

THE WOODS OF WAYNE  
WAYNE, ILLINOIS

The Woods of Wayne is a picturesque country development consisting of 110 lots in excess of 40,000 square feet, and 7 mini-estates, all in excess of 100,000 square feet (approximately 2.5 acres). The terrain is rolling and wooded.

The Woods of Wayne's exceptional country atmosphere is nicely situated in a quiet corner of the Chicagoland area and in the heart of horse country. With 168 acres of newly acquired Forest Preserves just to the south and several hundred acres nearby, The Woods of Wayne provides the serenity you have been dreaming of.

The Woods of Wayne is located on the northwest corner of Smith Road and Route 59, a stone's throw from the charming, quaint Village of Wayne. The site offers easy accessibility to I-88 by following Route 59 south. The Woods of Wayne is conveniently located near Wheaton and Bartlett in DuPage County and the rapidly growing communities of Geneva and St. Charles in Kane County. Commuter service is provided by Chicago and Northwestern Railway Lines.

The Woods of Wayne will provide an estate type atmosphere of custom built homes and the quiet environment of a country village. The surrounding area provides many delightful advantages for equestrians, numerous golf courses, including St. Andrews, many wonderful cultural events, and the opportunity to raise your family in a wholesome environment with prestigious neighboring homes ranging in price from \$300,000 to \$750,000+.

The Woods of Wayne is what you have been waiting for and what you deserve, the best in country living!

SUMMARY OF  
ARCHITECTURAL GUIDELINES & BUILDING REQUIREMENTS  
IN WOODS OF WAYNE

Woods of Wayne is a residential community which has been professionally planned to provide residents a pleasant and relaxing environment in which to live. Included within the community are recreational facilities dedicated permanently as open space. Great care has been taken in planning and locating the open areas in order that they might be readily accessible, functional and provide, where possible, visible amenities for residents.

In the initial planning of Woods of Wayne, the subject of architecture received thoughtful consideration. It was recognized that the community would be one of custom homes built over a period of time as opposed to a few selected models built by one builder. It was further recognized that the setting is in a country atmosphere and that great variety exists in the features of individual homesites. Virtually every homesite is different in size, topographic characteristics, orientation and proximity to natural amenities.

A decision was therefore made that no specific style of architecture would be chosen as the absolute standard for Woods of Wayne. Instead, it was felt that flexibility should be retained and that personal taste and the individual site should dictate the way in which architecture would best reflect nature's forms, colors, and textures. Design solutions foreign to and not consistent with natural surroundings are to be avoided.

In order to protect and enhance property values in Woods of Wayne, it was decided at the outset that certain standards and requirements would be established with respect to building activity. A Declaration of Covenants, Conditions and Restrictions was recorded which contains a section specifying that all plans for new construction or subsequent alterations must be submitted and approved prior to the application for a building permit. The review and approval of these plans is the responsibility of the Woods of Wayne Architectural Review Committee.

1. Size of Home

The Declaration of Covenants, Conditions and Restrictions specifies that one-story homes must have a minimum enclosed ground floor living area of at least 2,500 square feet. Multi-story homes must have a minimum of 3,000 square feet in total. Minimum living area is defined as those areas that are heated and/or air conditioned, excluding in all events, garages, basements, patios, decks and breezeways. All homes must have a basement covering at least fifty percent (50%) of the ground level area, excluding garage. No slab foundations are permitted.

2. Garages

All garages must be attached. Garage doors should be of the overhead type and made of wood. The garage must have a minimum of 800 square feet and have a minimum capacity of two cars and a maximum capacity of four cars. Garages should be side loaded if feasible, considering the topography of the lot and the desire to preserve existing trees.

3. Parking or Keeping of Vehicles.

No vehicles are to be parked on any part of any Lot, except upon driveways or within attached garages. No campers, vans, pick-up trucks, boats (on or off trailers), recreational vehicles and other types of non-passenger vehicles and accessories may be kept on any Lot unless the same are fully enclosed within the garage located on such Lot.

4. Swimming Pools.

Above ground swimming pools are prohibited.

5. Laundry Facilities.

Open air laundry facilities are prohibited.

6. Fences and Screens.

Fences or screens should be used to screen air conditioning equipment, utility and garbage areas, patio and swimming pools. As with all elements, the fence should enhance, rather than detract from the overall appearance of the property. The Committee encourages the use of rough hewn woods, or natural plantings as fencing and screening materials.

7. Protection of Trees.

No trees should be removed if at all possible, and cannot be removed until you have received a building permit from the Village and permission from the Architectural Review Committee. Great care should be taken on wooded lots to protect the existing trees. Oaks have particularly sensitive root structures and may be killed by exposure of roots or heavy equipment working too close to the tree.

Each lot shall have at least six trees with a diameter of not less than two inches, measured at a height of three feet, within two years from the date of recording of the Final Plat of Subdivision, with at least two trees located in the parkway of the street right-of-way adjacent to the lot. Credit shall be given for trees already on the lot. All lots must be seeded or sodded.

8. Mailbox and Outside Lighting.

Each owner shall be responsible to provide a mailbox and a yard light with address attached, in locations approved by Developer. No newspaper boxes or other attachments are allowed. Yard lights shall be no more than ten (10) feet in height, with no more than eight (8) feet above ground. Lot owners shall be responsible for the maintenance of the mailbox and yard light.

9. Architectural Design.

Homes of identical or substantially similar architectural design and color may not be constructed.

10. Exterior Siding Materials and Colors.

The choice of exterior material and color is extremely important. The house style will, in most instances, dictate the appropriate range of material and color. Only brick and/or cedar/redwood siding is permitted. Aluminum siding is prohibited. Many settings in Woods of Wayne lend themselves to the extensive use of glass in the form of large windows, sliding glass doors, etc. This is considered quite appropriate and permits the outside to become an integral part of the home.