

WESTMINSTER GARDENS
COMMUNITY REVIEW REQUESTS

*Note: The Village of Shorewood may require a permit for the following- their contact information is 815-725-2150.
***Please allow thirty days for approval**

Today's Date: _____ Your e-mail: _____

Name _____

Address _____ Lot # _____

Phone # _____ Work # _____

Proposed Date of Construction _____

I have attached the drawing of the necessary items pertaining to my lot on a Plat of Survey and it is to scale. Please Initial here:

Please check the box that you are applying for; read over all requirements & procedures for approvals.

5.3 ANTENNAS AND SATELLITE DISHES

Television or radio antennas or towers of any kind shall not be permitted on the exterior of any dwelling or structure within Westminster Gardens Subdivision. Small inconspicuous satellite dishes not in excess of 18" in diameter will be permitted with size color and location to be as approved by the Architectural Review Committee. *** Please attach drawings on size and location of such.**

5.4 DECKS, BALCONYS AND TERRACES

Decks, balconies, and terraces shall be carefully integrated into the overall design of the dwelling and landscaping. Structural posts for decks or balcony's shall be clad with a material compatible with the residence. Walls and railings shall be similarly clad and detailed. Trellis type roof coverings or shading devices must be approved by the Architectural Review Committee on a project-by-project basis. The overall size of any deck, balcony and terrace shall be subject to review and approval by the Architectural Review Committee. ***Please include your contractor's name.**

Deck Size: _____ Material: _____ Location Drawing: _____

***Please watch for easements. Note: The Village of Shorewood will require documentation for permits on such.**

5.5 FENCES

Fences shall be ornamental wrought iron style not exceeding five (5') feet in height. **No privacy fencing shall be permitted.** No fencing shall be permitted closer to the street than the rear of the home. Notwithstanding anything contained herein to the contrary in these Declarations, no fences shall be permitted to be constructed on any lot located on a lake, water courses, pond area, storm water management area, landscape out lot located on a lake, water courses, pond area, storm water, management area, landscape out lot or easements. All fences in the rear of lots or side yards of corner lots, which abut public rights of way such as Mound Road, shall be uniform across all lots; Fence colors & styles have been predetermined in the C&R's. Coordination of this uniformity shall be accomplished through the Architectural Review Committee. This provision shall not affect any fence, berm, or barrier by the Developer. ***Please include your contractor's name. *NOTE: All fencing must also be approved by the Village of Shorewood permit department.**

Height: _____ Material: _____ Drawing: _____

Color: _____ Style: _____

5.7 TRELLISES

As an architectural or landscaping feature, trellises shall be permitted if consistent in design and materials with the dwelling and approved by the Architectural Review Committee. ***Please attach location drawing in reference to the home.**

Material: _____ Style: _____

Color: _____

5.8 STATUES AND FOUNTAINS

Statues and fountains may be considered but must not reflect light or glare upon the street or adjacent lots. Fountain water noise must not be heard from any adjacent lot. Statues and fountains that would make a dominating, harsh or distracting impact on the site are not permitted. Further, no fountains or statues may be located within the front yard unless otherwise approved by the Architectural Review Committee. ***Please attach location drawing in reference to the home as well as picture & size of said statue or fountain.**

Material: _____ Style: _____

Make: _____ Design: _____

5.9 SWIMMING POOLS

In-ground exterior swimming pools shall be permitted subject to compliance with all State and local ordinances. Any above grade exterior swimming pools with a depth exceeding twenty- four (24”) inches shall not be permitted. Fencing around pools shall adhere to Section 5.5 above as well as local codes and ordinances. All pool houses shall be approved by the Architectural Review Committee and must be approved by the Village of Shorewood permit department prior to any construction. *** Please attach pool rendering, including the style, design, and location, to home on lot. Include features, (slides etc..) depth, fencing manufacturer, and contractor.**

5.10 LIGHTING

Exterior lighting shall be designed to produce a subdued, tranquil effect. Excessively bright, harsh, or glaring lighting will not be permitted. Flood lighting of the dwelling or site shall not be permitted. Dwelling or site lighting shall not be permitted to shine into adjacent lots. Dwelling or site lighting shall be uniform in color. Quantity, size, type, color, and location of exterior lighting and fixtures shall be subject to review and approval of the Architectural Review Committee. *** Please submit picture, color, size, style, and location of said feature. *See the Village of Shorewood requirements on exterior lighting in reference to your adjoining neighbors, lots, and homes.**

5.11 MAILBOXES

All mailboxes shall be located at the street, immediately adjacent to the driveway or as the U.S. Postal Service determines. The Architectural Review Committee has selected acceptable mailbox structures throughout the development. Included with the mailbox structure will be the address plate which shall be affixed to only the mailbox structure will be the address plate which shall be affixed to only the mailbox structure. Other attachments, if any, will be permitted if approved by the Architectural Review Committee. There shall be only one mailbox structure permitted per lot. *** The Association has a list of approved mailboxes & where they can be purchased.**

5.16 TEMPORARY BUILDINGS, OUTBUILDINGS, CAMPERS, TRAILERS, ETC.

No outbuildings, temporary house, campers, habitable motor vehicles, trailer, stand, recreational vehicles, recreational appurtenances, shack, shed, barn, basement or other structure or building not attached to the residence constructed on said lot, whether of a permanent or of a temporary character, shall be constructed, placed, allowed, to exist or used on any lot at any time either as a residence or otherwise and either temporarily or permanently. No residence erected on any lot shall be occupied in any manner at this time prior to its full completion in accordance with approved plans as herein provided. For the purpose of this Declaration, swimming pool, and its appurtenances shall not be considered an outbuilding or structure falling within this subparagraph. No detached accessory structures shall be permitted at any location upon the platted lot unless approved by the Architectural Review Committee. ***Note: The Village of Shorewood requires applicable permits for such. * Please forward make, model, style, and drawing of such.**

5.19 FLAGS

The display of flags shall be limited to the United States Flag and one (1) tasteful ornamental flag. Only two (2) flag display per site are permitted. The maximum flag size permitted is three (3') feet by five (5') feet. The maximum ground mounted pole size is twenty (20') feet in height. One bracket for temporary flag display on the residence shall be permitted. Flagpole and bracket locations are subject to review and approval by the Architectural Review Committee. *** Please submit size, style, and type, as well as applicable location to your home.**

5.20 TRUCKS, CAMPERS, BOATS, ETC.

No trucks, truck mounted campers, trailers, house trailers, buses, boats, boat trailers, campers, junk automobiles, dilapidated or disabled vehicles of any kind shall be permitted, stored or parked on any dedicated or undedicated street or right-of-way in the Subdivision and the dedication of any such right-of-way or street in the plat attached hereto shall be subject to this provision. No trucks, truck mounted campers, trailers, buses, boats, boat trailer, campers, junk automobiles, dilapidated or disabled vehicles of any kind shall be maintained stored or parked on any of the lots in the Subdivision unless housed or garaged completely in a structure which complies with this Declaration and which has been architecturally approved by the Architectural Review Committee so as to fully screen them from view from the streets and neighboring yards. *** Please forward make, model, style, and drawing of such.**

IF THIS ALTERATION IS APPROVED, I ACCEPT FULL RESPONSIBILITY FOR ALL THE UPKEEP OF THE ALTERED AREA AND AGREE TO MAINTAIN IT IN A SAFE REPUTABLE CONDITION.

Signed: _____ Date: _____

Approved by: _____ Date: _____

Denied by: _____ Date: _____

Reason for denial:

Please email or send form to:
Bay Property Services, Inc
315 W Maple St
New Lenox, IL 60451
Ph: 708-974-4900
Email:arc@baypropertieservices.net