

Builder Guidelines Manual For Juban Parc Subdivision

**Version 3
May18, 2009**

INTRODUCTION

This Builder Guidelines Manual (the "Manual") is hereby created and effective pursuant to Section 8.01 of the Declaration of Protective Covenants and Restrictions (the "Restrictions") for Juban Parc Subdivision (the "Subdivision"). The Manual sets forth the minimum standards and design for Lots and Structures to be constructed within the Subdivision. Despite the foregoing, the Restrictions supersede and control the Manual, and thus the Manual shall be read in conjunction with the Restrictions to determine the requirements for building in the Subdivision. All capitalized terms used herein and not otherwise defined shall have the meaning set forth within the Restrictions. The Manual may be revised from time to time as deemed necessary by the Subdivision's Architectural Control Committee (the "Committee"), in accordance with Section 8.02 of the Restrictions.

ARCHITECTURAL MISSION

The Committee's vision and desire is to encourage design creativity within a time tested framework that ensures individual yet compatible design character throughout the Subdivision. Each home design shall be reviewed based on the criteria contained herein, subject to the approval of the Committee. It is important to acknowledge that each submittal with also be reviewed based upon how well it relates to and supports the overall goal of creating a compatible streetscape 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 will be maximized. The Committee will seek to encourage the creation of aesthetically harmonious relationships among the homes within the Subdivision and between the particular Lot and home. The Committee will encourage the development of designs of outstanding architectural statements and the repetition of home designs will be limited. No contemporary or Victorian styles will be allowed. Below please find a list of suggested styles which may enhance the aesthetic properties of the Subdivision and through time, the value of individual properties. The listed styles are not an inclusive list, and Lot Owners may submit additional styles for consideration by the Committee which are in line with the overall aesthetic of the Subdivision. In keeping with our desire to encourage creativity, we suggest any design that the buyer feels would enhance the look of the overall property be submitted for review even if it does not correspond with the suggested styles below. It is our desire to create a dynamic, unique, aesthetically pleasing neighborhood where each home contributes to the overall Subdivision. The Committee may approve or deny any such design with the value and appeal of the entire Subdivision in mind. The Committee

shall have the right to approve or disapprove any and all architectural styles in its sole discretion. Designs that fall into the categories below will not be automatically approved, nor will designs that fall outside of the categories below be automatically denied. The Committee encourages designs that include varying roof heights, plate heights, covered porches and courtyards. Additionally, it is the Committee's desire to encourage outstanding architectural designs for the Subdivision and as such will consider any plans based on individual merit, how well it relates to the individual Lot, how well it relates to the streetscape, and how well it relates to the entire Subdivision.

Suggested Architectural Styles for Juban Parc

1. French Country
2. Provencal of Southern France and Northern Italy
3. French Chateau or French Estate Styles
4. French, Spanish or Italian Mediterranean
5. Southern Mediterranean Styles

SUBMISSION OF PLANS AND APPROVAL PROCESS

Pursuant to Section 8.04 of the Restrictions, no Dwelling or Structure shall be commenced, erected, placed, moved or permitted to remain on any Lot (including staking, clearing, excavation, grading and other site work, exterior alteration of existing improvements, and planting and removal of landscaping materials), unless the Plans for such Dwelling or Structure have first been submitted and approved in writing by the Committee. Additionally, please refer to Section 8.07 of the Restrictions, which sets forth the Approval and Disapproval of Plans and Applications by the Committee. The Committee shall have the right to approve or disapprove any Plan or application submitted to it in its sole and uncontrolled discretion, which approval or disapproval may be based upon any grounds.

Submission of Plans

The process of submitting Plans to the Committee shall apply to both individuals desiring to have their home custom built by an approved builder and for builders whose intent is to provide speculative housing. Once a lot reservation or purchase agreement has been accepted and any appropriate deposit(s) paid, it is the responsibility of the buyer to select and submit plans and samples of materials to be used in the construction of the home to the Committee for review. 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. All decisions are in the sole discretion of the Committee and are not subject to challenge based on prior decisions made by the Committee.

Summary of Requirements

Plan Submission

Any Plans or other items required to be submitted to the Committee or the Juban Parc Homeowners Association, Inc. (the "Association") shall be delivered to 11333 Juban Parc Road, Denham Springs, LA 70726, Monday through Friday between the hours of 9 a.m. and 4 p.m.

Final Plans

Two (2) copies of Final Plans shall be submitted for approval prior to commencement of any construction. The Committee will not approve a Plan that is too similar (in the sole opinion of the Committee) to other homes previously approve in the same vicinity.

Final Plans must be drawn to industry standards including ¼" scale for floor plans and elevations.

Final Plans must include a Plot Plan on a 1:20 scale showing the location of all improvements on the Lot, the drainage plan for the Lot, building setbacks, servitudes, guest parking and the driveway location.

All exterior elevations must be shown. These shall include specific window, door, shutter, hardware and exterior lighting details.

The interior floor plan, ceiling heights and floor finishes must be shown.

Please note that incomplete submissions will not be considered. The Committee will attempt to comment on any submissions within fifteen (15) working days of submission; however, due to fluctuations in submissions, a longer period of time may be required to accept or reject any submittal.

Color Selections and Material Samples

Color selections and samples of materials to be used on the exterior of the home must be submitted to the Committee in addition to the Plans as set forth above. The following items must be submitted simultaneously for approval prior to construction commencing:

1. Brick – Builder's choice subject to approval from Committee.
2. Stucco – Submit a sample along with the manufacturers name and color name or number. No foam backing will be permitted.
3. Shingles – Builder must choose from Committee approved sample boards.

4. Other exterior colors and materials – Builder to submit samples as well as the manufacturer, name and number of each of the following items and please indicate on the submission where each color/finish is to be used:
 - a. Trim (fascia, eaves and soffits)
 - b. Siding
 - c. Doors
 - d. Windows
 - e. Garage Door

Landscape Design

Landscape plans must be submitted no later than thirty (30) days prior to completion of construction and will be subject to the requirements set forth herein below.

Fees

Fees for the review of plans and materials shall be as follows:

1. Plan Review: \$350.00
2. Construction Damage Deposit: \$1,150.00

The Construction Damage Deposit is fully refundable provided the owner of the Lot caused no damage to common areas or areas provided for the use of the entire community or paid out of pocket for such repairs in the event they did occur. Upon completion of construction on a Lot, the Committee shall, in its reasonable and sole discretion, decide whether or not a Lot owner shall receive a refund of the Construction Damage Deposit.

GENERAL GUIDELINES FOR BUILDERS IN JUBAN PARC

General

1. Timeline to Build: All Lots must be improved (or have construction started) within one (1) year of purchase unless a variance has been approved in advance by the Committee.
2. Approved Builders: Any builder who desires to complete a Structure or Dwelling in Juban Parc must be fully licensed, bonded and insured. Builders must further be approved at the some discretion of the Committee before commencing work in the Subdivision. The Committee may revoke a previous approval for a builder if it determines such action is in the best interest of the Subdivision. See Section 8.06 of the Restrictions for the process of approval for builders.
3. Verbal Approvals: There shall be no verbal approvals of any kind for the Subdivision. All approvals of any matter whatsoever must be in writing.
4. DEQ Compliance: Builder or Owner shall accept all responsibility for compliance with the Department of Environmental Equality and all other Federal, State and Local laws, ordinances and regulations.

5. Repairs to Subdivision Infrastructure: The repair of curbs, streets and other infrastructure due to damages caused by a builder and/or Lot Owner must be made such that the improvement is in new condition with proper joints, etc., to match the existing improvements. If any such repair is unsatisfactory to the Committee, the Lot Owner shall make further repairs. Any such repairs shall be made at the sole expense of the builder and/or Lot Owner, except that the Committee shall have the right to cause repairs to be made and assess the full cost of same to the builder and/or Lot Owner responsible for the damage necessitating repairs. The cost of repairs may be deducted from the Construction Damage Deposit. The Declarant and/or Committee reserves the right to pursue all legal remedies necessary to recoup any out of pocket expenses due to repairs made, in addition to reasonable attorneys fees and costs. It is the responsibility of the Lot Owner/builder to protect the property and streets within the Subdivision.

Minimum Size of Residence

The minimum size of a residence is to be computed on the basis of the square footage area that is mechanically heated and cooled (the "Living Area"). The Living Area square footage excludes garages, carports, breezeways, open porches, terraces, patios, overhanging eaves and storeroom areas that are not mechanically heated and cooled.

The minimum size requirements are as follows:

1. Standard Lots: 1600 square feet
2. Garden Home Lots (Lots 53-132; Lots 136-149): 1150 square feet

Garden Home Design

The Committee may select a unified design for all Garden Homes which shall be incorporated into the Final Plans for all Garden Home Lots.

Outbuildings/Sheds

All detached outbuildings must be approved by the Committee and approval will be limited. No outbuildings shall be approved for lake lots.

Two Story Homes

Two story homes (and one and a half story houses) will be scrutinized by the Committee due to privacy, overlook and massing issues.

Construction Damage Deposit

A Construction Damage Deposit in the amount of \$1,150.00 shall be paid to Renaissance Forest Park, L.L.C. at the time of submission of the Final Plans to the Committee for review. Builders must be fully licensed and insured in order to be considered for the status of an "Approved Builder" in the Subdivision. The Committee reserves the right to deny the privilege to build to anyone at its own discretion for any reason.

Jobsite

No materials or grubbing debris shall be deposited on Common Areas, including rear of Lot.

Mud from construction vehicles or lot wash must be removed from street front lot each day.

Materials are not permitted to accumulate on any Lot for a period exceeding seven (7) days after their first delivery. Declarant reserves the right to correct any such deficiency at the sole expense of the lot owner should accumulation occur.

Dumpsters 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. In the alternative, Builder shall provide a cleanup crew at least once weekly to remove all paper goods and lightweight materials.

No stockpiling, access, parking or dumping on adjacent Lots is allowed (without approval of adjoining lot owner).

Trash shall not be allowed to accumulate for a period lasting longer than three (3) days.

Any damage to adjacent Lots or Common Area must be corrected immediately or will be repaired by Committee and deducted from the Construction Damage Deposit. Declarant reserves the right to correct any such deficiency at the sole expense of the Lot Owner should accumulation occur.

Grass shall be appropriately maintained by the Builder and Lot Owner before, during and after construction. Weeds shall not be allowed to flourish on any Lot.

Burning

No burning is allowed on the jobsite or any Lot.

Port-O-Lets

Builders shall provide one (1) Port-O-Let for each job site, a job site being defined as four (4) construction home sites. Port-O-Lets shall be maintained on a regular basis and the door shall not face the street.

Speeding

Construction vehicles shall not exceed twenty-five (25) MPH in the Subdivision.

Loud Music

No loud radios or noise shall be allowed; no speakers mounted on vehicles or outside of dwelling will be permitted.

Work Hours

Work hours shall be from 6 am to 6 pm, Monday through Saturday. No work shall occur on Sunday.

Utilities

Builder shall provide utilities on the immediate job site, immediate job site being defined as two (2) home construction sites.

Erosion

Prior to construction, silt fence (buried in trench), shall be installed between back of Lot and lake (or park) of any drainage inlet.

Foundations

The finished height of foundation is to be a minimum of one (1) foot above the hundred year flood plan. Minimum form board must be eight (8) inches.

Concrete Washout

Washout by concrete trucks shall only be done on the Lot or area designated by the Committee as the community wash out Lot. If a concrete pump is used the owner of the Lot is responsible for cleaning up any spillage that may occur.

Spillage

Cost of cleanup of any spillage may be deducted from the Construction Damage Deposit of responsible Lot Owner/Builder.

Building Height

A maximum height of thirty-five and one-half (35 1/2) feet from finished grade to highest peak of roof.

Ceiling Height

Interior ceilings on the ground floor shall not be less than eight (8') feet.

Eave Height

The front elevation eave height must be at least eight (8') feet above the finished floor.

Fascia & Soffits

Subject to Committee approval. Vinyl materials shall be allowed as approved by the Committee in the material submission review process.

Roofs

Large masses of roofs should be avoided and broken up into smaller sections of roof or with dormers or vents.

A minimum of 6/12 pitch where substantial portion of roof pitch is the same.

Gutters

Subject to Committee approval.

Fireplace & Chimneys

Stucco or brick only. Metal chimney caps must be all brown metal or copper.

Roof Vents

May be located on the back or side of roof only.

Exterior Material

Brick, stucco, or other Committee approved material – hardy plank or vinyl only on rear and sides of dwelling.

Brick

Builder's choice subject to approval from Committee.

Colors

Builder's choice subject to Committee approval.

Skylights

May not be visible from the street.

Windows

Builder's choice subject to approval from Committee and to include vinyl clad windows.

Shutters

Shall be vinyl or wood only.

False Dormers

Allowed only with Committee approval. Interior concealment/window treatments must be used to conceal rafters from street level.

Window Coverings

White or cream material only may face exterior. No foil, sheets, reflective materials, paper or other inappropriate materials or bright colors shall be used on any windows for drapes, sunscreens, blinds, shades or other purpose on a temporary or permanent basis.

Doors

No screen doors or storm doors on front of dwelling.

Car Storage

Two (2) car minimum garage — carports may be allowed on non-lake Lots so long as located completely in rear of property and non-visible from front street. Carports must have garage door on one side.

Driveways

Must be constructed of concrete.

Gazebos & Lanais

Arbors, gazebos and pigeonniers should relate architecturally to the design of the Dwelling in both form and material.

Storage

Storage sheds must be attached to the Dwelling or garage and shall be constructed of the same materials as the residence; no prefab, free-standing structures shall be permitted. "Pods" used for moving into residence shall be limited to one week on property.

Pools, Spas & Hot Tubs

The design and location of pools, spas and hot tubs must be approved by the Committee and shall be harmonious with architecture and landscape design.

Drainage

The Owner of each Lot is responsible for providing "positive" storm water drainage in the direction indicated in the drainage plan for Juban Pare Subdivision on file with the Department of Public Works.

Mailboxes

Builder's choice subject to approval from Committee.

Fence Style & Location

Subject to Committee approval as to location and material. No chain link; no solid fencing on rear of lake Lots; no vinyl fencing. No fences shall be located forward of the rear line of the dwelling.

Landscaping

Subject to Committee approval. Pine straws or wood chip mulch only. Front yard must be sodded and shall have minimum of eight (8) three (3) gallon shrubs.

Future Provisions

Special provisions may be added at a later date to accommodate zero lot lines should they be included in future products or filings or for other building types including but not limited to zero lot line homes or multifamily attached housing or townhomes.

Fill on Lot

No fill shall be added to a Lot so as to adversely affect the drainage or increase the cost foundation footings on the adjacent Lot or affect the privacy of neighboring Lots.

House Numbers

Brass numbers are acceptable and may be located on the home at Builder's discretion.

Signs

Two signs per Lot maximum when marketing home or advertising Builder/contractor/subcontractors. Sign size and placement to be subject to Committee approval.

Parking

No parking on streets or on curb cuts. Contractor vehicles should not remain on jobsite overnight without prior Committee approval.