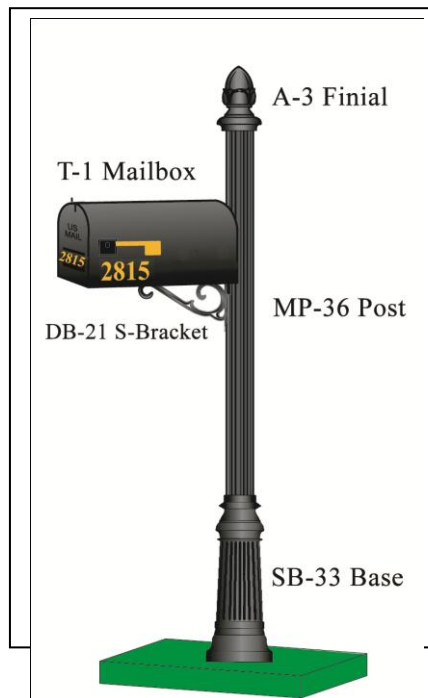
Any landscaping around the base of the post shall not exceed 8” from any side of the base of the post. Accepted landscaping materials include mulch, rock or natural concrete pavers.

Street Address Number Plaque - For replacement of the Street Address Number Plaque homeowners are required to use the plaque selected by the Developer. Please contact the Association Manager for detailed ordering information.

Placement location of the number plaque is as follows:

- Homes with side facing garages are allowed to place the plaque on the front of the home or above the garage doors.
- All other homes must place the plaque *facing the street*, either above the garage doors or the walls of the garage.

Adopted:
Board of Directors
Dated: 8/17/04
1st Revision Dated: 3/21/2006
Signature on File
William Hall, President WEHOA
Dated 3/21/2006
2nd Revision Dated: 9/18/07
Signature on File
Cami Hester, President WEHOA
Dated 9/18/2007
3rd Revision Dated: 1/21/09
Signature on File
Cami Hester, President WEHOA
Dated 1/21/09
4th Revision Dated: 5/15/12
Signature on File
Cami Hester, President WEHOA
Dated 6/19/12



Windsor Address Plaque

Windsor Estates Homeowners Association Architectural Standard

Exterior Painting and Landscape Curbing

Article II, Section 7 titled Exterior Covering, Siding and Paint within the Declaration of Covenants, Conditions, and Restrictions states in part “All paint used on the exterior body of any residence shall be subdued in its tone. Colors should be selected to harmonize with the natural environment of the subdivision and should be soft and unobtrusive. They should not be loud or bright. No more than one paint color (may be used) for the body of each residence and no more than two accent trim colors. Paint colors must be submitted for approval prior to being applied on any residence.”

This standard clarifies definitions for items such as body, trim, columns, accent, etc. as well as establishes an approved paint color book (which further clarifies the words subdued in tone, harmonize with the natural environment, soft and unobtrusive by preselecting the colors) allowing for consistent and uniform approvals/disapprovals of requested paint colors.

Once an ARC request for painting has been approved, the homeowner must complete all aspects of painting within 6 months. Homes are subject to inspection by the ARC to ensure the work is completed as approved.

Exterior Paint Colors

Color Book - An Exterior Paint Color Book has been established to assist the ARC with its approvals of Homeowners’ requests. The book contains approved base body colors and in some cases allows up to two shade variances. The book also contains approved trim and accent colors. The color book will provide the basis (either exact or equivalent match) within which the ARC will approve or disapprove paint color requests.

The color book is available at Sherwin Williams Company, the management office, or the monthly ARC meeting for your viewing. The paint request form is available on the WEHOA website (www.windsorestateshoa.com).

Addition of New Colors - In the event the ARC receives a request for a color that is not within the current color book, the ARC may recommend to the board that it be added as an approved color. The ARC must obtain Board approval prior to granting homeowner approval. The Board approved color will be treated as an individual addendum to the color book so that future requests for the same color can also be approved. The new color would become an approved base body color without shade variances.

Base Body Color is defined as the color used on the main body of the house.

Trim Color is defined as the color used on the quoins and/or architectural bands around the windows, doors, and columns.

Columns (pillars) may be painted the base body color, white or a color that is within a “limited color range” of whites (i.e. cream, ivory). Architectural bands on columns may be painted the trim color.

Garage Doors may be painted the base body color, white, or a limited color range of whites (i.e. cream, ivory). They may not be painted an accent color.

Accent Color is defined as a third color, which may be used for the front door or decorative shutters only.

Decorative Shutters are shutters that are placed on the sides of windows. They may be painted the base body color, white, an accent color or the trim color.

Front Doors: They may be stained or painted with a satin/semi-gloss finish. They may be white, the base body color, the trim color, an accent color, or stained a natural wood color.

Medallions and Architectural Designs over garage doors may be painted base body color, trim color, white or to match decorative shutters.

Landscape Curbing

Landscape Curbing may be natural concrete, white, or a subdued earth tone that harmonizes with the landscaping design. Curbing may not be painted, stained or dyed an accent color or trim color as defined under columns and garage doors above. The one selected color must be used on all curbing. ***The area inside the landscape curbing shall be considered a bed.*** Please refer to the Windsor Estates Color Book for all colors.

ADOPTED:

Architectural Review/Control Committee

Dated: 5/21/02

Board of Directors

Signature on file

Dated: 5/21/02

Joseph Jenne

President – WEHOA

Revised

Dated: 11/16/04

Board of Directors

Signature on file

Neil Sugarman

President - WEHOA

Revised

Dated: 10/09/07

Board of Directors

Signature on file

Cami Hester

President - WEHOA

Revised

Dated: 3/25/09

Board of Directors

Signature on file

Joe Jenne

President - WEHOA

Revised

Dated: 8/15/09

Board of Directors

Signature on file

Joe Jenne

President - WEHOA

**Windsor Estates Homeowners Association
Architectural Standard**

Play Equipment and Structures

Article III Section 26 States, All games and play apparatus remaining outdoors for more than three days shall be located at the rear or side of the dwelling, so as not to be visible from any street. And Article II Section 2(d) states that the ARC Committee shall have the right, in its sole direction based on these covenants and restrictions, to approve or disapprove, any lot improvement, including but not limited to building, fence, wall, screened enclosure, grading, floor elevation, drainage plan, mailbox, solar device, posts, antennas, fountains, decorative building features, landscaping plans, landscaping device or object, yard decorations, or other improvements, whether as new construction or additions, modifications or alterations to Lots.

The following Standard has been established for:

Playsets and Swingsets - All games and play apparatus remaining outdoors for more than three days shall be located at the rear or side of the dwelling, so as not to be visible from any street. The criteria for checking the location will be to stand across the street facing the front of the residence, if two parallel lines were drawn from the sides of the house back to the rear of the property line, the above mentioned items must fall within those two parallel lines. The exemption to this would be if the games and play apparatus were not visible from the street due to an approved fence or shrubbery that blocks such view.

ADOPTED:
Architectural Review/Control Committee
Dated: 7/20/04

Board of Directors
Dated: 7/20/04
Signature on File
Neil Sugarman President

**Windsor Estates Homeowners Association
Architectural Standard**

Parking

Article III, Section 14 states that the parking of commercial vehicles, which description, for the purposes of this Declaration, shall include trucks (larger than a pick-up truck), tractor-trailers, semi-trailers, and commercial trailers, at any time on driveways, otherwise on said premises, on common areas, or on the public streets of said subdivision, is prohibited except for loading and unloading purposes or when parked entirely within a closed garage permitted to be built under the provisions of these restrictions. Boats, water craft, campers, travel trailers and similar recreational vehicles may only be placed and kept or stored upon a Lot containing a residence, placed no further forward than ten (10') feet behind the front building line of the residence, with landscape or with six (6') foot fence screening so as to make same not visible from the street (including side street in the case of a corner Lot or adjoining Lot), or in a closed garage. Inoperable vehicles or vehicles under repair may only be placed and kept on a Lot in a closed garage.

The following Standard has been established to allow for limited, temporary parking for boats, water craft, campers, travel trailers and similar recreation vehicles:

Recreational Vehicle Parking - Boats, water craft, campers, travel trailers and similar recreation vehicles may only be placed and kept or stored upon a Lot containing a residence, placed no further forward than ten (10') feet behind the front building line of the residence, with landscape or with six (6') foot fence screening so as to make same not visible from the street (including side street in the case of a corner Lot or adjoining Lot), or in a closed garage, **with the exception of and for the sole purpose of loading, unloading and cleaning only for a period not to exceed four (4) hours or one overnight stay (not to exceed twelve (12) hours) within seven (7) days. It must not block the sidewalk or traffic and may not be parked on any grassed area within the subdivision. Such boat, water craft, campers, travel trailers and similar vehicles may not be parked in the street from dusk to dawn.** Inoperable vehicles or vehicles under repair may only be placed and kept on a Lot in a closed garage.

ADOPTED:

Board of Directors

Dated: 5/18/2010

Signature on File

Cami Hester, President WEHOA

**Windsor Estates Homeowners Association
Architectural Standard**

Signs

Article III Section 17 States: Except for signs permitted by the Declarant and except for signs utilized by the Developer and Builders to advertise the sale of lots or dwelling units for sale and except as otherwise permitted by the Homeowners Association's Board of Directors, no sign of any character shall be displayed or placed upon any Lot or living unit except "for rent" or "for sale" signs, which signs may refer only to the particular premises on which displayed. Said signs shall not exceed the normal and customary standard size for the local Real Estate Industry, shall not extend more than four (4) feet above the ground, and shall be limited to one (1) sign per Lot or living unit, and displayed only upon the Lot sought to be rented or sold. No signs may be attached in any manner to a tree.

In addition, signs will be permitted in the common areas under the following conditions:

No signs are authorized on the common areas with the exception of two (2) open house signs, each to be no larger than 2' X 2', in which one (1) sign could be placed in front of the entry gate on the common area next to the call box and one (1) sign could be placed in front of the entry gate on the common area in line with the call box on the right side of the road. The signs would be permitted to remain in the common area on Thursday's and Sunday's for the hours of the open house only and not to exceed four (4) hours total each day with the open house gate code listed for access.

Adopted:

December 16, 2003

Board of Directors

Dated: December 16, 2003

Signature on file

Joe Demeo, WEHOA President

**Windsor Estates Homeowners Association
Architectural Standard**

Sheds and Storage

Article II Section 2(a) States, No dwelling, building or structure of any kind shall be constructed, erected, or altered on any Lot or in any part of the Subdivision, nor shall any exterior additions, changes or alterations therein be made until the plans and specifications showing the nature, kind, color, shape, height, materials, and location thereof shall have been first submitted to and approved by the Committee. And Article II Section 2(d) states that the ARC Committee shall have the right, in its sole direction based on these covenants and restrictions, to approve or disapprove, any lot improvement, including but not limited to building, fence, wall, screened enclosure, grading, floor elevation, drainage plan, mailbox, solar device, posts, antennas, fountains, decorative building features, landscaping plans, landscaping device or object, yard decorations, or other improvements, whether as new construction or additions, modifications or alterations to Lots. The following Standards have been established for:

Sheds or Storage Bins - For the purpose of this standard, shed refers to sheds or storage bins. Sheds located on non-lake adjoining properties shall be less than 7 feet tall and no more than 50 square feet in size and located either behind the residence or behind an approved 6 foot high fence, so as not to be entirely visible from any street, including side streets in case of a corner lot or any adjoining property. Sheds located on any lot which adjoins a lake shall be located against the back of the residence, shall be less than 5 feet tall and no more than 12 square feet in size and shall have landscaping so as not to be visible from any other property. No more than one shed can be placed on any property and shed doors must remain closed when not in use.

All sheds must be of either a resin or wood type construction. For resin type sheds the body and roof must be a neutral color. All sheds that are not of resin material must meet all of the following criteria in order to be approved by the ARC. The shed must have T-111 siding or lap siding over plywood; corner, window (if installed), door, and edge trim molding; a maximum of 2 windows between 3 and 8 square feet in size; decorative window shutters (if windows installed); minimum of 6 inches of roof overhang; a foundation made of 2x10 pressure treated lumber; a 1:4 pitched gable roof; landscaped bed around 50% of exterior walls; and lockable doors. All siding, trim, soffit, door, and shingle colors must match the residence.

For consistency, all shed designs and proposed locations shall be subject to ARC approval. It is the Homeowners responsibility to obtain any permits necessary to comply with Brevard County Ordinances and these permits, if required, must be submitted to the ARC for approval prior to the shed being placed on the property.

ADOPTED:
Architectural Review/Control Committee
Dated: 11/18/03
Revised: 9/21/04

Board of Directors
Signature on File
Neil Sugarman President
Dated: 9/21/04

Revised: 3/31/08
Board of Directors
Signature on File
Cami Hester, President
Dated: 4/15/08

**Windsor Estates Homeowners Association
Architectural Standard**

Swimming Pool Safety Barrier/Fencing

Article II Section 2(a) States, No dwelling, building or structure of any kind shall be constructed, erected, or altered on any Lot or in any part of the Subdivision, nor shall any exterior additions, changes or alterations therein be made until the plans and specifications showing the nature, kind, color, shape, height, materials, and location thereof shall have been first submitted to and approved by the Committee. And Article II Section 2(d) states that the ARC Committee shall have the right, in its sole direction based on these covenants and restrictions, to approve or disapprove, any lot improvement, including but not limited to building, fence, wall, screened enclosure, grading, floor elevation, drainage plan, mailbox, solar device, posts, antennas, fountains, decorative building features, landscaping plans, landscaping device or object, yard decorations, or other improvements, whether as new construction or additions, modifications or alterations to Lots. The following Standards have been established for:

Swimming Pool Safety Barriers/Fencing - Article III Section 23 Swimming Pools states in part: Access to a pool from the boundaries from the Lot must be controlled from all directions by fencing and the residential structure. If pools are protected by screens, such screens and their structures shall be approved by the Committee.

To further clarify, pools may be protected by full screen enclosures or by one of the two approved styles of safety barrier/fencing. The first style is an ornamental aluminum safety barrier/fencing similar to Ideal Company "Floridian #303" and the second style is an ornamental vinyl barrier/fencing similar to Maximum Company "Closed Top Ornamental Picket".

All swimming pool safety barriers/fencing must meet or exceed the Brevard County Code for such structures. They will be located/placed/secured on the existing concrete pool deck only with the maximum height from the concrete to the top rail of 62 inches. The only acceptable colors are black, bronze/brown or white.

All plans and applicable permits, actual design (pictures), material and location must first be submitted to the ARC for approval, they are:

1. Manufacturer's brochure with all specifications and color choice.
2. Copy of plot plan with the location of the pool and indication of placement of the safety barrier/fencing.
3. Copy of all necessary Brevard County permits to be added to homeowners file as soon as they are available.

ADOPTED: 6/21/05
Architectural Review/Control Committee
Dated: Revised 9/20/05

Board of Directors
Signature on file
Joe DeMeo, President
Dated: 9/20/05

IDEAL Aluminum Products



Maximum Vinyl Products



**Windsor Estates Homeowners Association
Architectural Standard**

Tree Removal and Replacement

Article II Section 5 (a) states that all landscaping must conform to all codes and requirements of the local governing agencies. And 5 (c) states a minimum of six (6) trees are required to be planted in the front and side yard of each residence: at least two live oaks in 30 gallon containers or equivalent, not less than 10' to 12' feet in height with 4' to 5' feet of spread and 2" in caliper at breast height and four of any of the following type trees in not less than 15 gallon containers or equivalent, 7' to 9' feet in height with 3' to 4' feet of spread and 1" in caliper at breast height: live oak, laurel oak, magnolia, or east Palatka holly. The trees shall remain perpetually on each lot. Notwithstanding the foregoing, trees must conform to any stricter standards required by any applicable governmental entity. In the event any of the trees die either by disease or neglect, they shall be replanted with the same or other approved type of tree to comply with these minimum requirements. Upon notification by the Association and/or the local governing agency, each homeowner shall have thirty (30) days to replant/replace said trees required under these restrictions.

In unincorporated Brevard County, Live Oaks are no longer recommended in irrigated areas due to the fact that they do not develop a deep root system and are susceptible to damaging winds. Also because of the shallow root system the large trees can cause problems with underground pipes, cables, sidewalks and driveways. Removal of the Live Oak will be permitted when these problems arise. **A written request must be submitted and approved by the ARC prior to their removal.**

If a Live Oak becomes damaged or diseased it does not have to be replaced with another Live Oak but it must be replaced with another approved tree.

A minimum of six (6) trees are still required to be planted in the front and side yards of each residence.

At least two (2) approved hardwood or palm trees (or a mix thereof) in thirty (30) gallon containers or equivalent, not less than 10' -12' feet in height with 4' to 5' feet of spread and 2" in caliper at breast height shall be planted in the front yard.

At least four (4) of any of the following type of trees in not less than fifteen (15) gallon containers or equivalent, 7'-9' feet in height with 3' to 4' feet of spread and a 1" caliper at breast height: Live Oak, Laurel Oak, Magnolia, Palm Trees or East Palatka Holly shall be planted.

The trees shall remain perpetually on each lot. Trees must conform to any stricter standards required by any applicable government entity. In the event any trees die either by disease or neglect, they shall be replaced with the same or other approved type of tree to comply with these minimum requirements. Upon notification by the Association and/or local governing agency, each homeowner shall have thirty (30) days to replant said trees required under these restrictions.

Adopted:

Board of Directors

Dated: 5/18/2010

Signature on File

Cami Hester, President WEHOA