



**Architectural Review Committee Guidelines - Effective 7/5/06**

It is the Committee's goal that Windward Pointe is the most visually appealing community in Augusta County. The following guidelines are meant to aid the builders in Windward Pointe in the approval process. These guidelines are by no means comprehensive and following them does not guarantee approval.

**The following should generally be observed in Windward Pointe:**

- 1) Cantilevered chimneys and bay windows are never permitted. They must extend to grade. Additionally, chimneys must extend above the roof line.
- 2) The break between brick and siding (if any) on side elevations must be at the same level across the entire elevation. "Stepping" is not permitted.
- 3) Garages may not be dropped more than 8 inches below first floor level without permission.
- 4) Landscaping features which are permanent (such as retaining walls) are considered improvements and must be approved by the Committee.

The following floor plans by Frank Betz Associates are pre-approved with front elevations as shown on plans:

The Christian	The Westfield	The Blanchard
The Lytham	The Chestnut Springs	The Modesto
The Gastoria	The Julian	The Savoy

We recommend seeking approval of any other floor plan prior to closing on your lot.

As a general rule, each plan may appear in each section a maximum of 10% of the total lots in that section. For example, in a 20 lot section, a floor plan may appear no more than twice unless approved by the Committee. Likewise, no house of the same color family may be next to each other. Color choices are on a "first-come, first-served" basis. Please, when you are starting a custom home, it is imperative that you or your salesperson conveys to your customer the existence of the Architectural Review Committee.

Detailing such as pediments, metal roofs, roof returns, window boxes, trim boards, specialty garage doors, etc. must be installed on houses as shown on plans.

It is the Committee's desire that Windward Pointe be the premier subdivision in Augusta County. These guidelines will help us achieve that goal. Please feel free to contact the Committee with concerns or questions.

**Area Information**

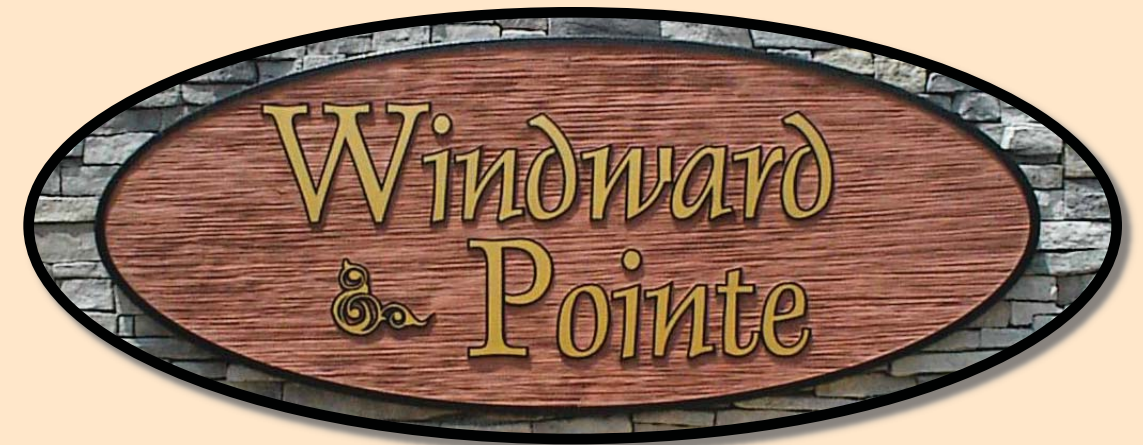
Tax Rate:	48¢ per \$100 of assessed value
Schools:	Wilson High, Wilson Middle, Wilson Elementary
Electric:	Dominion Power & Shenandoah Valley Electric
Phone:	Ntelos
Cable:	Comcast
Water & Sewer:	Augusta County Service Authority

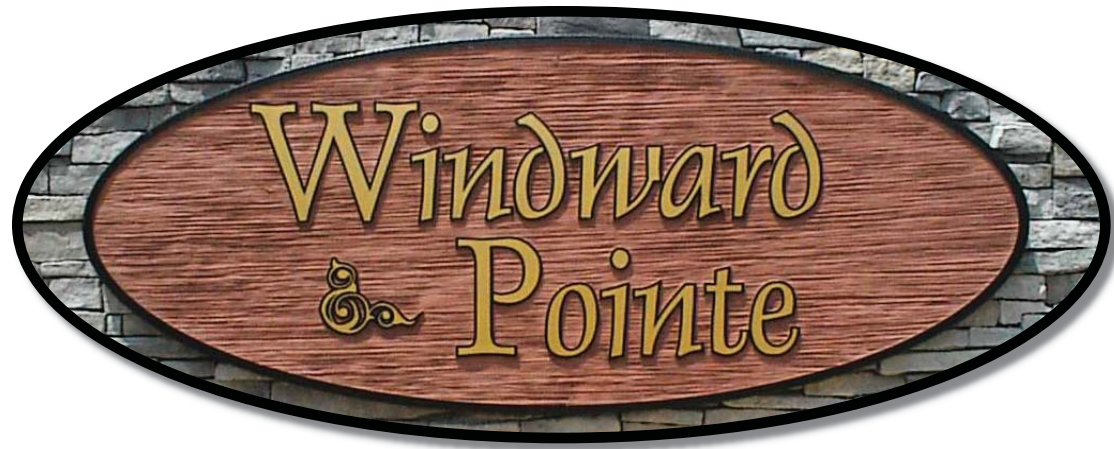
**Windward Pointe Features:**

- Sidewalks • Curb and Gutter • Streetlights  
(Excluding lots along Barren Ridge Road)

**Restrictions include:**

- Predominant roof pitch not less than 8/12
  - Minimum of 2,000 square feet
  - Vinyl siding not permitted
  - Driveways may not be asphalt





CountrySide Development Company, LC

(540) 886-6155

Don Bosserman - Project Manager

(540) 294-0831

Brochure Revised September 6, 2010



Coming soon to lots 65 & 109



**Lots with price:**  
Contact Countryside or your preferred builder.

**Lots with Builder's Name:**  
Check with builder or your realtor for availability of home.

**COUNTRYSIDE HOMECRAFTERS (CHK)**  
540-886-6155

**OLD VIRGINIA HOMES, LLC**  
540-578-5520

**RUTHERFORD REAL ESTATE**  
540-337-2111

**THE SEVILLE GROUP, INC**  
540-949-5691

**TURNER TURN KEY HOMES INC.**  
540-294-4663

