

REVISED WINDOW GUIDELINES FOR
UNIVERSITY CLUB PLANTATION
EFFECTIVE AUGUST 20, 2013

The original design guidelines mandated that all windows facing streets, golf course and common area property be made of wood or be a wood window with an exterior cladding. The cladding material was to be either factory finished colored metal or vinyl. Those standards were amended / revised shortly afterwards to allow a cellular PVC window made by Windsor (Legend Series) in lieu of the wood or cladded wood window at any street elevation (i.e. front elevation of house). This amendment still remains active; however, there are some definite and specific restrictions attached to wood, cladded wood, or vinyl / PVC windows that may be installed at street and / or golf course elevations.

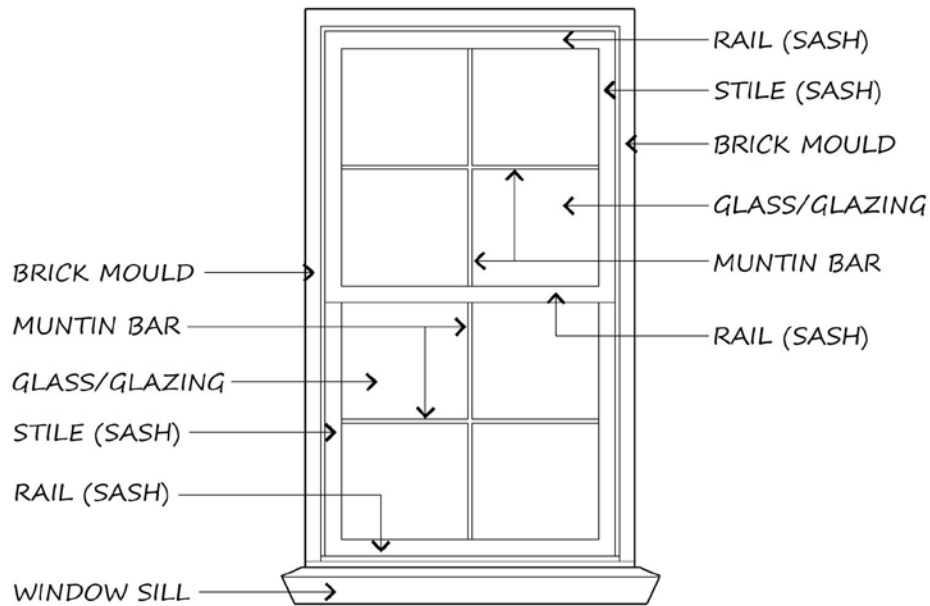
As the original restrictions stated, aluminum windows or vinyl windows may be installed only on side and/or rear elevations of homes not facing streets, the golf course or common areas. Nor will aluminum or vinyl windows be allowed on side or rear elevations of homes where those elevations are in highly visible sight lines. It will be the sole discretion of the Architectural Review Committee as to what building elevations may or may not be considered a high-profile sight line.

In conclusion, the use of the window types are as follows:

1. Wood or Exterially Cladded Wood Windows
 - a. Any and all elevations
2. Cellular PVC Windows – see specs for cellular PVC windows on next page
 - a. Any and all elevations
3. Vinyl Windows - see specs for vinyl windows on next page
 - a. Any / all side and rear elevations of interior lots
4. Aluminum Windows
 - a. Any / all side and rear elevations of interior lots.

Please note that any and all windows facing the street and the golf course must be installed with a traditional brick mould. Also, please be advised (as I'm sure you already know if you are a home builder) that if you attempt to secure shutters to any part of a window or a brick mould, you may void the warranty of the window depending on the manufacturer. Therefore, have your designers provide a detail showing the method by which the shutter hinges will be secured.

Please use the following illustration for reference and terminology clarification.



The following criteria/specifications for all window types must be met for approval by the University Club Architectural Review. These specs will be strictly enforced.

1. Wood or Exterially Cladded Windows

- a. Putty style muntin profiles at true divided light or simulated divided light systems must be installed at interior and exterior surfaces of glass.
- b. Muntin profile specifications are as follows
 - 1.) Minimum muntin width of 5/8"
 - 2.) Maximum muntin width of 7/8"
 - 3.) Minimum relief distance from face of glass to face of muntin bar must be at least 3/8"

2. Cellular PVC Windows

- a. Putty style muntin profiles at simulated divided light systems must be installed at interior and exterior surfaces of glass.
- b. Muntin profile specifications are as follows
 - 1.) Minimum muntin width of 5/8"
 - 2.) Maximum muntin width of 7/8"
 - 3.) Minimum relief distance from face of glass to face of muntin bar must be at least 3/8"
- c. Sashes (stiles and rails) shall have a minimum of 1-3/4" of visible face dimension
- d. Bottom rail shall have a minimum height of 2-1/2".

3. Vinyl Windows
 - a. There are no specifications that are applicable.
4. Aluminum Windows
 - a. There are no specifications that are applicable

Please be advised that all muntin bar profiles must be submitted to the Architectural Review Committee and approved by the ARC prior to the placement of your window order. Please understand that the ordering and installation of windows without prior approval from the ARC on the muntin profile will be solely the builder's responsibility.

In conclusion, be advised that the maximum number of window types that may be installed on a house is two. In other words, it will not be acceptable to install wood clad windows at the front elevations, vinyl windows on the rear elevation and aluminum windows on the side elevations of the house. Any two combinations of window types may be installed as long as the type/s installed meet all requirements set forth previously within the content of this letter.

If you have any questions about or need further clarifications regarding the information within this notice, please call Greg Roberts at 225-413-4695.

- Sinclair Kouns
Developer