

# Restrictions for The Windmill P.D.

1. **House Size:** *Minimum required heated and finished area is 4,000 square feet*
2. **Elevation Approval:** *Two copies of construction plans (including structure elevation) must be submitted to ACC (Architectural Control Committee) for review and comments.*
3. **Garages:** *Garages shall face the side or rear and shall not face the street, unless otherwise approved in writing by the ACC. Aluminum garage doors are not allowed.*
4. **Ceiling Height:** *Minimum of 10' smooth ceiling downstairs and 9' smooth ceiling upstairs. Smooth ceilings are required everywhere, including closets and garage.*
5. **Floor Height:** *At least 24 inches clearance on lots 1, 2, and 3 must be provided between the first floor elevation and finished grade along the entire front of the house and all other lots must have a minimum first floor elevation of 10 inches above adjacent grades, unless otherwise approved in writing by the ACC.*
6. **Cladding:** *Must be wood mold, simulated wood mold or brick with an approved mortar color on all fronts (and street side on corner lots), and on sides and rear to at least the first floor ceiling joists unless otherwise approved in writing by the ACC.*
7. **Roofing:** *All roofs must meet or exceed dimensional 25 year shingles and must be of slate blend, weather wood, weathered gray, oxford gray, estate gray or shadow gray color, unless otherwise approved in writing by the ACC.*

8. **Windows & Doors:** *All windows must have wood frames (vinyl clad or aluminum clad windows are acceptable, with color to match trim), and brick mold is required. True divided light or simulated divided light windows shall be used where visible from the street. No snap-in grids shall be used on windows visible from the street.*
9. **Siding:** *Siding must be 4" x 8" wide. No 4' x 8' sheet siding or stucco board allowed. Siding may only cover 15% of the total exterior wall.*
10. **Colors:** *Roof, brick, mortar, siding and paint color selections must be submitted and approved by the ACC prior to installation or application.*
11. **Columns:** *Columns must be wood, stone or cast concrete with a smooth finish. Whether round or square, columns must be properly proportioned. If round, the column must have the proper entasis, or taper, associated with the classical proportions. Conventions of classical proportion also dictate that the top of the column shaft must align with the finished face of the beam, or entablature above.*
12. **Railings:** *Railings must have well-proportioned square or turned balusters and shall be made of wood or an approved synthetic such as certain products available from Fypon. Iron railings and combination masonry and iron railings are also acceptable, as approved by the ACC. Certain stone and cast products, as approved by the ACC, will be allowed for use in the balustrades. Specific information on desired railings should be submitted to the ACC for approval with construction drawings.*
13. **Shutters:** *Exterior shutters shall be paneled, plank (French), or louvered in configuration and shall be operable. Shutters are to be made of wood or an approved synthetic such as those manufactured by J & L Shutters in Memphis. Louvered shutters must have blades that are least 2" wide. All shutters must be hinged and must be held in position with shutter dogs.*
14. **Chimneys:** *Chimneys must be brick or stucco veneer of an approved color. No stucco board or siding is allowed.*
15. **Flashing:** *All flashing visible from the street must be copper, except step flashing (which must be painted to match roof or trim).*

16. **Concrete:** All driveways, from the inlet back, toward the house, and all front yard flat work, must be of 4,000 psi exposed pea gravel aggregate concrete or brick unless otherwise approved by the ACC.
17. **Mailboxes:** All mailboxes shall be decorative wrought iron mailbox with antique brown finish.
18. **Landscaping:** Solid Zoysia sod all yards, front, sides, and rear. At least two trees (three on corner lots) of a minimum 4" caliper (Pine Oak) must be planted in the front yard. No landscape credits to buyers. Builders must complete approved landscaping within two weeks after completion of the house. The value of landscaping material for the front yard must be at least \$6,000 excluding trees and sod. Screen all A/C compressors, meters and transformers from view from the street.
19. **Fences:** All fences and walls must be approved prior to construction. No chain link fences are allowed. Fences facing the street must be consisted of wrought iron, brick or stacked stone. Rear and side fences may also be of a cedar or cypress wood fence. Side fencing must be set a minimum of 5' from the front edge of the house and brick columns are required every 10 feet. Shadow box or board-to-board with smooth side out and shall not exceed 6' in height may also be used.
20. **Utilities:** All utility connections, including cable TV and telephone must be underground.
21. **Satellite Dishes:** No satellite Dishes in the excess of 20 inches in diameter. All dishes must be screened from view from the street and of neighbors and must be approved in writing by the ACC prior to installation.
22. **Soil Testing:** The owner/developer shall not be held liable for failure of any buildings and/or it's foundation within these lots due to fill material, etc. on each lot. It is the buyer's responsibility to employ a qualified soil testing company registered in the State of Tennessee and/or any other means necessary to configure the exact type and size of each foundation for each lot.

23. **Construction:** *All construction must be started and completed within one year of acquiring the parcel of land. The construction site must be kept clean and orderly during the entire construction process. 100% of construction must be completed before one year of starting construction. No construction shall deviate from the approval plans without prior written approval from the ACC.*
24. **Soil Testing:** *The owner/developer shall not be held liable for failure of any buildings and/or it's foundation within these lots due to fill material, etc. on each lot. It is the buyer's responsibility to employ a qualified soil testing company registered in the State of Tennessee and/or any other means necessary to configure the exact type and size of each foundation for each lot.*

*The above is not a complete list of covenants and restrictions. Please refer to the Declaration of Covenants, Conditions and Restrictions and the recorded final plat of Windmill Planned Development for additional information and conditions.*

*Should you have any questions or if we may be of any help at any time, please do not hesitate to call us at either of the following:*

*Office (901) 888 7070*

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**Prepared by:**

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***Distinction in Land Development and Home Building***

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