

TCHEFUNCTE TRACE SUBDIVISION

DESIGN GUIDELINES

February, 1993

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INTRODUCTION

ARCHITECTURAL REVIEW PROCESS

Great care has been taken in the planning, design and construction phases to ensure your residence's aesthetic harmony within TCHEFUNCTE TRACE. It is of the utmost importance that this special character not be compromised by housing designs which are improperly conceived, unresolved and poorly executed. For this reason, an Architectural Review Committee (ARC) will review all designs, plans and construction for:

- Consideration of primary site design issues.
- Excellence in architectural design.
- Sensitivity to the unique landscape potential of the area.

The Design Guidelines have been established to provide property owners, architects and contractors with a set of standards for the architectural design and construction of the home. By encouraging quality and attention to detail, the aesthetic harmony, natural tranquility and overall property values at Tchefuncte Trace will be enhanced and preserved through the ARC and the Design Guidelines.

ARCHITECTURAL REVIEW COMMITTEE

Tchefuncte Trace is designed to be a unique community of single-family homes. In order to ensure the quality of the community, a plan review process has been established to review individual building and landscape plans. The authority to approve or disapprove building and landscape plans is provided by the recorded Covenants

of Tchefuncte Trace. The Community Covenants do not list specific design items necessary for plan approval but have created the ARC. It is the ARC's responsibility to develop review guidelines, oversee plan review and approve or disapprove all individual building and landscape plans. The goal is to maintain within the community pleasing aesthetic relationships of building to site and building to building while allowing individual creativity or preferences.

The Architectural Review Committee is composed of three members who may or may not be members of the Board of Directors of Tchefuncte Trace Homeowners Association (TTHA).

Additionally, professionals, such as architects, designers and/or engineers, may serve on the ARC. In order to explain the review process and what is required for plan approval, the Architectural Review Committee and the Homeowners Association have developed the Design Guidelines. The ARC will use these guidelines for the purpose of review but may consider individually the merits of any project due to special site conditions. Any project reviewed for special consideration must be shown to benefit the specific site, adjacent areas and the community as a whole.

Prior to the commencement of any construction activity, an APPLICATION FOR APPROVAL of such work must be submitted by the property owner or his respective agent to the ARC. Included with the Application for Approval shall be such documents and other information as requested by the ARC and outlined in the Design Guidelines, including all applicable fees. Approval by the ARC must be received prior to the start of any clearing, grading or construction.

Upon notification of the ARC's approval of the preliminary site inspection, the property owner can commence construction.

PRE-APPLICATION PROCEDURES

The property owner should familiarize himself and his building team with the ARC and Design Guidelines as well as the General Rules for Contractors and Sub-Contractors. To ensure the quality of the community the ARC requires builder approval, architect/designer approval, and landscape architect/designer approval. Application for approval by members of the building and design team may be obtained by submitting a resume, examples of past work with references and appropriate photographs further explaining examples of previous designs. Architects, landscape architects, designers and builders must be approved prior to the acceptance of any design submittals.

St. Tammany Parish and its Planning Commission have jurisdiction over Tchefuncte Trace. They should be contacted at the beginning of the planning and design process to ensure compliance with their regulations. It should not be assumed, however, that mere compliance with St. Tammany Parish standards is acceptable to the ARC. Certain parish requirements, setbacks in particular, have been enhanced to create a better overall community appearance. Consult the ARC for those parish regulations that have been amended.

DESIGN REVIEW PROCEDURE

The design review process is a simple procedure of following the step-by-step design review format and

complying with the requirements outlined in the Design Guidelines. In order to expedite the review process the review format has been structured to achieve a smooth and timely transition from preliminary plan submittal to final site inspections and approval. If building in Tchefuncte Trace for the first time, it is suggested that the property owners and their building team meet with the ARC prior to any submittals to discuss their preliminary design concepts and answer questions or concerns. This meeting is merely to acquaint all involved with the design review process and to avoid any unnecessary delays and expense.

If the new residence is to be built to specification, it is required that the builder submit a set of plans to Poole Properties, Incorporated for sales' review and comments prior to submittal for the ARC design review. The process for speculative residence review usually involves 2 submittals, an initial submittal for comments and a final submittal incorporating the comments of the sales office. Also included should be two complete sets of plans and specifications as described in later pages. A copy of the final submittal is to remain at the sales entity for their reference. The sales review helps to ensure the quality and marketability of homes within Tchefuncte Trace. The following flow chart represents the necessary procedures in the review process for building a home in Tchefuncte Trace.

PROCEDURES

The following represents the necessary procedures required to build a residence in Tchefuncte Trace. It is important to note that any deviation from the procedures could cause unnecessary delays or additional costs if

approvals are not obtained prior to construction.

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* STEP 1:
* PRELIMINARY APPROVALS
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* Submit Design Team
* and Plans for
* Residential Structures
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* STEP 2:
* CHANGES/ADDITIONS
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* STEP 3:
* FINAL APPROVAL OF PLANS
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* STEP 4:
* PRELIMINARY SITE INSPECTION
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* STEP 5:
* After Approvals
* BEGIN CONSTRUCTION
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* STEP 6:
* PRELIMINARY APPROVAL OF
* LANDSCAPE PLANS
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* STEP 7:
* LANDSCAPE CHANGES AND
* ADDITIONS
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* STEP 8:
* FINAL APPROVAL OF
* LANDSCAPE PLANS
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* STEP 9:
* COMPLETE CONSTRUCTION AND
* COMPLETE LANDSCAPE
* INSTALLATION
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* STEP 10:
* FINAL INSPECTION APPROVAL
* FOR OCCUPANCY
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The ARC has established a schedule for plan submittal, review and meeting with the owner/agent to discuss

any questions or concerns. The established schedule permits a timely review of submitted designs and allows lot owners and agents to accurately plan their schedules.

It is encouraged, although not required, that the owner or his agent attend each review to address their submitted design and hasten the review process. However, it is required that the owner or his authorized agent attend at least one of the review sessions.

CONSTRUCTION SIGN

Construction signs, which are required on all job sites, are ordered through Poole Properties, Incorporated. The construction signs will be paid for by Poole Properties, Inc.

The ARC has developed a standard method of arranging drawings to be submitted for review. Plans should be submitted on 24" x 36" maximum sheet size, with the completed Application for Approval form bound to the upper left-hand side of Sheet One, in the order as stated below. Each submittal should contain the following information:

SITE PLAN: 1" = 20' (min.)

- a. Existing topography, direction of drainage flow and proposed finish grades, significant trees, required setbacks, building lines and unique site conditions should be located and indicated on the plan.
- b. First floor and curb cut elevations must be indicated with respect to site grades.
- c. Driveway, required mailbox, curb cut locations, side walks, entry walks, patios, air conditioning and

garbage enclosure locations are to be located and drawn to scale.

d. Deck size and location with stairs to lower grade should be indicated. Columns for the deck at the lower level should be located on the foundation plan.

e. Indicate garage back-up distance (minimum 28') with 3' between edge of paving and property line. Fencing and/or heavy evergreen landscaping is suggested between driveway and property line. A waiver may be granted, for specific cause, to allow a distance of 1.5' between edge of paving and the property line. If the waiver is granted for less than 3', the fence and/or landscape screen is required.

f. The plan should illustrate all proposed structures, improvements, fencing, building lines, servitude (drainage and utility) and setback lines. Consult with the setbacks portion of the Design Guidelines to determine the acceptable setbacks for your homesite.

g. Retaining wall locations, size, designs, height and finish must be indicated. Crosstie timber walls may be used if set apart from the residence.

h. Landscape plans, an integral part of the site plan, can be submitted at a later date but are encouraged to be part of the initial design reviews and submittals. However, they must be approved prior to drywall installation. Also, air conditioning equipment, irrigation equipment, pool equipment, trash enclosures or any other similar above ground

equipment must be totally screened from view of the street by fencing and/or landscaping and shown on the plan.

FIRST FLOOR PLAN: 1/4" = 1'0"

a. Decks, patios, stoops, retaining walls, trash enclosures, air conditioning and utility screening, front entry steps with sizes, materials and finishes, driveway and turn-around area, and walks should be located with dimensions.

b. The floor plan should correspond with the site plan orientation.

SECOND FLOOR PLAN: 1/4" = 1'0"

a. Indicate dimension and draw to scale lower roof projections, roof overhangs, chimney location and interior spaces.

b. The second floor plan should correspond with the first floor plan and site plan orientation.

ROOF PLAN: 1/4" = 1'0"

a. Indicate all roof areas and corresponding slopes.

b. Indicate and name the roof material and color. The roof materials and colors are important parts of the building facade and are carefully considered during the design review process.

c. Label and locate all roof vents, projections, gutters, downspouts, crickets, chimneys, flashing, skylights, vents and solar collectors. All roof vents, projections and other structures protruding from the roof's surface

should be treated so as to appear the same color as the roof material or be copper. Skylights and solar collectors are not permitted on the front roof elevation and only those with a flat surface will be accepted (no domes).

BUILDING ELEVATIONS: 1/4" = 1'0"

a. All elevations are to articulate material, color, finish, window types, shutters, trims, fascia details and other architectural detailing. The proposed finish grades against the elevations must be indicated along with air conditioning and trash screens, decks and stairs.

b. The elevations should indicate maximum height from first floor finished grade to the uppermost roof peak. The maximum height permitted is controlled by the Parish ordinances. Please consult with the St. Tammany Parish Department of Permits for the maximum height.

DETAILS AND SCHEDULES

Scale as required.

SPECIFICATIONS

COMPLETE SPECIFICATIONS are required with each submittal. "Blanket", "Universal" or "Master" specifications are not acceptable; the specifications submitted should directly apply to the residence for which they are submitted.

PRELIMINARY DESIGN REVIEW

The meeting to review preliminary design sketches may be arranged at the

request of the property owner or his agent by contacting the ARC at (504) 892-4500. THE ARC will review, with the owner or agent, the design approach to confirm the intent to follow the Design Guidelines and the appropriateness of the design concept. In order to fully utilize the preliminary design review, a completed site plan and the preliminary architectural drawings, as outlined in the Design Review Procedure, should be included in the preliminary plan submittal. The plan submittal should also include a completed application for approval and the design review fee. The ARC will review all drawings and notate any modifications or changes which may be needed.

The ARC requires a fee for the filing of the preliminary design review in the amount of \$350.00.

FINAL DESIGN REVIEW

The final design review should be the most simple and straightforward of the design reviews. The final design submittal should incorporate all of the requirements of the Design Guidelines as well as comments from previous meetings and design reviews. Upon final agreement of the items required to be modified as indicated on the final submittal, all parties shall affix signatures on the comments sheet attesting to the agreement. One set of documents will then be returned to the property owner "Approved as Submitted", "Approved as Noted", or "Resubmit". Only items requiring extensive modification will necessitate resubmittal.

As mentioned in the plan description portion of the design review procedure, landscaping plans are not required at the final plan approval. It is,

however, strongly encouraged to make them a part of the final plan review. Preliminary and final approval of the landscaping can occur while the residence is in the initial stages of construction but must receive final approval prior to the installation of drywall.

The Architectural Review Committee will retain the final drawings and approval for a maximum 180 days after final approval. If work has not started, or a continuance received by the lot owner or owner's agent within the above time period, the approval will then automatically expire. A reapplication and reapproval subject to any new regulations, will then be necessary to begin construction. Once final approval has been granted, the lot owner may stake the lot for a preliminary inspection.

SITE INSPECTION AND CLEARING

After final plan approval, the lot owner or agent shall request the ARC to make a site inspection prior to lot clearing, grading and construction. The owner or agent should clearly stake the property lines, proposed house, drive, patio, walks and, if applicable, pool location. Staking shall be joined with a continuous ribbon encircling the area to be cleared, and any additional trees to be cleared located outside the encircled area shall be ribboned individually or in groups. The purpose of the site inspection is to ensure compliance with the approved plans and to prevent any unnecessary damage to specimen trees, unique site features or off-site areas. Inspections shall be made within 2 working days of the request. Authorization to proceed with clearing and/or construction will be issued immediately after the inspection. On certain lots, particularly those that are

heavily treed or that will require extensive site work, a second site inspection will be required. This inspection will be of the same type and nature of the first inspection, and will be performed after all clearing and grading is complete, and prior to the forming of the foundation. Inspections will be made within 2 working days of the request as with the first inspection. Authorization to proceed with construction will be issued, assuming all is in order. **A SLAB SURVEY WILL BE REQUIRED FOR ANYONE NOT REQUESTING A PRELIMINARY SITE INSPECTION PRIOR TO COMMENCING CONSTRUCTION.**

Along with the request for a site inspection, a \$500 construction deposit must be submitted by the contractor; checks made payable to "Tchefuncte Trace ARC". This deposit shall be held in escrow until the site has been cleaned to the satisfaction of the ARC after Construction has been completed. If the ARC determines that the site has been satisfactorily cleaned, the deposit shall be returned to the contractor within thirty (30) days from the time when the request for the return of the deposit has been made. If the site is not cleaned to the satisfaction of the ARC, the deposit will be forfeited to clean the lot.

The purpose of the construction deposit is to ensure a clean job site, compliance with the contractors general rules, overall community appearance, and that the residence was built according to the approved plans. Weekly inspections of the job sites and The Community, by the ARC will keep the ARC informed of any violations within The Community. If a violation occurs, a written notice will then be issued to the lot owner or agent to correct the violation. If the violation has not been corrected within the given period, the condition will be remedied by the ARC

and charged to the lot owner. The amount will be deducted from the construction deposit until the deposit is exhausted at which time the lot owner will be billed for any additional expense. Maintaining a clean and orderly job site within The Community is one purpose of the construction deposit. The other reason for the deposit is to ensure that the home's exterior is built according to the approved documents. The design review process focuses on creating a quality community and maintaining property values. Deviation from the approved plans and Design Guidelines defeats the purpose of the review process. Primarily concerned with the home's elevations and exterior appearance, the site plan's structures and their designated location and the landscape design, the ARC will watch the home closely during construction to ensure the approved plans are being accurately constructed. Substantial deviation may require the ARC to cause the owner to correct the situation as per the approved plans. If not corrected in a timely manner, the ARC may correct the situation by suit for damages and/or seek injunctive relief. All costs, including court costs and attorney's fees, shall be paid by the lot owner.

If no violations occur or if no part of the deposit is used, the construction deposit will be returned in full after the final inspection in conformity with the escrow rules as established in this section.

SITE PLANNING

In order to accurately assess the design opportunities of each homesite, an individual site survey must be conducted. The site survey should determine the site's topography, locate significant trees and pinpoint unique site characteristics. While the site survey is

being conducted, a study of the design opportunities of the site should also be taken. This study merely involves walking the site, locating the best views to and from the homesite, relationships to adjacent homesites and structures, soil conditions, vegetation type and quality and any other special site features worth noting. During the site analysis, a good feel for the existing terrain should also be obtained so when detailed site planning is under way the impact of the proposed site structures and their elevations can be understood in relation to the existing terrain. With the information provided by the detailed site analysis, the design team can best use the design opportunities of the site.

SITING

The ARC shall consider each site independently, but shall give extensive consideration to each individual plan's impact upon adjacent homesites and view corridors. Care must be taken to locate each structure, whenever possible, so as not to infringe upon adjacent structures and homesites, view corridors and natural amenities of the area. Consideration in this regard includes the following:

- a. Topography of the site and surrounding homesites.
- b. Distant and intimate views from the homesite.
- c. Distant and intimate views of the homesite from adjacent lots.
- d. Existing vegetation type and quality.
- e. Existing water and drainage patterns.
- f. Driveway access.
- g. Height of proposed and adjacent structures.

BUILDING SETBACKS

The St. Tammany Planning and Zoning Commissions have established minimum standards of building setbacks for various types of residential structures within the parish. The setbacks required by St. Tammany Parish, however, are not to be construed as setbacks that would be approved by the ARC.

The Architectural Review Committee has provided setback requirements, when viewed in total, to ensure that Tchefuncte Trace will be pleasing in appearance not only from the street, but also from all points of view. The following is an outline of the various setbacks found throughout the community, although specific variations may be noted on the final plats.

The following setbacks are:

1. Building setback lines are as indicated on the plan of the Community. The individual lot setbacks have been determined by location of existing major trees. In no event shall any lot have setbacks of less than:

Front setback - 50 feet,
except for Lots 27 and 41,
which will have front
setbacks of 30 feet
Side setback - 15 feet
Rear setback - 25 feet

Each lot is subject to a 15 foot servitude for utilities, jogging, walking, bicycling, etc. along the lot line which fronts on any given street. Also, this servitude may be used by other residents for jogging/bicycling. The developer and, subsequently,

the homeowners' association may landscape this 15 foot servitude in a manner which will be compatible with the overall ambiance of The Community.

SERVITUDES

Landscaping and the building of driveways within the utility and jogging/bicycling servitudes are permissible. Landscaping within the utility, jogging/bicycling and drainage servitudes is also permissible. All improvements are the responsibility of the lot owner. If in the future there is a need to remove same for access to such utilities, the lot owner may not claim damages and/or compensation for any loss.

HEIGHTS

Maximum height from finished grade to the highest point of the roof is to be in conformity with the Parish Ordinance. Chimney caps and cupolas may extend above this maximum height. If the Parish of St. Tammany modifies or changes the height to a lesser one, then the Parish Ordinance shall control, but in no event shall any point in the roof exceed the Parish Ordinance, except chimney caps and cupolas. Owners may apply to the Parish for a variance relative to height limitations.

DESIGN CRITERIA

MATERIALS

All primary materials used shall be wood, stucco and/or brick. All roof

flashing shall be copper; or, galvanized, if painted to match the roof color, and all roof jacks shall be copper or lead. All stacks, vents, etc. shall exit the roof at the rear of the house. NO exposed PVC will be permitted anywhere. Any vents, jacks, etc. which are not copper and which protrude from the roof shall be painted to match the roof. In general, traditional or natural materials shall be utilized for all exterior finishes.

GRADING & EXCAVATING

The design and development concepts of Tchefuncte Trace call for the utilization and enhancement of the existing natural environment. The ARC is particularly conscious of site design potential and seeks to ensure that each residence works with the natural site features and existing terrain of the homesite and overall community in the best possible manner. It is important to remember that the beauty of the development is the land and its natural features, and the architecture should compliment and enhance this natural beauty.

In order to ensure compliance with this philosophy, as part of the final design submittal, proposed site grading should be indicated on the site plan thus eliminating the need for a separate document. Grading approval must be obtained from the ARC prior to moving or excavating any dirt from any homesite. Absolutely no grading whatsoever shall be permitted without first obtaining authorization.

All grading reviews shall be subject to the jurisdiction of the ARC and considered individually for each homesite. Recommendations or demands will be based upon individual site location, terrain, soil conditions, vegetation, drainage, proposed cuts and

fills and any other conditions the ARC determines will impact the site grading.

DRAINAGE

Drainage considerations for individual homesites play an important part in the ecological balance of the community. Water runoff for each individual building site must be handled by adequately sloping all areas so that runoff can be directed to the natural drainage ways or storm drainage facilities.

Water runoff and control is the responsibility of each lot owner. By creatively incorporating the drainage plan into the overall site plan and proposed landscaping, what once might have been a site problem or constraint, could possibly become an amenity. Drainage problems should be resolved with the above in mind.

GARAGES

Only side-loading garages will be permitted. For side loading garages the ARC requires adequate screening with either landscaping, a wall, fencing or any combination of these.

To maintain design continuity throughout the community, all residences must have enclosed garage space for a minimum of 2 cars. All owner's cars not parked in a garage must be screened from off site views. Guest or visitor parking is an important feature that should be incorporated into the overall site and driveway design of all homesites.

Recreational vehicles, boats, etc. should either be parked inside a garage or otherwise screened from off-site views. In no case shall they be merely

stored in a driveway.

DRIVEWAYS

Special consideration should be given to the design, functions, treatment and screening of the driveway and turnaround areas. All driveways should be accurately shown on both site plans and landscape plans.

Driveways should be setback a minimum of 3' from the side property line. If site and design constraints dictate, a 5' high fence or wall may be built on the property line reducing the drive and turnaround setback to 1.5' from the property edge. A minimum 28' is required for the garage turnaround area. In order to maintain safe conditions, driveway slopes should not exceed 10%. Turnouts or flares at the street may be angled or curved. The drive width at the street however, must be at least 6' greater than the drive width 10' from the street edge. Turnouts or flares must remain on the individual building site and not extend onto neighboring homesites.

Circular driveways are permitted only if approved by the ARC.

Driveways may be cut through the jogging, walking and bicycling servitudes provided that the driveway(s) does not block the use of the jogging, walking and bicycling servitudes. In the event that a Lot Owner desires to install a driveway which crosses a jogging, walking and bicycling servitude, all cuts of the hard surface of the jogging, walking and bicycling trail shall be repaired by the Owner so that the finished result thereof will not interfere with a person's use of the jogging, walking and bicycling trail. It is the intention of The Developer to require that any cuts across the jogging, walking and bicycling trail be refinished

in a manner so that a jogger or person using the trail will not stumble or be made to cross jagged edges or unfinished ground. All crossings of the jogging, walking and bicycling trail shall be sloped and finished so that there will be an even grade between the driveway and the trail. The concept for the finish will be similar to that of a handicapped ramp.

CULVERTS

If a culvert is to be installed to accommodate a driveway, the plan for the culvert shall first be approved by the ARC. Secondly, the culvert shall also be approved by the St. Tammany Parish permit department and a permit will be issued for its installation. Culverts shall be installed prior to the construction of a Dwelling and the culvert(s) and driveway(s) must be installed and operational prior to the commencement of any construction for improvements on the Lot.

WALLS & FENCES

All walls, fences and retaining walls must be approved by the ARC prior to construction. All fences should be designed to incorporate the design of the residence. No fence shall be allowed in the front yard except as approved by the ARC.

Retaining walls adjoining the home must incorporate the same materials as found on the portion of the building facade to which it attaches. Retaining walls of treated wooden timbers may be built but not abutting the home. The material selection and height of walls and fences are important factors in the overall architectural design of the home.

POOLS, THERAPY POOLS & SPAS

The size, shape and siting of pools must be carefully designed to achieve a feeling of compatibility with the surrounding natural and manmade environment. The location of swimming pools, therapy pools and spas should consider the following:

- a. Indoor/Outdoor relationships
- b. Setbacks
- c. Existing trees
- d. Views both to and from the pool area
- e. Wind
- f. Sun
- g. Terrain (grading and excavation)
- h. Fencing and privacy screening.

No pools are allowed into the building setbacks unless within 2' of natural grade and no closer than 10' to any property line. Pool and equipment enclosures must architecturally relate to the residence and other structures in their placement, mass and detail. They also should be screened or treated so as not to distract adjoining property owners because of noise or view. Pools must be completely enclosed by security fencing and gates meeting the safety requirements of St. Tammany Parish ordinances and the Revised Statutes of Louisiana.

TENNIS AND BASKETBALL COURTS

Tennis courts, basketball goals, and any other ball courts are permitted, only in Rear Yards, provided said courts are not lighted at night. Night lighting of all courts is strictly prohibited. All tennis courts, basketball courts and/or basketball goals shall not be seen from any street.

MAILBOXES

The Community standard mailbox is the only style which is acceptable. Location of mailboxes shall be determined by the ARC.

Mailboxes shall be purchased from the ARC at cost.

EXTERIOR LIGHTING

All landscape and exterior lighting must be approved by the ARC prior to installation. The location, placement and direction of lighting should enhance the landscape and residence and not infringe upon adjacent property owners. All accent lighting should utilize low-voltage, direct-task type fixtures and be set as close to grade as possible. Flood lights on the exterior of the residence are permitted provided they are quartz halogen security fixtures or equal.

All mercury vapor/sodium vapor and other non-dimable dusk to dawn fixtures are prohibited.

SOLAR ENERGY

Although many of the techniques and hardware of solar energy are still in the development stage, the application of the principles of solar design should be carefully considered in the planning and construction of all residences in The Community. Solar collectors must be aesthetically incorporated into the design forms when exposed to view and hidden from view whenever possible. Solar collection devices and skylights are restricted from the front elevation of the residence. Visible solar collector panels should be carefully designed to relate to the architectural mass on which they are placed. When collectors are placed on the roof, they should be

racked at the same pitch, treated and detailed to be as unobtrusive as possible. The ARC will discourage or require resubmittal of any collector of any size, shape or color that is insensitively designed or located. All solar equipment should be adequately screened and treated to protect adjacent views in some fashion acceptable by the ARC.

REMODELING & ADDITIONS

Remodeling and additions to existing improvements are required to follow the same guidelines as new construction. All criteria governing site location, grading and excavating, structures, roofs, landscape and aesthetics will remain the same as the previous submittal. Of particular concern to the ARC will be setbacks, height limit, skylights and solar collectors, recreational features and lighting. As an example, basketball backboards and goals are to be painted or treated to match the color of the residence and the location approved by the ARC. An approval from the ARC is required for remodeling and additions just as it is for new construction.

ANTENNAS

No television antenna, satellite dish, radio receivers or other similar device may be installed unless it is entirely contained within the interior of a building or other structure.

ROOFS

Roofs shall be gabled or hipped, with a maximum height not to exceed the Parish Ordinance to the ridge from finished grade. Minimum roofing material shall be laminated composition or architecturally cut shingles. In no

event shall galvanized roofing material be used on any dwelling or accessory building. A variance may be granted by the ARC.

Except when a variance is granted by the Parish, no Dwelling or structure shall exceed a height in excess of Parish zoning ordinances. The main roof pitch of each Dwelling shall not be less than a ratio greater than a six inch (6") of rise for every twelve feet (12') of run (6/12 pitch).

DESIGN FEATURES

The ARC will govern all design features, except that:

a. Aluminum windows, aluminum siding, vinyl or similar siding are not permitted. Aluminum or vinyl siding, fascia, soffits or doors are not permitted. Hardboard siding, fascia and soffits are prohibited.

b. Flue pipes, i.e., prefab fireplace inserts are required to be encased in a chimney enclosure of masonry or stucco and supported by a foundation at grade when located on an exterior wall.

c. A raised deck and its supports should incorporate materials which relate to the residence and it will be subject to approval by the ARC.

d. It is preferred that garage doors be raised panel doors. We do not encourage the use of glass in the garage doors. Please indicate on the building elevations and the Application for Approval form the intended garage door, material, color and finish.

e. Each Dwelling shall have a minimum square footage as follows:

Lots 4, 5, 6, 7, 8, 9, 30, 31, 32 and 33 shall have a minimum of 3,000 square feet of heated and cooled LIVING AREA in the Main Building.

All other lots shall have a minimum of 3,500 square feet of heated and cooled LIVING AREA in the Main Building.

ARCHITECTURAL STYLES - GENERAL

These guidelines are to encourage a community of individually outstanding architectural statements. It is intended that when each of the residences is viewed as a whole scene, the result will be a well designed living ambiance for Tchefuncte Trace. These guidelines give property owners and their architects or designers a set of guidelines to follow. Each architectural design should be customized for the individual homesite to maximize the existing natural features. Traditional styles such as French Quarter, Acadian, Plantation, Tudor, Maryland Seaboard, Georgian, French Town House, West Indies or Florida Parishes Colonial are required. Interpretation of styles will be subject to the rulings of the ARC.

LANDSCAPE DESIGN

The community of Tchefuncte Trace has been planned utilizing the natural elements as much as possible. Various pines, hardwoods and oak trees are very prolific within the community, and it is the intent of the ARC to maintain this landscape integrity. The

determining factor of good landscape design should always be the architecture and location of the residence. The ARC will take into account various relationships of house-to-site, house-to-house, views, and other amenities in making decisions regarding specific landscape plans. To ensure that the overall beauty of the community is preserved and enhanced, the ARC has the authority to approve or disapprove landscape plans for individual residences.

As described earlier in the description of the site plan, the landscape plan must be submitted and approved no later than prior to installation of drywall. However, it is encouraged that the landscape plan be submitted and approved along with the final plan approval to avoid any unnecessary delay and expense. The landscape plan must show all proposed site structures and features including drives and turnarounds, walks, patios, decks, fences, pools, spas and any other site features. Utility yards, trash and garbage areas, swimming pool pumps and filters, and air conditioning units shall be screened from view, either by fencing, walls or evergreen planting. They should be as high as the objects being screened when planted in order to ensure immediate effect. Lawn areas contiguous to streets shall be sodded or seeded.

Irrigation systems, although not required, are strongly encouraged. Irrigation helps to maintain a quality landscape throughout the year, especially in times of drought.

When the Main Building has been completed, the area surrounding the Main Building must be landscaped. Within one (1) year after completion of the Main Building, the balance of the property must be landscaped. All

landscaping plans must be submitted to the ARC for approval.

**GENERAL RULES FOR
ALL TCHEFUNCTE TRACE
CONTRACTORS, SUBCONTRACTORS,
VENDORS & SERVICE PERSONNEL**

The following rules apply to all employees of all contractors, subcontractors, vendors and service personnel while on Tchefuncte Trace premises.

1. All contractors' personnel are required to enter and leave through the designated Construction Gate, which is the west entrance of Tchefuncte Trace.

2. Contractors are required to keep their job sites as neat and in as clean a condition as possible, within reason. Sites shall be cleaned daily and the debris shall be placed in a dumpster. Trash and discarded materials will be removed unless stored in dumpsters or other acceptable containers. Dumpsters shall be emptied when full. There will be no stockpiling or dumping on adjacent lots or on streets. There will be no burning on any lot, at any time, except in a drum for warmth. Trash not removed will be removed by the ARC and billed to the responsible contractor or subcontractor or the job will be shut down until the building site is brought up to standards.

3. Contractors will use only the utilities provided on the immediate site on which they are working.

4. Any damage to streets, shoulders and/or curbs, drainage inlets, street lights, street markers, mailboxes, walls, etc. will be repaired by the ARC

and such costs billed to the responsible contractor or subcontractor.

5. The maximum established speed limit within Tchefuncte Trace is 18 miles per hour. This MUST be obeyed.

6. Any cleaning or washing out of concrete trucks shall not be done in The Community nor may any washing out or residue therefrom be left on any street within The Community. Owners may allow a delivery truck to be washed out on their Lot.

7. Contractors will see that no mud from their job sites is allowed to accumulate on the streets. If mud has washed from a homesite due to weather, erosion, etc. it is the contractor's responsibility to return this mud to the homesite and keep the street and ditches clean. It is permissible to utilize silt screens or other barriers to prevent this.

8. Operators of vehicles are required to see that they do not spill any damaging materials while within Tchefuncte Trace, and if spillage of load occurs, operators are responsible for cleaning up. Clean-ups done by ARC personnel will be billed to responsible party. Please report any spills as soon as possible.

9. If you cut any telephone, cable TV, electrical, gas, sewerage, water, etc. lines, it is your responsibility to report such an accident to The Developer within 30 minutes.

10. Tchefuncte Trace has a policy of vehicle search that provides for the inspection and/or search of all vehicles arriving and leaving Tchefuncte Trace property. This program does not require a forced search of any vehicle whose operator does not wish to comply. However, parties who do not agree to

the search, if requested, or who change their minds after agreement, will not be allowed within the premises of Tchefuncte Trace in the future.

11. All personnel working in Tchefuncte Trace are to ensure that they will keep all areas in which they work, or through which they travel, free of discarded materials, such as lunch bags and odd materials. Objects should not be thrown out of cars and trucks.

12. Construction equipment may be left on the site while needed, but must not be kept on the street.

13. Tchefuncte Trace does not allow "work release" persons to be employed in The Community.

14. The only signs authorized to be placed on the lot are the signs approved by the ARC. Upon commencement of construction the Owner(s) and/or contractor is required to obtain from Poole Properties, Incorporated, a Doc-Box*, into which all permits and other documents must be placed. The "Doc-Box" shall be installed on the Lot where construction will take place. Any other signs will be removed. (*Doc-Box is a registered trade name and it is a posting board for permits and plans.) All Doc-Boxes shall be attached to a free standing post. The location of the post will be at the discretion of the ARC. No Doc-Box or sign shall be attached to a tree.

15. Only bonafide workers are allowed on the property. Spouses may drive workers to site and pick them up, but must not remain on the property unless they are actually employees of the contractor or subcontractor. No children will be permitted on the property unless they are bonafide workers.

16. No contractor personnel will be permitted to bring pets on the property.

17. Prime contractors, subcontractors and owners/supervisors will be held responsible for the conduct and actions of their employees while the employees are on the premises of Tchefuncte Trace.

18. If a contractor has been advised to remedy a situation regarding a homesite, and has not complied within the specified period, the ARC will undertake steps to provide the remedy. All actual costs plus administrative costs of the remedy will be deducted from the construction deposit. If necessary, an additional construction deposit may be required to cover the costs of such.

19. When a contract for construction of improvements is signed, the Owner(s) or the contractor is required to rent a dumpster and place it on the site and have the same operational when the slab is poured. If the Owner or contractor fails to contract for dumpster service, the Board of Directors may rent a dumpster and place it on the construction site and charge the Owner(s) or contractor for the cost thereof. All construction debris shall be placed in the dumpster on a daily basis. The dumpster shall be emptied when it is full.

The burning of construction debris on the Lot is strictly prohibited.

POOLE PROPERTIES, INCORPORATED

BY: _____
JOHN M. POOLE
PRESIDENT