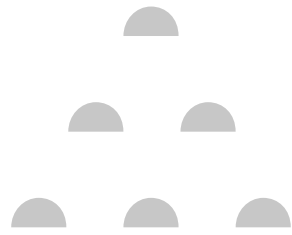




WINDSOR











## OUR LEGACY

Windsor traces its story to 1989, when W. Galen and Hilary M. Weston of Toronto, Canada visited South Florida in search of a winter home for themselves and their children. In Vero Beach they discovered a property that would become a cherished home, passion project and ultimately a critically acclaimed residential community.

The land that so captivated them was a former citrus plantation in an idyllic location between the Indian River and the Atlantic Ocean. Initially, the Westons built a few homes for friends and family and a polo field where Mr. Weston – an accomplished polo player – enjoyed hosting spirited matches. The polo field was soon followed by a championship golf course, and before long, inspired by the joy they found in this beautiful setting, they began to pursue a truly expansive vision – a community with small-town charm, world-class sporting amenities and sophisticated cultural events.

From its progressive master plan to its timeless architecture and countless gracious details, Windsor is an expression of the aesthetics and values that the Westons hold most dear.







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## THE WINDSOR EXPERIENCE

More than simply a private residential community, Windsor is a thoughtfully composed and always fresh experience of life at its most engaging and delightful. The experience begins as one arrives, passing under Windsor's iconic allée of live oaks. From there, myriad opportunities abound for sporting, socializing or quiet time.

Jasmine-scented tennis courts, a links-style golf course with no tee-times and miles of equestrian trails through the shade of hammocks all beckon Members to enjoy active living in South Florida's marvelous climate. Curated art exhibitions, musical concerts and talks by thought-leaders in business and culture create opportunities for meaningful social encounters. A stretch of pristine Atlantic Ocean beachfront is the setting for lively picnics, long walks and refreshing swims.

People of all ages and stages of life discover activities to love at Windsor. This broad, multi-generational appeal has made our community a vibrant and diverse place where Members return year after year to build treasured memories with friends and loved ones.

A scenic view of a beachfront. In the background, there are several houses with white walls and dark roofs, some with palm trees. The middle ground shows a sandy beach with wooden stairs leading down to the water. The foreground is dominated by the wet sand and the gentle waves of the ocean. The sky is a vibrant blue with scattered white clouds. The text is overlaid in a white, serif font, centered on the left side of the image.

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## ARCHITECTURAL EXCELLENCE

Windsor enchants in an instant yet is remarkable in its subtlety. This delightful paradox is the work of Andrés Duany and Elizabeth Plater-Zyberk, the acclaimed architects behind Windsor's master plan and design code.

Duany and Plater-Zyberk were among the original proponents of New Urbanism, a progressive movement promoting traditional town planning and sustainability. Their guidelines for Windsor foster community while ensuring privacy. Tree-lined streets are intimately scaled to invite walking and biking. Amenities are an easy stroll from the Village Centre. Homes set in villages or along the property perimeter allow for large greenspaces.

All of Windsor's homes are custom designed within our signature Anglo-Caribbean architectural style and many have been recognized with awards. Windsor's design code provides flexibility while ensuring that homes of all sizes co-exist in visual harmony.

The Town Hall by legendary architect Léon Krier serves as a meeting place and symbol of community. This neo-classically inspired structure features a steeply pitched roof rising above the Village skyline.

A large, white, two-story house with a wrap-around porch and a stone fountain in the foreground. The house features a prominent white balcony with a white railing and a set of white stairs leading up to it. The porch is adorned with lush greenery and vibrant pink flowers. In the foreground, a stone fountain with a circular basin is visible, surrounded by a paved area. The scene is set against a backdrop of tall palm trees and a clear blue sky with light clouds.

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## THE SPORTING LIFE

Windsor began as a place devoted to enjoying the sporting life in the company of friends and family and that active spirit has remained an essential part of its character.

Our championship golf course by legendary golf course architect Robert Trent Jones, Jr. is among the few links-style courses in the United States. Its undulating landscape and wind-shaped trees evoke the Serengeti while the nuances of its course challenge players of all levels.

Windsor's original polo fields remain iconic features of the property and have evolved to accommodate a full equestrian center. The Windsor Charitable Foundation raises funds for worthy causes in a variety of ways, including through the Charity Polo Cup, a much-anticipated event in the Vero Beach community.

Members also enjoy outdoor tennis courts designed by Wimbledon champion Stan Smith, a croquet greensward, a fitness center and miles of trails along the golf course and through the hammocks for riding, biking and running. An off-site gun club caters to adults and children at all skill levels.







## CULTURAL OFFERINGS

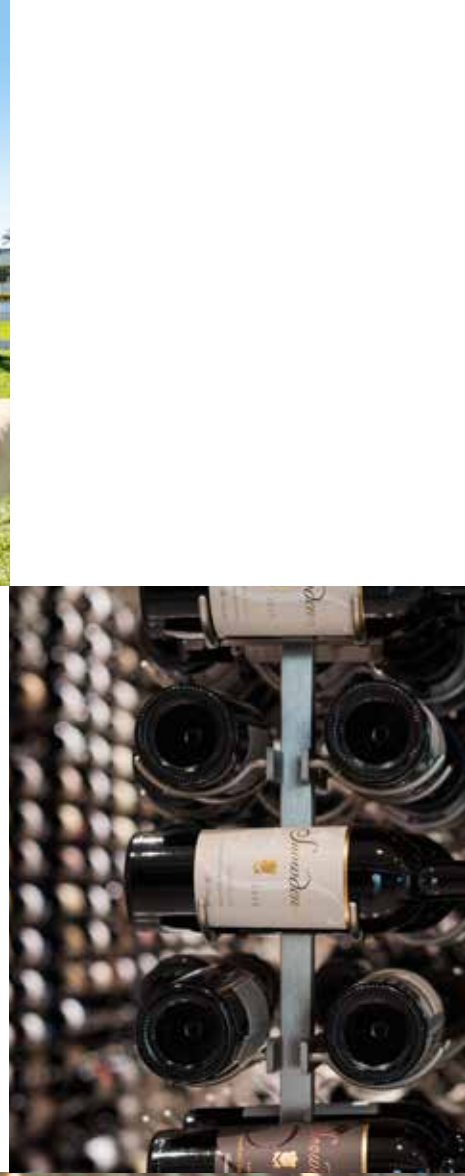
Art and culture are as much a part of the essence of the Windsor lifestyle as premier sporting. Every year, Members are invited to attend a thoughtfully curated and diverse array of events ranging from fine art exhibitions and performing arts shows to classical and contemporary musical concerts and a speaker series with talks by business, literary, and cultural thought-leaders. These exclusive events are held in Windsor's elegant amenity spaces, including the Town Hall, the Exedra amphitheater, the Clubhouse and The Gallery at Windsor.

Over the years, under the direction of Mrs. Weston and her daughter Alannah, art shows at The Gallery at Windsor have featured works by leading contemporary artists, including Peter Doig, Ed Ruscha, Christo and Jeanne-Claude, Alex Katz, Beatriz Milhazes, Jasper Johns and Grayson Perry. Part of Windsor's fine arts programming has included collaborations with such prominent international arts organizations as the Whitechapel Gallery and the Royal Academy of Arts in London as well as a number of organizations throughout Vero Beach's thriving cultural community.









## A DISTINCTIVE COMMUNITY

Windsor's magic is in the way it has woven tradition together with a progressive vision and architectural excellence all within a haven of privacy. Like the European villages it was modeled on, Windsor evokes a feeling of serenity and social connection.

An extensive collection of amenities makes Windsor endlessly interesting and enriching for Members. The Clubhouse overlooking the golf course and the Beach Club overlooking the ocean offer two distinct settings for dining and socializing. The Town Hall, Exedra and Village Centre Pergola host cultural performances and Members' private events. The Village Store and Post Office provide convenience along with the chance to greet neighbors. Members can easily walk, bike or take a golf cart between the Village and the Beach Club via Windsor's private tunnel.

Because Windsor holds a special place in Members' hearts, it has been the setting for countless weddings, birthdays and other family celebrations. Visiting guests of these events find a warm welcome and gracious accommodations at the Windsor Suites and the Weston Guest House.



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## NATURAL SPLENDOR


Set between the Indian River and the Atlantic Ocean where subtropical and tropical climates mingle, Windsor boasts a rare natural beauty. On this barrier island, an unusual mix of live oaks, pine forests, palm trees and colorful blooms thrive together.

Windsor's landscaping honors its location on Florida's Treasure Coast while also embodying the formal elegance of the English property after which it was named, Windsor Great Park. Vibrant flowers, stately palm trees and hammock-shaded equestrian trails convey the lushness of the tropics. Village greens, corner parks, perfectly groomed fairways and the majestic allée of live oaks at Windsor's entrance speak to an appreciation for tradition and classicism. A butterfly garden in the Village Centre adds a touch of pure joy and lily ponds attract the exotic local birdlife.

This tranquil environment is enhanced by neighboring conservation areas. The Pelican Island National Wildlife Refuge is to the north and the Historic Jungle Trail runs along the western and southern perimeters of the property.



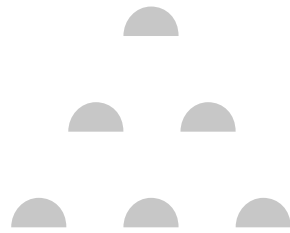




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