

DESIGN REVIEW COMMITTEE (DRC)

DESIGN REVIEW REQUEST FORM

Name: _____ Lot No. _____ Unit No. _____

Present residence address _____

Phone _____

Email _____

Address of Lot (if different than present address) _____

The purpose of the Design Review Committee (DRC) is to review the proposed plans for compliance with the Covenants, Conditions, and Restrictions (CCR) of The Windover Farms Community Association Units III through VII dated January 1995. The committee performs two principal areas of review.

First, compliance with the technical aspects of the CCR is determined, such as minimum square footage of the dwelling, garage door opening placement, setback lines etc.

Second, compliance with the aesthetic aspects of the CCR, such as desirable architectural design, roof pitch and design, quality and type of finished materials, color of house and shingles, etc. Plans will be approved only if they meet and adhere to the CCR. Refer to the CCR prior to submitting plans.

You will be notified in writing of our approval or rejection within 30 working days from the date the committee receives your complete plan proposal as described below.

Two sets of plans (blue prints) must be submitted for review for any homes/structures to be built, and must include at a minimum:

- a) Signed, completed design review form (this document) attached to elevation plans.
- b) Floor plan showing the front sides and rear elevations
- c) Typical wall construction plan
- d) Site plan showing entire lot with all structures, driveway, swimming pool, and pool enclosures, etc.
- e) Landscape plan (may be submitted on the site plan) showing current tree placement and proposed removal of existing trees with a trunk diameter of 6 inches or greater one foot above the natural grade.

1) Floor plan of residence or structure:

Living area square footage: _____ Garage area square footage: _____

Front Porch square footage: _____ Rear Patio square footage: _____

2) Landscaping:

What percentage of the lot will be cleared? _____

What percentage of the existing trees will be removed _____

Note: Your landscape plan should show placement of existing and additional plantings.

3) Site Plan: Front setback _____ Rear setback _____

Left side setback _____ Right side setback _____

Initial the following:

Service power lines to the house will be buried. _____

Site plans show driveway. _____

4) Exterior Materials (color and type)

What is the proposed finished exterior wall material, type and color?

Type _____ Color _____

What are the proposed roof material type and color?

Type _____ Color _____

Note: White shingles and roof turbines will not be approved. Bright or unfinished aluminum roofing will not be approved.

What is the proposed color of:

Shutters and Trim: _____ Exterior Doors: _____

Garage Door: _____ Fascia and drip edge: _____

Note: Light translucent garage doors will not be approved.

5) Other Structures/outside Miscellaneous (sheds, garages, stables, etc.):

Type of structure: _____

Square Footage: _____

Finished material type _____ color _____

Roof material type _____ color _____

Will a visual barrier be used? _____ Type? _____

Fencing: type _____ color: _____ height: _____

Pool _____ Pool Cover/Cage: Y / N Color: _____

Other Items/comments:

Note: All outside building (sheds, garages, stables, etc.) must not exceed the 20 foot in height nor be more than 700 square feet.

6) Lot Clearing: Clearing and grading cannot commence until your package has received approval by the DRC. Any further additions to the lot cannot be made without submitting plans and receiving approval from the DRC. Any deviations from the above two statements will be a violation of the CCR.

7) Ongoing Construction: As your construction progresses, periodic inspections will be made by members of the DRC to note any deviations from the approved plans by the builder or owner. Under unusual circumstances, if needed changes arise during construction; such desired changes are to be requested in writing to the DRC.

Under no circumstances can any exterior changes be made without this approval.

PLANS SUBMITTED BY: _____

Note: Lot owner must sign this review request (not the builder/contractor) except when the building contractor is the lot owner.

Date reviewed: _____

Mail to:

Windover Farms Community Association

P.O. Box 658

Titusville, FL 32781-0658

Attention: Design Review Committee

Or EMAIL

WFBoard@Windoverfarms.org