

Building Guideline Manual

For

Louisiana Purchase Equestrian Estates

This is the Builders Guideline Manual provided for in the Louisiana Purchase Equestrian Estates Restrictions. It summarizes many (but not all) of the requirements for construction in the Subdivision. This manual supersedes the Restrictions and the Manual should be read along with the Restrictions to determine the requirements for building in the Subdivision. This manual may be revised from time to time and any Lot Owner, builder or designer should check with the Architectural Review Committee or with Pelican Association Management to see if they have the latest revision.

Architectural Mission

This committee's vision and desires are intended to encourage design creativity within a time tested framework that ensures individual yet compatible design character throughout the entire development. While each home design will be reviewed based upon the criteria contained within the design guidelines and subject to the approval of the committee, it is important to acknowledge that each submittal will also be reviewed based upon how well it relates to and supports the overall goal of creating a compatible street scape and how well the proposed home fits within the overall neighborhood. It is through understanding and then implementing the desired "appropriate" character that the quality and value of the overall neighborhood along with the financial investment of each individual homeowner may be maximized. The committee will seek to encourage the creation of aesthetically harmonious relationships among the homes within the development and between the particular lot and home. It is our purpose to create a dynamic, unique, and aesthetically pleasing neighborhood where each home contributes to the overall development. The committee will approve or deny any such design or style with the value and appeal of the entire development in mind. It is important to note that unless a submittal is approved in writing by the committee, there is no approval.

Architectural Styles

Styles submitted for approval should be of outstanding architectural design for the development relating to the individual lot and street scape. It is important to understand that all such approvals will be made at the sole discretion of the committee based on the restrictions and building policy and that not every design will be approved nor will every design be denied. The committee encourages designs that include varying roof heights, plate heights, large covered porches and courtyards. Examples of various styles include:

French Country

Provincial of Southern France and Northern Italy

French Chateau or French Estate Styles

French or Italian Mediterranean

Southern Mediterranean
Acadian or Louisiana Farm House

Submittal Process

The submittal process is the same for individuals desiring to have their home custom built by a competent professional and for builders whose intent is to provide speculative housing. It is the responsibility of the buyer to select and submit plans and samples of materials (if requested by the committee) to be used in the construction of the home to the committee for approval. The committee, at its sole discretion, reserves the right to assign the responsibility of reviewing such plans and samples to a competent and qualified third party professional. Approvals and denials will be based on how well the individual plan supports the overall mission of the development.

Summary of Requirements

Plan Submission: Any plans or other items as listed in the restrictions should be submitted to architectural review committee of the Louisiana Purchase Equestrian Estates. These can be hand delivered or emailed to Pelican Association Management.

Preliminary Plans: One copy of a preliminary plan should be submitted to the Committee for review prior to work on Final Plans. The purpose is to obtain the Committee's prior approval of the general home design, architectural style and site requirements before final plans are drawn.

Included must be a Site Plan with location of improvements, driveway location, any proposed off-street parking, building setbacks and servitudes. Also, a Floorplan and at least a front elevation with as much detail as possible, e.g. Shutters, courtyard walls, wooden windows, stucco bands, dormers, etc.

The committee will attempt to comment on any submissions within 10 working days of submittal, however, due to fluctuations in schedules, submissions may require a longer period of time to accept or reject any submittal. If 15 working days has passed without comment from the committee, please contact the committee for an update and/or explanation of what point your submission is at in the approval process.

Final Plans: One copy of Final Plans shall be submitted for approval prior to commencement of ANY construction or dirt work. The committee would prefer one copy to be in electronic format. Final plans must be drawn to industry standards including ¼" scale for floor plans and elevations. A Plat Plan must show all improvements on Lot, drainage, building setbacks, servitudes, guest parking and driveway location. All exterior elevations must be shown and shall include specific window, door, shutter, and any exterior lighting details. Interior floor plans and ceiling heights must be shown.

The committee has thirty days to review and incomplete submissions will not be considered.

Color/Samples Submittals: Color samples and samples of materials to be used on the exterior of the home and other ancillary structures will be requested by the committee. When requested,

the following must be submitted prior to black in stage and must correspond with that which was previously approved prior to construction commencing:

Bricks, Stucco, Shingles (Asphalt Shingles must be architecturally cut. Slate, tile and other roofing materials will be reviewed based on compatibility with design set forth in the policy), and other exterior materials for trim, siding, etc.

Landscape Design: It is the committee's desire to have landscape plans submitted no later than black in stage for review.

General Guidelines for Builders

- All home constructions must be completed within 1 year from the date of slab pour unless a variance/extension has been approved in advance by the committee.
- Approved builders that are licensed, bonded and insured are preferred.
- If building on your own, any homeowner contracting the construction without a licensed contractor does so at his/her own risk. The committee reserves the right to request a list of Subcontractors intended to be used for construction of home or other structures.
- There will be no verbal approvals of any kind. All approvals must be in writing.
- Compliance for all DEQ, Federal, State and Local laws, ordinances and regulations shall be the responsibility of the builder.
- Repairs to the development's infrastructure (street lights, signage, entrance and cul-de-sacs and road surfaces) due to damage by builder/owner must be to new conditions and match existing improvements. If repair is unsatisfactory to the HOA and/or committee, then such repairs must be removed and replaced at the sole cost of the lot owner/builder. Failure to do so will result in repairs being completed by the assignee of the HOA and such costs assessed to land owner's HOA dues. HOA reserves the right to pursue all legal remedies to recoup out of pocket expenses plus reasonable attorneys fees and reasonable overhead.

Minimum Size of Residence: The minimum size of residence is found in the Louisiana Purchase Equestrian Estates restrictions.

Setbacks: Setbacks are found in the Louisiana Purchase Equestrian Estates restrictions.

Two Story Homes: Two story homes (and story and a half homes) will be scrutinized by the Committee from a privacy, overlook and massing standpoint. The square footage (heating and cooling area) of the bottom floor will be reviewed to determine compatibility and satisfaction of meeting and fulfilling a harmonious relationship with other homes in the development.

Jobsite: No materials or grubbing debris shall be deposited on Common Areas. Protection and repairs if necessary are the responsibility of the Lot Owner.

Mud from construction vehicles or lot wash must be removed from roadways around the lot in a timely manner.

Materials are not permitted to accumulate on any Lot for a period exceeding 30 days after their first delivery. The architectural review committee and the HOA reserves the right to correct any such deficiency at the sole expense of the lot owner should accumulation occur.

Trash receptacles shall be provided by builder and all paper goods and lightweight materials that could potentially blow onto adjacent properties shall be deposited in such receptacles on a daily basis. Grass and weeds shall be appropriately maintained by the Lot owner/builder before, during and after construction.

Burning: Burning is permitted only if monitored.

Port-O-Lets: Each jobsite shall have a Port-O-Let which must sit on the Lot Property and shall be maintained on a regular basis. The door shall not face the street.

Speeding: Construction vehicles shall not exceed 15 MPH in the subdivision.

Loud Music: No loud radios or noise shall be allowed; no speakers mounted on vehicles or outside of house will be permitted.

Utilities: Only utilities provided on the immediate job site on which you are working shall be used: no utility connections from adjacent lots or commons shall be permitted.

Foundations: The finished height of the foundation should meet elevation requirements as established by the permit office. A rebated brick ledge is to be installed, if needed, so that no more than 12 inches of slab is exposed.

Concrete Washout: Washout by concrete trucks shall only be done on the property owner's lot of construction. If a concrete pump truck is used, the owner of the lot is responsible for cleaning up any spillage that may occur.

Building Height: Maximum height of 40 feet from finished grade to highest peak of roof.

Ceiling Height: It is preferred by the committee that interior ceilings on the ground floor be not less than nine (9) feet.

Eave Height: The front elevation eave height should be at least 10' above the finished floor.

Fascia, Soffits and Exterior Ceilings: Exterior ceilings are defined as all ceilings on the exterior of the home (i.e. porch ceiling, stoop ceiling, etc.). The Fascia, Soffits, and Exterior Ceilings must be constructed of wood, aluminum or vinyl.

Roofs: Large masses of roofs should be avoided and broken up into smaller sections of roof or with dormers or vents. Minimum of 10:12 pitch where substantial portion of roof pitch is the same; when some roofs have pitches greater than 10:12, then some roof pitches less than 10:12 may be allowed. Lesser pitches may be allowed for second story roofs or for special roofs of ancillary buildings. Architecturally cut shingles are the minimum requirement.

Ridge Vents: Only shingle covered or English Tile covered ridge vents will be allowed unless architectural style calls for mission tile.

Gutters: Gutter colors shall match the Fascia color originally approved by the committee.

Fireplace Chimneys: Exposed portion must be brick, stucco, or hardy-plank. No synthetic stucco or vinyl is allowed. Chimney caps are required and may be brick, slate, terra cotta, bronzed anodized aluminum or copper.

Roof Vents: Roof penetrations must be painted the color of roof or must be anodized aluminum or copper, and must be located in rear of home where possible or at the least visible section of roof mass. Under no circumstances shall any be located on the front elevation. Plumbing or mechanical vents shall be connected within the attic to minimize number of roof penetrations.

Exterior Material: Exterior materials must be stucco, brick, or siding as approved by the Committee such as wood or synthetic single board lap siding. No vinyl, metal or aluminum material shall be allowed for exterior siding of residence.

Colors: Exterior colors/samples should be submitted to the committee with Final Plans as requested. No bright or “strong” colors will be accepted.

Skylights: Only flat skylights shall be allowed and will be subject to approval. No skylights are allowed on any elevation of the home which faces a street.

Solar Collectors/Panels: Must have prior approval of the committee.

Windows: Wood, wood clad, aluminum or vinyl windows shall be required on any elevation facing a street and coloring of frame should be complimentary to the exterior of the home/structure.

Shutters: If shutters are used, shutter width should be proportionate to the window (1/2 of width if two shutters are used and of full width if one shutter is used).

False Dormers: Appropriate window treatment must be used to prevent the interior of the attic from being seen or framing must be painted black so as not to be seen from any street.

Window Coverings: Interior window coverings should not detract from the exterior of the home. No foil or reflective materials or other inappropriate materials shall be used on any windows for drapes, sunscreens, blinds, shades or other purpose on a temporary or permanent basis.

Window Screens: If screens are proposed, this should be submitted with plans for approval.

Doors: Doors may have glass panels.

Car Storage: For homes with a fully enclosed garage, such garage must have a closing garage door. Garage placement is determined by the restrictions and shall not face any street (without Committee approval), except for corner lots which may face (open to) the street on the long side

of the Lot. The committee will not approve car ports for residences on a corner lot. Enclosed garage with closing garage door are the only permitted car storage

All homes shall have car storage for not less than 2 and no more than 4 visible garage doors.

Parking Pads: Parking Pads are required for any vehicles regularly parked (outside of a garage).

Driveways: Location shall be approved by the committee. All driveways shall have a minimum of a 3 foot flare and shall consist of concrete material and can include brick accents.

Ancillary Structures: Shall be constructed of materials approved by the committee and should relate architecturally to the design of the home in both form and material. Details and location of such structures must be submitted for approval prior to construction or any dirt work thereof. No prefab nor free-standing structures shall be permitted.

Pools, Spas and Hot Tubs: The design and location of such should be submitted and must be harmonious with architectural and landscape design. Pool fences shall conform to city/parish regulations and requirements. Fence materials and location must be approved by the committee. The LPEE HOA building policy further recommends that in ground and semi-above ground pools be the preferred pool of choice by the resident. For semi-above ground pools, it is recommended that they be placed at a minimum of one-half their depth into the ground. Any pool deck that would be constructed for in ground or semi-above ground pools must be approved by the Architectural Review Committee for construction materials, height and placement.

In regard to other type of completely above ground pools, the LPEE HOA recommends that pools that are plastic, inflatable or have metal sides with liners be temporary for Summer/Swimming season only and then disassembled and removed. During the Summer/Swimming season for above ground pools, it is recommended that temporary above ground pools be hidden from front roadside and neighbors using fencing according to the policy of the LPEE HOA and that the pools be placed/set back no further than 35 feet from end of back porch roof line (a plot plan of location to be submitted to Architectural Review Committee for review). Under no circumstances are decks of any construction type allowed around temporary pools that are completely above ground.

Ponds: All ponds must be constructed by qualified contractor to insure proper depth in regard to soil type and proper drainage in regard to overflow. The pond design and placement are to be approved by the LPEE Architectural Committee prior to construction. All ponds shall be built according to specifications of local municipality/parish and overflow shall be directed to drainage ditch located in the back of resident's property. Only one pond is allowed per lot.

For residents desiring to have a pond in front of their residence, overflow drainage requirements still apply, and an aeration system must be applied to prevent unacceptable buildup that could result in a noxious nuisance. It is the responsibility of each resident to protect themselves from liability and hold harmless the LPEE HOA from any actions brought against the resident.

Drainage: The owner of each lot is responsible for providing "positive" storm water drainage. A lot owner shall not impede or modify the natural drainage flow of any lot in any manner that will

adversely affect other Lot owners. No fill shall be added to a lot so as to adversely affect the drainage on the adjacent lot or affect the privacy of neighboring lots.

Fences: All fences must be approved by the Architectural Review Committee before construction commences.

Fences seen from the street scape shall be of decorative style/design that promotes a compatible design and aesthetically harmonious character throughout the entire development. All materials, fence heights, color, location and purpose must be submitted and approved by the Architectural Review Committee. It is suggested that landscape barriers be considered as an alternative to fencing. The committee's suggestions for fencing are as follows:

Fencing materials - The committee suggest the following materials if seen from the street scape: wood, brick, stone, vinyl , wrought iron and/or aluminum with a wrought iron appearance. A combination of these materials may be permitted. For example, brick or stone columns with wrought iron fencing. However, all design and materials must be approved to insure the mission of the building policy. Any other materials submitted for approval will be reviewed by the committee.

Fence height - The committee will consider the purpose, materials, construction, design and neighborhood friendliness as well as harmonious and aesthetic character when considering fence height. Fence height cannot exceed eight feet in height. All fence heights will be considered on a case by case basis. Step downs may be permitted but must be of the same material.

Fence location - Privacy fencing cannot be closer to the road than midpoint of dwelling. Any alleys between neighbors fencing is discouraged and must be approved. Because lots differ in length and width, the architectural committee may vary their decision from lot to lot on location approval. It is suggested that privacy fencing be kept to a minimum in order to maintain the openness of the LPEE. It is also suggested that neighbors work together on location, materials, etc. when privacy fencing is placed between them. Fencing location for purposes other than privacy will be considered on a case by case basis.

Driveway gates - Gate design and material must be submitted and will be considered upon request.

Color - Brick or stone must match that of the resident. Color for other materials must be submitted and approved.

Maintenance - All fencing must be maintained and kept in good condition or face violation of the LPEE HOA restrictions.

Landscaping: Landscaping plans or drawings should be submitted at the black-in stage of construction. A lot owner will have one (1) year from completion of construction to complete landscaping as submitted. Time extensions may be granted if requested by owner.

Homeowner and/or contractor agree that they have read and will abide by this document and the restrictions of the Louisiana Purchase Equestrian Estates HOA. Homeowner and/or contractor also agree that fines and/or penalties may be imposed for non-compliance.

Homeowner name: _____ Date: _____

Contractor name: _____ Date: _____