

WILDFEATHER ARCHITECTURE AND BUILDING REQUIREMENTS

The confluence of the Kankakee and Des Plaines Rivers is a very unique and historic area. Wildfeather's inhabitants date back several thousand years B.C., including at least five different Indian tribes. Although the bear and buffalo are gone, a great variety of wildlife is still attracted to the area.

It seemed only natural to plan a community of homes employing a rustic, traditional architecture which would fit the historic and environmental character of the land. In order to protect Wildfeather and aid residents desiring to construct improvements, the following requirements were developed in conjunction with those found in the Declaration.

1. Before submitting completed plans and specifications, residents should submit preliminary sketches for approval. The sketch should include the basic floor plan, the four elevations, the exterior materials and colors, the location, and the height of the foundation.
2. Location of Improvements
 - a. No house or out-building shall be located closer than 50 feet to the front lot line, 50 feet to the river or channel bank (where the land begins to slope down), or 10 feet to either side lot line.
 - b. Boat docks on the channels shall be parallel to the shore.
 - c. Boat hoists on channel lots shall not protrude over the channel bank into the channel.
3. Colors
 - a. The colors shall be identical for an owner's house, out-building, and boat hoist.
 - b. Colors for all improvements shall be medium to dark shades of green, brown or gray.
 - c. Trim color shall be the same as the siding or a slightly lighter shade.
 - d. Downspouts and gutters shall be the same color as the siding or trim boards behind them.
 - e. Overhead garage doors shall match the siding color.

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4. Siding

A natural wood product such as cedar is preferred.

5. Roofs

The roof pitch shall be not less than 5/12.

6. Windows

Windows shall be uniform in size and equally spaced in the elevations. Windows shall be installed to interrupt long expanses of siding.

7. Doors

All doors shall have some type of relief pattern such as a cross buck or panel design. Flush or flat doors are more contemporary and shall be avoided.

8. Fencing

In order to promote a natural, spacious, country-like atmosphere, the use of fencing is prohibited. Privacy should be created using bushes and trees.

These requirements were designed to enhance the value of Wildfeather houses now and in the future. Remember, these restrictions will affect your present and future neighbors. Rest assured that we will make every effort to be most cooperative about the plans for your home, and we are confident that you will cooperate with us in the common purpose of keeping Wildfeather one of the best and most attractive places to live in the area.