

PATRICK FARMS GOLF COURSE & PLANNED COMMUNITY

Architectural Design Policies, Standards & Guidelines

Revised

June, 2023

Patrick Farms Architectural Control Board

P. O. Box 12004

Jackson, Mississippi 39236

(601) 932-2121 (telephone)

(601) 932-1949 (fax)

PATRICK FARMS

ARCHITECTURAL CONTROL BOARD

AUTHORITY

As specified in the Declaration of Covenants, Conditions and Restrictions, The Patrick Farms Architectural Control Board is appointed by the Developer as its representative to assure harmony and preservation of the aesthetic values, characteristics and amenities of Patrick Farms Subdivision.

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DISCLAIMER

The Architectural Control Board, each member of the Board, and, if applicable, the Developer, shall not be liable to any lot owner or to any other person on account of any claim, liability or expense suffered, incurred or paid by or threatened against such lot owner or other person arising or resulting from or in any way relating to the subject matter of the review process, any reviews, acceptances, inspections, permissions, consents or required approvals which must be obtained from the Architectural Control Board or public authorities, whether given, granted or withheld. No approval of home construction plans or other improvements and no publication of architectural standards or bulletins shall be construed either to represent, guarantee or imply that such plans or architectural standards will result in a properly designed dwelling or other improvement, or to represent, guarantee or imply that any dwelling or other structure or improvement will be built or constructed in a good, workmanlike manner. Approval of any particular plans or other improvements shall not be construed as a waiver of the right of the Architectural Control Board to disapprove all or any portion of the plans, if such plans or other improvements are subsequently submitted for use in any other instance.

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DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

It is suggested that prior to purchase of any lot or residence in the subdivision that the subdivision covenants be reviewed in detail. The lot owner may not rely on any verbal statement of representation by any party or agent of Patrick Farms Architectural Control Board, except to the extent that such statement or representation is set forth in the subdivision covenants or as set forth in the Architectural Design Policies, Standards & Guidelines herein published.

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REVISION TO PUBLISHED POLICIES, STANDARDS & GUIDELINES

The Architectural Control Board reserves the right to alter, modify or change any or all of the Architectural Design Policies, Standards and Guidelines, as herein provided, at any time. It shall be the responsibility of the lot owner and/or builder to check with the Board for any guideline revisions prior to submittal of construction plan.

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ARCHITECTURAL DESIGN POLICIES

Patrick Farms Subdivision is designed to be unique communities of single family homes consisting of traditional, estate, patio/villa and duplex styled homes. The Architectural Control Board (hereinafter, the "Board") does not seek to restrict individual creativity or preferences; but, rather it desires to maintain a sense of continuity and harmony throughout the development. As the Patrick Farms community matures, the aesthetic relationships between the each varying home-styled community will become increasingly important, requiring resolution through the design process.

All lot owners or builders expressly affirm and acknowledge that the Patrick Farms Architectural Control Board has full authority over all matters relating to the approval of building construction plans. This authority and control extends to the review, modification, approval and/or disapproval of all building construction plans and the required implementation thereof. Further, responsibilities of the lot owner and/or builder include, but are not limited to: (1) verification that building construction plans meet and comply with all governing authority rules, regulations and ordinances; (2) verification that the building construction plans conform with the requirements and architectural standards and guidelines as set forth herein.

The Board has the responsibility of approving individual home construction plans; or other improvements; or any changes to an existing home which deviate from its plan as originally constructed. Design elements considered include style, type of design, color of materials, building location on the lot and other related matters.

The Architectural Review Board is not responsible for verification that building construction plans meet and comply with all governing authority rules, regulations and ordinances. The owner/builder will be responsible for obtaining all the necessary building permits from the appropriate governmental authority. If there is a conflict, the

governing authority rules, regulations and ordinances will prevail. However, it will be the responsibility of the owner/builder to provide the Architectural Review Board with any changes relating directly from the governing authority approval.

Prior to commencement of any construction activity of any type on any Lot, including lot grading, construction plans; or improvements; or changes to an existing structure must be submitted to and approved by the Board.

ITEMS TO BE SUBMITTED TO BOARD

FOR APPROVAL OF BUILDING CONSTRUCTION PLAN

SCHEMATIC PLOT PLAN:

1. Drawn to scale including all proposed structures, drives, sidewalks, improvements, utility and drainage easements, setbacks, existing trees over six inches (6") in diameter.
2. Indicate "North" arrow with scale (1" = 10'; or, 1" = 20').
3. Lot Owner's present address and telephone number.
4. Present address and telephone of Architect/Designer or Owner Representative.

SET OF BUILDING CONSTRUCTION PLANS:

1. Indicating overall dimensions and square footage of structure at 1/4" scale.
2. Building elevations (front, rear, and two sides) at 1/4" scale with overall height dimensions, roof line ratio.
3. Description of all exterior materials, roof materials and colors. Samples should be provided.

LANDSCAPE PLANS:

1. Must meet minimum guideline requirements. Air Conditioner units must be screened with shrubbery and may only be located on the side or rear of the house.
2. Location and description of plant materials.

CONSTRUCTION BUILDING & LANDSCAPING
REQUIREMENT STANDARDS

PHASE ONE, PART ONE

BUILDING LOCATION / SETBACKS:

Front	15 Feet
Rear	10 Feet
Side	5 Feet (Zero on the other side)

MINIMUM DWELLING SIZE:

Patrick Farms Patio/Villas:	1,300 Square Feet
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PHASE ONE, PART TWO

BUILDING LOCATION / SETBACKS:

Front	15 Feet
Rear	10 Feet
Side	5 Feet

Corner Lot

Front	25 Feet
Side	7 ½ Feet

MINIMUM DWELLING SIZE:

Patrick Farms Traditional:	1,400 Square Feet
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PHASE ONE, PART THREE

BUILDING LOCATION / SETBACKS:

Front	15 Feet
Rear	10 Feet
Side	5 Feet

Corner Lot

Front	15 Feet
Side	7 ½ Feet

MINIMUM DWELLING SIZE:

Patrick Farms Estate:	2,000 Square Feet
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PHASE ONE, PART FOUR

BUILDING LOCATION / SETBACKS:

Front	15 Feet
Rear	10 Feet
Side	5 Feet

Corner Lot

Front	15 Feet
Side	7 ½ Feet

MINIMUM DWELLING SIZE:

Patrick Farms Traditional:	1,400 Square Feet
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PHASE ONE, PART FIVE

BUILDING LOCATION / SETBACKS:

Front	15 Feet
Rear	10 Feet
Side	5 Feet

Corner Lot

Front	15 Feet
Side	7 ½ Feet

MINIMUM DWELLING SIZE:

Patrick Farms Traditional:	1,300 Square Feet
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PHASE TWO, PART ONE

BUILDING LOCATION / SETBACKS:

Duplex Lot

Front	15 Feet
Rear	10 Feet
Side	5 Feet (Zero Feet from other side)

Lake Pointe Lots

Front	15 Feet
Rear	10 Feet
Side	5 Feet

Corner Lot	
Front	15 Feet
Side	7 ½ Feet

MINIMUM DWELLING SIZE:

Patrick Farms Duplex: 2,100 Square Feet**

**No individual unit may have less than 1,000 square feet

Lake Pointe Lots: 1,700 Square Feet

PHASE THREE, PART ONE

BUILDING LOCATION / SETBACKS:

Front	15 Feet
Rear	10 Feet
Side	4 Feet
Corner Lots	
Front	15 Feet
Side	7 ½ Feet

MINIMUM DWELLING SIZE:

Patrick Farms Lake Pointe: 1,700 Square Feet

Patrick Farms Traditional: 1,300 Square Feet

PHASE THREE, PART TWO

BUILDING LOCATION / SETBACKS:

Front	15 Feet
Rear	10 Feet
Side	4 Feet

Corner Lot

Front	15 Feet
Side	7 ½ Feet

MINIMUM DWELLING SIZE:

Patrick Farms Traditional:	1,300 Square Feet
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PHASE THREE, PART THREE

BUILDING LOCATION / SETBACKS:

Front	15 Feet
Rear	10 Feet
Side	4 Feet

Corner Lot

Front	15 Feet
Side	7 ½ Feet

MINIMUM DWELLING SIZE:

Patrick Farms Lake Pointe:	1,700 Square Feet
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PHASE FOUR, PART ONE

BUILDING LOCATION / SETBACKS:

Front	15 Feet
Rear	10 Feet
Side	4 Feet

Corner Lot

Front	15 Feet
Side	7 ½ Feet

MINIMUM DWELLING SIZE:

Patrick Farms Traditional:	1,300 Square Feet
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PHASE FOUR, PART TWO

BUILDING LOCATION / SETBACKS:

Front	15 Feet
Rear	10 Feet
Side	4 Feet

Corner Lot

Front	15 Feet
Side	7 ½ Feet

MINIMUM DWELLING SIZE:

Patrick Farms Traditional:	1,300 Square Feet
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PHASE FOUR, PART THREE

BUILDING LOCATION / SETBACKS:

Front	15 Feet
Rear	10 Feet
Side	5 Feet

Corner Lot

Front	15 Feet
Side	7 ½ Feet

MINIMUM DWELLING SIZE:

Patrick Farms Traditional:	1,300 Square Feet
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PHASE FOUR, PART FOUR

BUILDING LOCATION / SETBACKS:

Front	15 Feet
Rear	10 Feet
Side	4 Feet

Corner Lot

Front	15 Feet
Side	7 ½ Feet

MINIMUM DWELLING SIZE:

Patrick Farms Traditional:	1,300 Square Feet
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PHASE FIVE, PART ONE

BUILDING LOCATION / SETBACKS:

Front	15 Feet
Rear	10 Feet
Side	4 Feet

Corner Lot

Front	15 Feet
Side	7 ½ Feet

MINIMUM DWELLING SIZE:

Patrick Farms Villa:	1,700 Square Feet
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PHASE FIVE, PART TWO

BUILDING LOCATION / SETBACKS:

Front	15 Feet
Rear	10 Feet
Side	4 Feet

Corner Lot

Front	15 Feet
Side	7 ½ Feet

MINIMUM DWELLING SIZE:

Patrick Farms Villa:	1,700 Square Feet
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PHASE SIX

BUILDING LOCATION / SETBACKS:

Front	15 Feet
Rear	10 Feet
Side	4 Feet

Corner Lot

Front	15 Feet
Side	7 ½ Feet

MINIMUM DWELLING SIZE:

Patrick Farms Estate:	1,700 Square Feet
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PHASE SEVEN

BUILDING LOCATION / SETBACKS:

Front	15 Feet
Rear	10 Feet
Side	4 Feet

Corner Lot

Front	15 Feet
Side	7 ½ Feet

MINIMUM DWELLING SIZE:

Patrick Farms Estate:	1,700 Square Feet
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PHASE EIGHT

BUILDING LOCATION / SETBACKS:

Front	15 Feet
Rear	10 Feet
Side	5 Feet

Corner Lot

Front	15 Feet
Side	7 ½ Feet

MINIMUM DWELLING SIZE:

Lots 1-31:	1,700 Square Feet
Lots 32-37:	1,600 Square Feet
Lots 38-44:	1,700 Square Feet

PHASE NINE

BUILDING LOCATION / SETBACKS:

Front	15 Feet
Rear	10 Feet
Side	5 Feet

Corner Lot

Front	15 Feet
Side	7 ½ Feet

MINIMUM DWELLING SIZE:

Patrick Farms Traditional:

1,800 Square Feet

The Architectural Review Board is not responsible for verification that building construction plans meet and comply with all governing authority rules, regulations, and ordinances. The owner/builder will be responsible for obtaining all the necessary building permits (including setbacks and square footage requirements) from the appropriate governmental authority. If there is a conflict, the governing authority rules, regulations, and ordinances will prevail. However, it will be the responsibility of the owner/builder to provide the Architectural Review Board with any changes relating directly from the governing authority approval.

ROOFING MATERIALS:

Roofing materials applied to all homes must be similar in color and kind. Acceptable products include: Atlas Briar glass Weathered Shake; Owens Corning Driftwood; Firehalt GS Weatherwood; or, GAF Timberline Weatherwood.

GARAGES & CARPORTS:

Off-street parking for a minimum of 2 automobiles is required. Front-loading vehicle storage areas must be an enclosed garage. If the automobile storage area is located at the rear of the main structure, it may be a carport, provided such is not visible from the street. All carport structures must be specifically approved by the Board. Carports are not allowed on Golf Course Lots.

STANDARDIZED MAIL BOX:

A standard, specially designed mailbox has been selected by the Board for each community within the Subdivision and must be installed prior to occupancy of the residence. The mailbox is purchased directly from the manufacturer: SignMark, Phone: (601)932-6699. The attached sheets indicate the standardized box type for each community along with name of manufacturer and ordering procedures.

MINIMUM LANDSCAPING:

Prior to final inspection, close and occupancy of residence, a minimum of landscaping must be in place according to the following minimums. Any substitution, postponement, deviation or unusual circumstance must be approved by the Board.

FRONT YARD -

1. Medium to large plant types whose mature growth height will be at least 36 inches.
2. Solid grass sodding. No sprigging or “checker-board” sodding methods will be accepted.

LOTS ADJACENT TO GOLF COURSE or LAKE: Solid grass sodding of rear of lot up to a distance of twenty feet from the rear of lot line.

WALLS & FENCES:

LOTS ADJACENT TO GOLF COURSE or LAKES –

Prior to lot grading or commencement of construction, a silt fence shall be installed to prevent any siltation, drainage, or debris from the construction site onto the Golf Course or into Lakes.

Installation of a fence is optional on those lots adjacent to the Golf Course. However, if a fence is constructed on a lot adjacent to the Golf Course, it must be 5-foot ornamental iron fence, installed along rear Lot property line adjacent to the golf Course. The lot side fence may be a “Good Neighbor” wood fence. Attached are sheets detailing specific design requirements.

INTERIOR LOTS -

1. Prior to lot grading or commencement of construction, a silt fence shall be installed to prevent any siltation, drainage, or debris from the construction site onto any surface.
2. Although installation of fences is optional, any fence that maybe installed must be a wooden privacy fence no more than six feet in height. The “unfinished” (posts and cross support runners) side of the fence must be exposed to the interior of the lot.

GENERAL GUIDELINES

SITE DRAINAGE:

No structure or improvement may alter the natural drainage of the site to the degree that it negatively impacts surrounding home-sites. The structure site must be adequately graded and sloped in all directions so that surface water run-off is directed to the natural drainage areas or to storm drainage facilities.

STRUCTURE POSITIONING:

Consideration must be given to position the structure on the lot so as not to infringe upon view corridors, or adjacent structures or natural amenities of the community.

EXTERIOR LIGHTING:

Exterior landscape or pool lighting must not infringe upon adjacent homes.

CONSTRUCTION DEBRIS & TRASH:

No construction workers or materials will be allowed on any part of the Golf Course or in any Lake. The Lot Owner and/or Builder shall be liable for the immediate removal of any trash, construction materials or debris placed or blown onto the Golf Course or into Lakes from the Lot site in construction.

POOLS, THERAPY POOLS, SPAS:

All plans relating to construction of any type of pool or spa must be submitted to and approved by the Board. Plan should include site location, size, shape, decking, landscaping, etc.

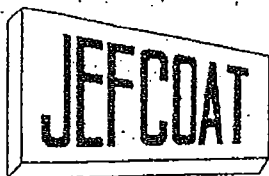
CHANGES, ALTERATIONS, ADDITIONS TO EXISTING STRUCTURE:

The Board requires that a Lot Owner submit and receive approval for any change (including exterior color change), alteration, addition to an existing structure which deviates from the originally approved plans and specifications of that structure *prior to commencement of construction*. The same procedures and criteria are to be followed as if such alteration were "new" construction.

FIXED MAINTENANCE ASSESSMENT:

Quarterly maintenance assessment is fixed at \$45 (\$15 per month) per lot, payable to Patrick Farms Management Company responsible for maintaining the subdivision entrances and common grounds. The fixed maintenance assessment shall commence six months from the date of conveyance of the Lot, or upon occupancy of the dwelling, whichever occurs first. Lot Owners will be invoiced directly.

NON-COMPLIANCE: After receiving Construction Plan approval, if a Lot Owner and/or Builder fails to comply with the approved plans or with any architectural design policies, standards or guidelines, the Board shall have the right to cause said Lot Owner and/or Builder to cease construction and to remove or replace any "non-complying" item or material so that the structure, or improvement, and materials related therewith shall thereafter be in compliance with the architectural design guidelines as herein published or revised from time-to-time.

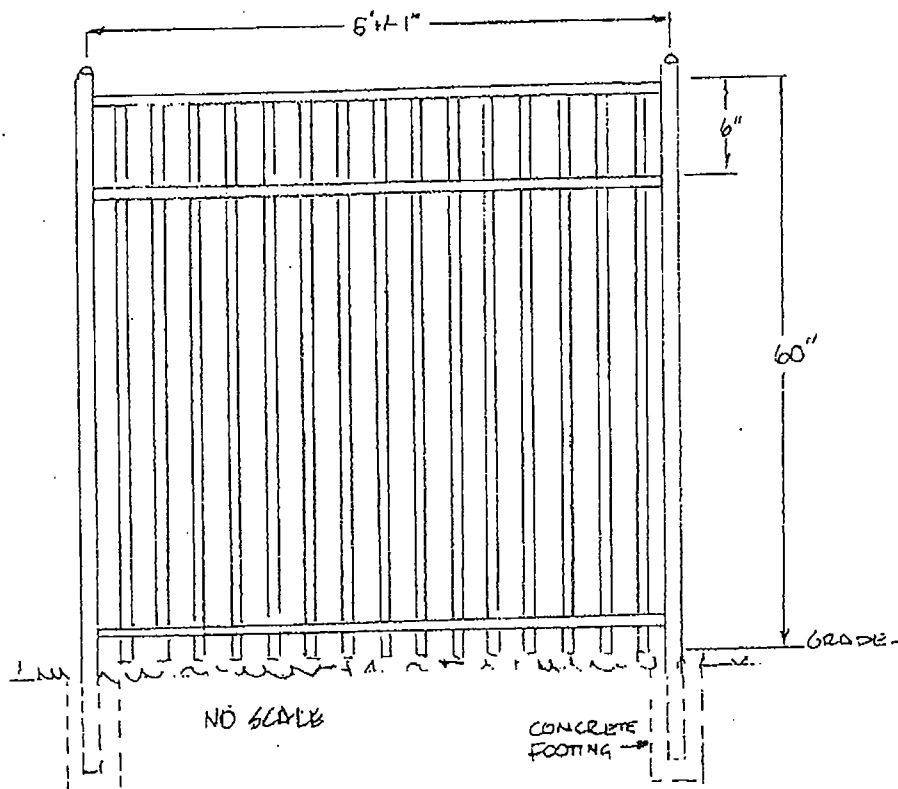


FENCE CO., INC.

P.O. BOX 6197 / 4080 HIGHWAY 80 EAST / PEARL, MISSISSIPPI 39288-6197 / (601) 939-8141

J. D. JEFcoat, CFP

ORNAMENTAL ALUMINUM FENCE
WITH POWDER COATED FINISH, FOREST GREEN COLOR



SPECIFICATIONS

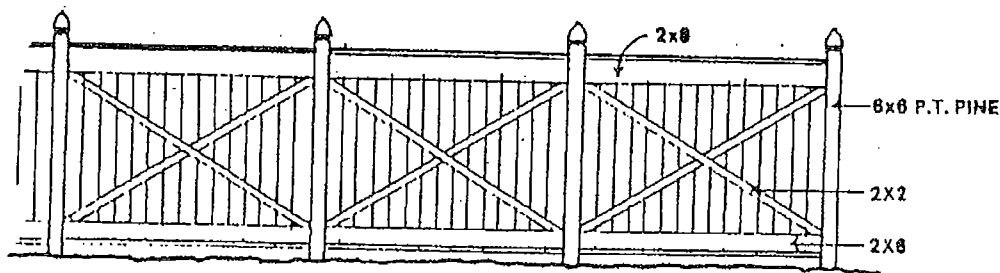
- POST - 2" X 2" X (.060 MIN WALL)
- HORIZONTAL RAILS - 1 1/2" X 1" X (.080 WALL)
- PICKETS - 5/8" X 5/8" X .050 WALL
- HEIGHT - 60"
- TYPE - 3-RAIL

ALL TYPE FENCES • CHAIN LINK - WOOD

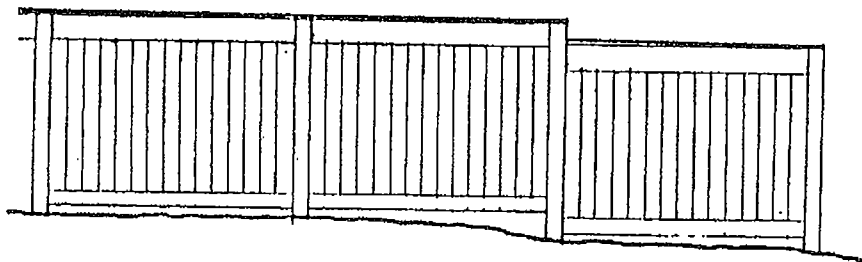
Residential • Commercial • Industrial

Design Alternatives

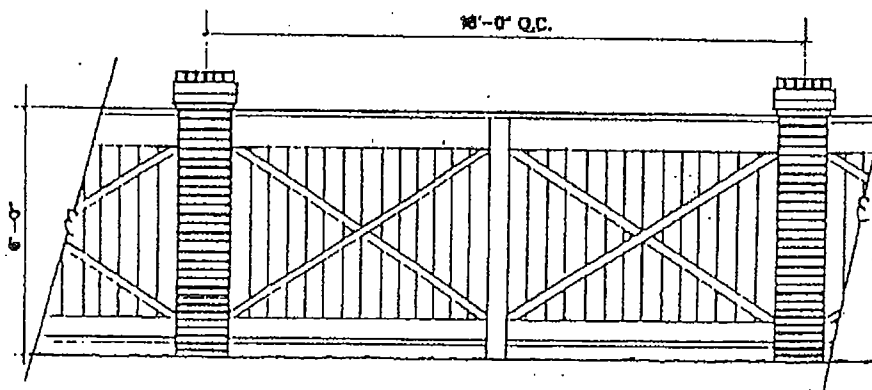
Typical Fence Design



TYPICAL 6 FT. WOOD PRIVACY FENCE

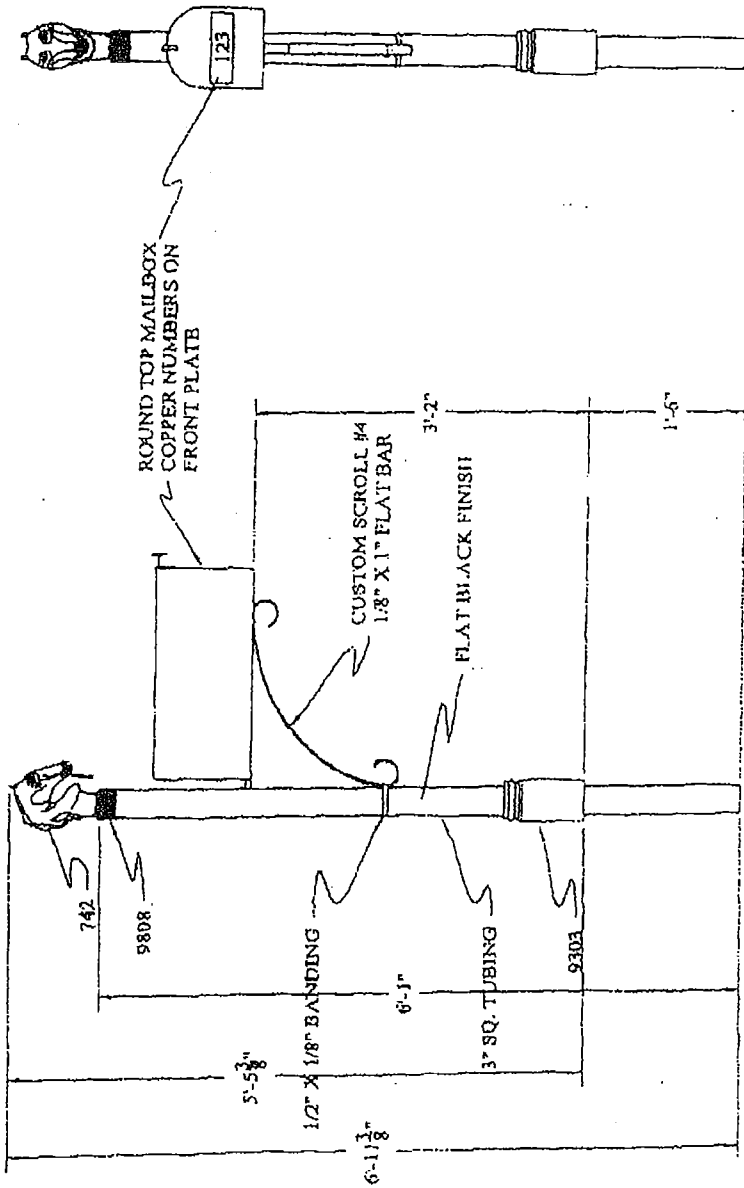


ALT. 1 STEPPED WOODEN FENCE



ALT. 2 BRICK COLUMNS W/ WOOD FENCE

TO ORDER MAILBOX CALL
COPPER SCULPTURES
(601)992-9955 8AM-5PM M-F



COPPER SCULPTURES INC.

NAME	ADDRESS	CITY	STATE	ZIP
MR. Y.B.	PATRICK FARMS MAILBOX			
PHONE	980182			
DATE	10/10			
TIME	10:00			
DATE	10/10			
TIME	10:00			

4" CURB

SIGNMARK, INC.

228 N. Pearson Road
Pearl, MS 39208

Phone: 601.932.6699

Toll: 800.844.6699

Fax: 601.932.6441

Toll Fax: 800.844.4329

quotes@signmark.us

sales@signmark.us

MAILING ADDRESS:

P.O. Box 97383

Pearl, MS 39228-7383

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