

WINTERGREEN HOMEOWNERS ASSOCIATION

P.O. Box 1549 - Bloomington, Illinois 61702

REAR YARD IMPROVEMENT APPLICATION

To establish a reasonable and consistent procedure for application, review and approval of rear yard improvements on all residential lots in Wintergreen Subdivision, the Developer and the Wintergreen Homeowners Association have established the following basic procedures and guidelines:

1. Complete the bottom portion of this application.
2. Submit a scale drawing with dimensions of your site plan. Superimposed on the site plan show your residence, the fence or other improvements you wish to make and any other existing significant improvements or utility or irrigation devices in close proximity to the improvements. A scale drawing can be acquired from Tiehack Development Corp. (See attached sample).

It is important to show setback or clearance distances from all adjacent property lines, utility easements and any significant landscape or Wintergreen common area features such as berms, retaining walls and other improvements or utility structures that require on-going maintenance. (See Declaration of Covenants Wintergreen Subdivision, Clause VII, Paragraph 1 and 2 for details on public easements and drainage routes.)

3. Also submit a drawing or picture showing relevant details, including color, of the improvements. (See attached sample).
4. Return this application with the required attachments to the Developers or the Wintergreen Homeowners Association. Applications cannot be reviewed until all paperwork is complete.

Applicant Name _____ Date _____

Address _____ Phone _____

Description of Project with Reasonable Detail: (add another sheet if necessary)

Overall Height: Side yard _____ Backyard _____ Side yard _____

Setback From Side yard _____ Backyard _____ Side yard _____
Property Lines:

Color _____ Style _____ Construction Material _____

Cost Estimate \$ _____ Requested "Start" Date _____

Installer/Contractor _____ Installer/Contractor Phone # _____

Who do you wish contacted when final determination is made? _____

WINTERGREEN SUBDIVISION – FENCE GUIDELINES

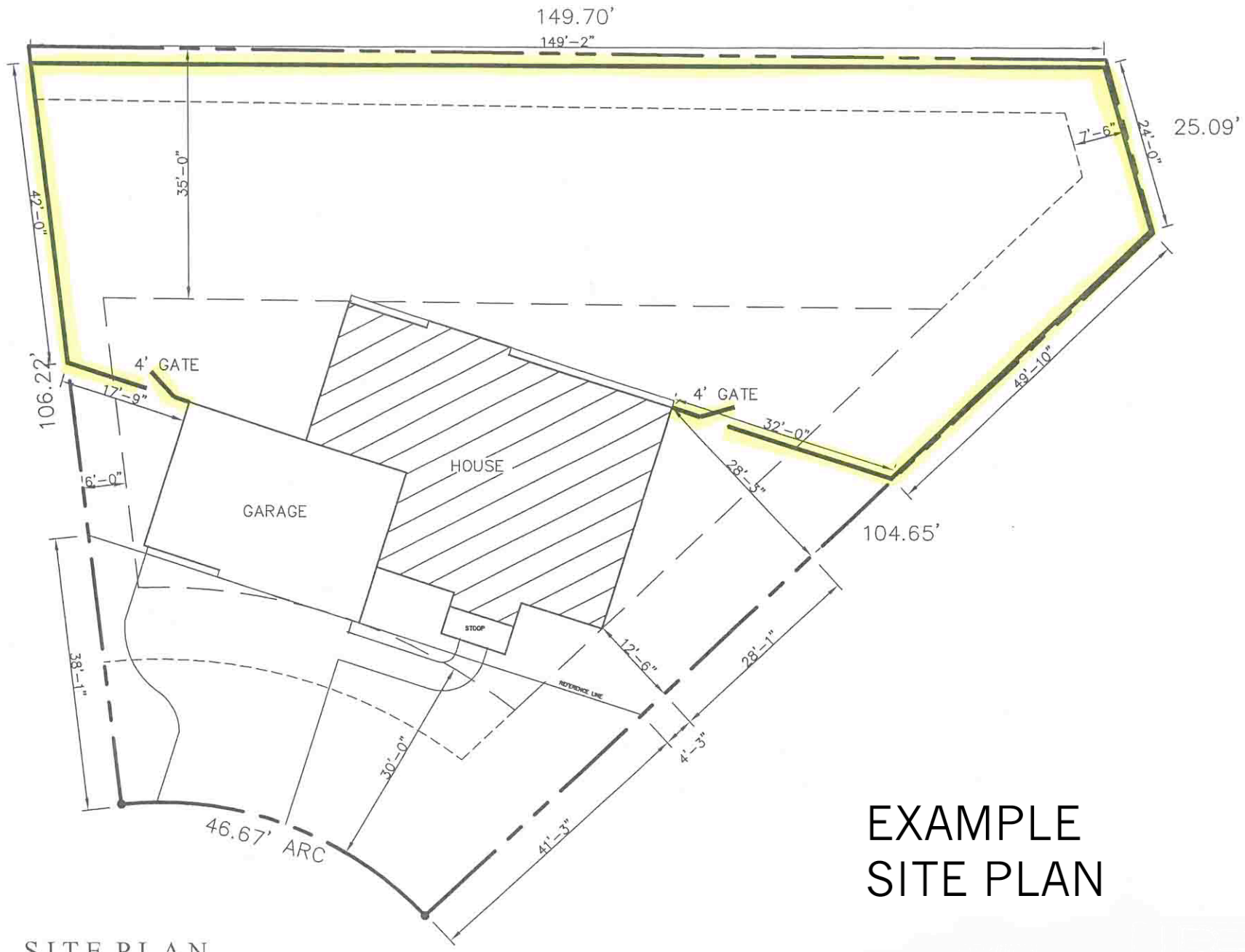
Adopted August 2010

The Board of Directors and Advisory Committee has adopted a more detailed set of guidelines for all fence applications within Wintergreen moving forward. This does not affect those fences that have already been approved and received certificates from the Board.

1. All fences must comply with applicable building codes of the Town of Normal. In instances where these guidelines conflict with the building code, the code shall prevail.
2. Fences shall not exceed four feet in height except in special cases as described in guideline #7 below.
3. Fences are expected to exhibit maximum openness consistent with their purpose and the desired “open and natural” character of the Subdivision. Approved fences will therefore be:
 - a.) of the vertical “picket” type,
 - b.) with narrow pickets,
 - c.) with reasonable space between pickets, and
 - d.) not have more than three horizontal rails between posts.
4. Permissible fence materials are steel, aluminum, or vinyl and/or plastic/polymer. Brick or stone at corners or column/posts is acceptable. Wood, chain link, solid stone, masonry, stucco or dryvit walls are not permitted.
5. Fences shall be of a color that is compatible with the surrounding environment, that is earth tones (e.g., taupe, bronze or beige). Black steel, black aluminum, white vinyl, or other colors of vinyl will be permitted only if the proposed structure otherwise complements the environment and the dominant colors of the house on the lot seeking approval. Color approval is at the sole discretion of the approving entity and the Board of Directors.
6. All approved fences are to have at least one pedestrian gate, which can be securely latched or unlatched from either side.
7. Owners of certain specified lots on the perimeter of the Subdivision may be given additional latitude in fence construction when a proposed fence is intended to separate their lot from public streets, busy sidewalks, bike paths, or distracting properties outside the Subdivision. In no instance shall fences proposed for perimeter lots exceed six feet in height. Preferably, perimeter privacy structures exceeding 4’-0” in height shall only be constructed on the rear property boundary i.e. boundaries adjacent to properties external to Wintergreen. Owners who wish to fence other sides of their lot should transition the fence to the more open fence structure described at guideline # 3. Perimeter lot exceptions will only apply to the following lots: #1-13, #40-43, #58-62, #105-134, #149-153, and those lots in Phase IV with lot lines running on the north and west boundaries of the subdivision.

EXAMPLE FENCES





EXAMPLE SITE PLAN