

Windmill Country Estates

Community Standards Supplement

3/25/2021

Updated 9/8/2021

Second Update 6/3/2026

The Declaration of Covenants and Restrictions for Windmill Country Estates, Inc. defines the "Community-Wide Standard" in Article I, Section 1.8 as the "standard of conduct, maintenance, or other activity required within the Property. ...as determined exclusively by the Declarant [Board of Directors] or by the ARC with the approval of the Declarant." This document contains community-wide standards that are either 1) not specifically stated in the Covenants or 2) are present in the Covenants but have been expanded to include additional detail or materials related to new construction.

Roofing

- Roofs on new construction shall have 7/12 – 8/12 pitch. Roofs on smaller homes may have 6/12 pitch in order to present a more pleasing appearance.
- Roofs in brown/grey tones are representative of the community standard.
- Additional restrictions related to roofs are documented in Article IX, section 9.2: No residence shall be constructed with a flat roof. All roofs shall be as Declarant, may, in its sole discretion, approve. However, the appearance shall be as wood shake shingles or similar composition such as the equivalent to Timberline 40-year shingles. Tile, slate or concrete roofs may only be constructed with the prior written approval of Declarant or the ARC.

Exterior Facade

- Houses must have stucco exterior, either acrylic or conventional.
- Additional restrictions on exterior facade are documented in Article IV, section 4.9: All residences shall have a facade constructed of stone, brick, or stucco.
- No wood or vinyl siding of any kind on exteriors.

Exterior Stucco & Paint Color

- WCE's exterior stucco paint palette can be found at this Sherwin Williams link: <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/peculiar/mo/windmill-country-estates/>
- Paint colors must be commensurate with paint colors that currently represent the community standard.
- Earth tone colors not on the attached color palettes are acceptable with ARC approval.
- ARC approval is required for **all** stucco paint requests.

Exterior Wood Trim, Soffit, and Gutters

- Exterior wood trim, soffits, and gutters must be white.
- ARC approval is required for any alternate colors.

Community Standards Supplement (cont.)

Front Door Paint Color

- White exterior front doors are representative of the community standard; however, alternate front door colors are acceptable.

Foundations

- Foundations may be painted white, painted the same color of the house, or not painted at all.

Railings, Posts, and Decks

- Handrails may be constructed of any non-rusting material (vinyl, aluminum) and are white.
- Deck flooring may be constructed of Trex due to the unavailability of vinyl deck flooring. Deck floors should be white, gray, or other pale colors. Treated wood is not acceptable on decks.
- Deck railings are constructed of any non-rusting material (vinyl, aluminum) and are white.
- Any variance from these standards must be approved by the ARC.

Fences

- Fences may be constructed for pet containment or patio enclosure but should not exceed 5 feet in height for pet containment or 8 feet in height for patio enclosure (privacy) with the top 2 feet consisting of lattice. Article XI, section 11.1 states: Walls, dog runs, animal pens, or fences of any kind on any Lot, except as approved in accordance with Article IV, are strictly prohibited.
- Article IV, Section 4.3 was amended in October 2019, to include the following restriction: No fence will be allowed on the lots that back up to the lake.
- As stated in Article IX, section 9.6: No fence or wall shall be erected or maintained on any Lot without ARC's approval; nor shall any fence be constructed of chain-link or similar construction material. No fence or wall shall be greater than 120 linear feet without the prior approval of the ARC.
- Fences may be constructed of any non-rusting material (vinyl, aluminum) and are white.
- Gates must be 56" wide to accommodate lawn care provider's 52" mowers.

Community Standards Supplement (cont.)

Driveways

- Article IV, section 4.6 item h. states: Driveways: The driveway on each tract shall be entirely paved and shall contain sufficient paved area for the off-street parking of at least two (2) cars. No gravel or dirt driveways shall be allowed.
- Additional clarification: driveways must be concrete. Asphalt driveways will not be approved.

House Numbers

- House number signs must meet community-wide standards, which requires white/light backgrounds with black letters.
- House numbers should be placed at the front door or above the garage where they are clearly visible. House numbers can be placed vertically or horizontally, depending on location.

Landscaping

- Any landscaping within 5 feet of a home's foundation is at owner discretion.
- Any landscaping 5 feet or more from a home's foundation requires ARC approval. This excludes the planting of trees. Prior to planting, however, ensure trees are planted within your lot's boundaries.
 - Accents and ornaments such as statues, windmills, trellises, arbors, plant stands, arches, obelisks, etc. are also subject to ARC approval under this landscaping category.
- Rain barrels should be placed on the back side of a house.
- Vegetable gardens should be planted on the back side of a house.
- Homeowners must call MO One Call (1-800-DIG-RITE (344-7483) before any digging is done.

Additional Construction and Vehicle Restrictions

- Temporary structures and outbuildings are prohibited in Article IV, sections 4.13 and 4.14: No structure of a temporary character, nor any trailer, recreational vehicle, basement, tent, shack, garage, barn or other outbuilding shall be used on either lot at any time as a residence, either temporarily or permanently. All trailers, recreational vehicles, watercraft, truck shells, or any such similar item, as determined by the ARC shall be stored in a garage or outbuilding. No outbuildings will be allowed on the Property.
 - Broken down, wrecked, or otherwise non-operating vehicles in need of repair cannot be parked for more than three (3) days on any WCE street or in a resident's driveway. If you are awaiting an insurance adjustment visit, please contact the ARC and provide an estimated time.
 - Trailers, campers, RVs, ATVs, or other wheeled recreational vehicles cannot be parked for more than three (3) days at a time on any WCE street or in a resident's driveway. An RV or camper may be parked in the street or driveway for no more than three days prior to a trip for loading and no more than three days after a trip for unloading.

Community Standards Supplement (cont.)

- Shutters are not expressly prohibited in the Covenants but must be approved by the ARC if a homeowner wishes to install them.
- Signs and flags are discussed in Article IV, section 4.16, which was expanded in October 2016 to state: No political signs are allowed in a Homeowner's yard, window, or attached to the home. Yard flags are allowed if kept in good repair. The Flag of the United States may be displayed in accordance with the Flag Code (United States Code Title 4 Chapter 1-The Flag, parts 5 & 6). Please use discretion for any other flag you wish to display.
- Awnings are prohibited in Article IV, section 4.3 which states: No awnings of any kind will be allowed.
- Earth contact and concrete homes are discussed in Article IV, section 4.6, item i. which states: No earth, modified earth homes may be constructed. No concrete structured homes may be constructed.
- Building Setback Lines are documented in article IV, section 4.10 states: No part of any residence shall be located on any Lot closer to the front line than Thirty feet (30') and not further from the front line than Thirty feet (30'), and not closer to any sideline than five feet (5).
- Television antennas, radio aerials, and satellite dishes are discussed in Article IX, section 9.5: No television antenna or radio aerial or similar wire device shall be attached to the roof of the house or exposed in any manner. Satellite dishes 18 inches or smaller may be installed on the roof with ARC approval. No satellite ground dishes will be allowed.
- Aboveground swimming pools are prohibited in Article IX, section 9.8: No aboveground swimming pools may be installed, constructed or maintained upon any Lot in the Subdivision.