

WINSTON TRAILS EXTERIOR STANDARDS ADDENDUM
MAY 2025

At the Winston Trails Foundation board of directors meeting on May 15, 2025, the board approved the following exterior standards to take effect immediately.

Please keep in mind, these are new standards for all of Winston Trails. Unless a village decides to not adopt the standard, these will apply for all villages. The new standards recently approved are as follows:

Outdoor Soffit Lighting: string lighting (non-holiday in nature) or recessed lighting fixtures may be installed under the fascia boards to present down illumination onto the home.

- Soft white lighting may be used year-round with reduced brightness for consideration of neighbors.
- Christmas/Hanukkah colored lights may be used from the start of the holiday season at Thanksgiving until Winston Trails requires holiday lights to be removed.
- All other holiday light colors may be used for a maximum of two weeks around each holiday.
- Lighting may be hard wired or solar, but NO wires or strings may be visible.
- Lighting should be installed to meet current Palm Beach County codes.

Garage Doors with Windows: Garage doors may have impact glass windows but must be a current approved garage door style- short panel, long panel, flush panel or ribbed panel. Windows must be tinted or frosted and must be in either 1 horizontal row along the top of the door, or 1 vertical row down the side of the garage door. Garage doors filled with all glass panels are not permitted. Doors must comply with current Palm Beach County codes.

Gutters: Gutters may be white, off-white, beige or tan OR they may match the color of the roof, trim color or fascia board color. Downspouts may either match the color of the gutters or color of the house body.

Faux Wood Doors and Garage Doors: front doors and garage doors may have a faux wood painting finish. Faux wood painting is permitted on the front doors and is not required to match the garage door paint color. Faux wood painting is considered a texture and finish and is not included in the 3-color maximum standard for Winston Trails.