

ARCHITECTURAL CRITERIA AND DESIGN GUIDELINES MANUAL

FOR

CARTER PLANTATION COMMUNITY

This Architectural Criteria and Design Guidelines Manual (the "Manual") is adopted by the Architectural Review Board ("ARB") of the Carter Plantation Community pursuant to the Declaration of Protective Covenants and Restrictions of the Carter Plantation Community (the "Restrictions" or the "Declaration"). Defined terms used herein shall have the same meaning set forth in the Declaration.

ARCHITECTURAL REVIEW PROCESS

Great care has been taken in the planning, design and construction phases to ensure aesthetic harmony within the Carter Plantation Community. To this end it is of the utmost importance that this special character not be compromised by housing designs which are improperly conceived, unresolved or poorly executed. For this reason, the ARB 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 Manual has been established to provide Owners, architects/designers and contractors with a set of parameters for the architectural design and construction of each Dwelling and Structure in the Carter Plantation Community. By encouraging quality and attention to detail, the aesthetic harmony, natural tranquility and overall property values will be enhanced and preserved through the ARB and the Manual.

ARCHITECTURAL REVIEW BOARD

Carter Plantation is designed to be a unique Residential Resort Community of varied residential, lodging and commercial use buildings both attached and detached. In order to ensure the quality of the Carter Plantation 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 Restrictions. The Restrictions do not list specific design items necessary for plan approval but have created the ARB. It is the ARB'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 Carter Plantation Community pleasing aesthetic relationships of building to site and building to building while allowing individual creativity or preferences.

The ARB is composed of three (3) members. Additionally, professionals, such as architects and/or engineers, may assist the ARB and aid in the review of building and landscape plans. In order to explain the review process and what is required for plan approval, the ARB and the Carter Plantation Community Association (the "Association") have developed this Manual. The ARB will use these guidelines for the purpose of review but may consider individually the merits of any project due to special site conditions or amend, supplement or modify the Manual as appropriate in the best interests of the Carter Plantation Community. Any project reviewed for special consideration must be shown to benefit the specific site, adjacent areas and the Carter Plantation Community as a whole.

APPLICATION PROCEDURES

Prior to the commencement of any construction activity of any type on any Lot or parcel of land, application must be submitted by the Owner to the ARB. Included with the application shall be such documents and other information

as requested by the ARB and outlined in the Manual, including all applicable fees. In addition, any requests for variances from the Manual must be submitted in writing with the application. Approval of these documents by the ARB must be received prior to the start of any clearing, grading or construction. Certain check lists and forms will be provided by the ARB together with General Rules for Contractors and Subcontractors to assist property owners with the application process.

Every Owner should familiarize himself and his building team with the ARB and Manual as well as the General Rules for Contractors and Subcontractors. To ensure the quality of the Carter Plantation Community, the ARB must approve the builder team. Application for approval of the building team may be obtained by submitting a resume, examples of past work with references, and financial qualifications. All builders must be approved prior to the acceptance of any design submittals and commencement of construction.

Livingston Parish and its planning department have jurisdiction over the Carter Plantation Community. 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 Livingston Parish standards is acceptable to the ARB. Certain Parish requirements, setbacks in particular, have been enhanced to create a better overall Carter Plantation Community appearance.

Every Owner will be required to provide a construction deposit payable to the Carter Plantation Community Association prior to site clearing and site preparation. Initially, the deposit is in the amount of Two Thousand Five Hundred Dollars (\$2,500.00). The deposit amount must be maintained in full throughout construction until final approval. The ARB reserves the right to increase the amount of the construction deposit as it determines is in the best interest of the Carter Plantation Community. The purpose of the construction deposit is to ensure (a) a clean job site; (b) compliance with the contractors general rules; (c) appearance consistent with the overall Carter Plantation Community appearance; and (d) construction in accordance with the approved plans. The General Rules for Carter Plantation Contractors and Sub-Contractors outline what is expected on the job site of personnel and site cleanliness. Daily inspections of job sites for compliance should be expected.

The purpose of the construction deposit is to maintain a clean and orderly job site on each Lot and to ensure that the home's exterior and landscaping are built according to the approved documents. The design review process focuses on creating a quality Carter Plantation Community and maintaining property values. Deviation from the approved plans and Manual defeats the purpose of the review process.

In the event of any violation, written notice will be issued to the Owner to correct the violation. If the violation has not been corrected within the time allowed in the notice, the condition will be corrected by the ARB and/or the Association and charged against the construction deposit. The Owner will be given notice of such deduction and given a period of five days within which to restore the construction deposit to the original amount. The failure of the Owner to timely restore the construction deposit shall result in an additional violation and the suspension of construction until the construction deposit is fully restored. If there are no existing violations, the construction deposit will be returned in full after the final review (see Step 7 below).

CONSTRUCTION SIGNS

There shall be a standard construction sign required on all job sites. Each Owner should contact the Association office for approved sign companies at 30325 Carter Cemetery Road, Springfield, Louisiana 70462. Business hours are 9:00 AM to 5:00 PM, and the telephone number is 225-294-7555. This sign is for the construction period only and is to be removed after construction is complete and shall not be reused. No other signs shall be allowed on any Lot.

DESIGN REVIEW PROCEDURE

The design review process is conducted to assure adherence to this Manual only and is not intended to approve or recommend the structural integrity, quality or performance of any design or material. The design review process is a simple procedure of following the step-by-step design review format and complying with the requirements outlined in this Manual. In order to expedite the review process, the review format has been structured to achieve a smooth

and timely transition from preliminary review to final site inspections.

The ARB has established a schedule for plan submittal, review and meeting with the Owner or agent to discuss any questions or concerns. The ARB meets on a weekly basis. Plans for review may be submitted to the Association office at 30325 Carter Cemetery Road, Springfield, Louisiana 70462. Business hours are 9:00 AM to 5:00 PM, and the telephone number is 225-294-7555. Each submittal must be accompanied by a completed application and all appropriate forms. A processing fee in the amount of Four Hundred Dollars (\$400.00) and two complete sets of drawings and specifications must be submitted. The fee shall be payable to the Carter Plantation Community Association.

The ARB shall have the right to increase the amount of the processing fee. This fee has been established to partially cover the expense of reviewing plans and related data as well as to compensate any consulting architects/designers, landscape architects/designers, urban designers, inspectors and/or attorneys retained by the ARB.

The following steps represent the necessary procedures required to build all Dwellings and Structures in the Carter Plantation Community. It is important to note that any deviation from the procedures could cause unnecessary delays and/or additional costs and fines if approvals are not obtained prior to construction.

STEP 1 - Preliminary Design Review

The ARB highly recommends that Owners submit preliminary drawings for review. For the preliminary design review, the required drawings (see below), required forms and the design review fee must be submitted. A preliminary design review does not constitute final approval on any aspect of the design.

Drawing Requirements (two copies):

These requirements are considered minimum and the ARB reserves the right to request additional drawings deemed necessary to conduct an adequate review.

1. Surveyor's Plat (1" = 10' minimum stamped by a registered surveyor) showing:

- a) Existing tree locations, type and size.
- b) Existing site grade elevations (max. 30' grid) and street and existing curb elevations.
- c) Property line boundaries and all servitudes (golf course, utility, etc.).
- d) Minimum flood determination elevation.

2. Proposed Site Plan showing:

- a) All of the above (surveyor's plat).
- b) Proposed finished floor elevations.
- c) Proposed site drainage for construction with contours (prior to landscape).
- d) Driveway and curb cut elevations.
- e) Building outline.
- f) Other site improvements (walks, retaining walls, etc.).

3. Proposed Building Elevations showing:

- a) Proposed exterior materials, window and door types, shutters, etc.
- b) Roof peak height dimension.

STEP 2 - Construction Document Submittal

Drawing Requirements (two copies):

These requirements are considered minimum. The ARB reserves the right to request additional drawings deemed necessary to conduct an adequate review. Please note all required drawings must be submitted. Drawings will be

returned not reviewed if all drawings are not submitted. Plans should be submitted on 24" x 36" maximum sheet size.

1. Site Plan (1"=10' min.) showing:

- a) All information from surveyor's plat (see Step 1).
- b) Finished floor elevations.
- c) Proposed site drainage for construction (prior to landscape).
- d) Driveway and guest parking with curb cut elevations.
- e) Side walks and entry walks with elevations.
- f) Air conditioning condensing unit locations.
- g) Hardscape [patios, courtyards, fountains, additional walks, pools and pool decks, etc. may be submitted with landscape plans (see Step 6)].
- h) Driveway back up distance.
- i) Building outline.
- j) All servitudes, locations and types.
- k) Fencing location and type [may be submitted with landscape plan. (See Step 6)].
- l) Retaining wall locations, size, type, height and finish.
- m) Other site improvements.

2. Landscape Plan (1"= 10' min.)

May be submitted after construction begins. See Step 6 for requirements.

3. First Floor Plan (1/4" = 1'0") showing:

Decks, patios, stoops, retaining walls, trash enclosures or garbage can storage, air conditioning and utility screening, front entry steps with sizes, materials and finishes, driveway and turnaround area, walks and all interior spaces should be located and dimensioned.

4. Second Floor Plan (1/4" = 1'0") showing:

Indicate dimension and draw to scale lower roof projections, roof overhangs, chimney location and interior spaces. The second floor plan should correspond with the first floor plan and site plan orientation.

5. Roof Plan (1/4" = 1'0") showing:

- a) All roof areas and corresponding slopes.
- b) Roof material and color samples for review will be required prior to installation.
- c) Label and locate all roof vents, projections, gutters, downspouts, crickets, chimneys, flashing, skylights, and vents.

6. Building Elevations (1/4" = 1'0") showing:

- a) All elevations are to articulate material, finish, window types, shutters, trims, fascia details and other architectural detailing. The proposed finish grades at building must be indicated along with air conditioning and trash screens, decks, and exterior stairs.
- b) The elevations should indicate height from first floor finished elevation to the uppermost roof peak.

7. Schedules:

- a) Door schedule.
- b) Window schedule.
- c) Finish schedule.

8. Details at appropriate scale. All details required for construction including but not limited to:

- a) Typical exterior wall section.
- b) Column details.
- c) Chimney details.
- d) Shutter details.
- e) Dormer details.

9. Complete specifications. "Blanket" or "Universal" specifications and schedules are not acceptable; the

specifications submitted should directly apply to the residence for which they are submitted.

STEP 3 - Plan Review

After the construction document review step, one set of documents will be returned to the Owner marked: "No exceptions taken" (construction may proceed); "Make corrections noted" (construction may proceed with noted corrections to plans); or "Resubmit" (construction may not proceed). In some instances, particularly those in which multiple final reviews are required, an additional review fee may be levied. In any such instance, the Owner or his agent will be advised in advance of any impending problem, and prior to the levying of an additional review fee.

The ARB will retain the final reviewed drawings for a maximum of 180 days after final review. If work has not started, or a continuance received by the Owner or agent within the above time period, the approval will then automatically expire. A reapplication and review (subject to any new regulations) will then be necessary in order to begin construction.

STEP 4 - Site Clearing and Preparation

Based on the construction document review, approval to clear the site and prepare the site for construction (excavation or fill) may be granted. This approval must be obtained from the ARB in writing before any site work can commence. If tree removal is indicated, a site inspection by the ARB, or its representative, is required. All construction deposits must be received by the Association prior to site clearing and preparation.

STEP 5 - Site Review

After plan approval the Owner may proceed with foundation forming. Prior to the installation of plumbing lines, a preliminary site review must be performed prior to continuing construction. The purpose of the site review is to ensure compliance with the approved plans and to prevent any unnecessary damage to specimen trees, unique site features or off-site areas. All property lines must be strung and property corners indicated. Please note if property lines are not strung, inspection will not be performed and a re-inspection fee will be charged. To arrange for a site inspection, contact the ARB through the Association office.

After preliminary site review, authorization to proceed will be given and the owner may continue with construction.

A slab survey will be required for anyone not requesting a preliminary site review prior to pouring of concrete. Note: A slab survey will not be considered a substitute for a preliminary site review.

STEP 6 - Landscape Plans Submittal

It is recommended that landscape plans be submitted with construction drawings (Step 3). However, if landscape plans are to be submitted at a later date, they must be submitted and approved prior to driveway construction. Failure to submit landscape plans will result in delay of construction.

Drawing Requirements (two copies):

1. Landscape Plan (1"=10') showing:
 - a) Size, spacing, quality and quantity of plants drawn to scale.
 - b) An accurate plant list.
 - c) Complete bed preparation specifications.
 - d) All information from surveyor's plat (Step 1).
 - e) Finished floor elevations.
 - f) Mailbox location.

- g) All hardscape surfaces (driveway, walks, patios, retaining walls, courtyard walls, fountains, pools, fencing, decks, etc.) with point elevations and heights.
- h) Final site drainage. This is to be shown with contour lines and or adequate point elevations. The landscape plan is the final drainage plan for the property and will be reviewed for all requirements related to individual lot drainage. General arrow indications for drainage is not acceptable.

STEP 7 - Landscape Installation and Construction Completion

After landscape plan approval, construction may be completed and landscaping installed. Final review will not take place until this step is complete.

STEP 8 - Final Review

After landscape installation and construction completion, a final review of the project must be completed. Final review approval must be obtained prior to release of all deposits and occupancy.

GOOD DESIGN

It is desirable that all Structures in the Carter Plantation Community exhibit the individuality of their Owners as well as their selected architectural style. However, it is also important that Owners observe basic design principles inherent in good architecture. Following are some of the questions that the Owner and design team should consider when developing a design:

Is the Dwelling located on the Lot in a sensitive manner with minimum disruption to the natural topography, vegetation and unique site features?

Is there a consistency in the site planning, architecture and landscaping?

Is there a sensitive interpretation of the architectural style within the constraints of budget and site?

Are the specific features of the architectural style well developed and carefully detailed?

Have the features been researched to resemble a certain degree of authenticity?

Is there an intelligent selection of details related to a well designed floor plan?

Is there a consistent scale used throughout the design of the Dwelling? Each element should be designed in proportion to the other design elements.

Will the various building materials allow for a pleasing and harmonious exterior appearance to the Dwelling? Are the building materials used logically?

Are the colors appropriate and used with restraint?

ARCHITECTURAL STYLES

It is the intent of this Manual to encourage a community of individually outstanding architectural statements that when viewed together create a superbly designed Carter Plantation Community. It is not the intent of these guidelines to designate specific architectural styles (except in the Springcross Court Neighborhood where stricter guidelines will apply), but rather to give Owners and their architects or designers a set of guidelines to follow. Each architectural design should be customized for the individual home site to maximize the existing natural features. Traditional Louisiana vernacular styles are preferred. Contemporary styling is also acceptable but should adhere to the same criteria as contained in these guidelines.

In the following pages, information is given concerning the architectural characteristics and details typical of certain architectural styles. These are not to be interpreted as mandatory criteria, but rather as aids to the designer in developing creative and individual interpretations of these typical home styles.

Plantation

This style is generally considered a response to the semitropical climate of Louisiana by the classically minded planters and merchants who achieved prosperity following the state's admission to the Union in 1812. It coincided with a period of renewed interest in historical styles, particularly Greek Revivalism.

Plantation homes vary in size but are predominantly two-storied, simple, rectangular masses covered with a hip or gable roof. Column supported galleries flank the front facade and usually one, two or all of the remaining sides. The galleries are covered either by extending the main roof or with a roof of a different pitch. They provide shading for windows and doors while creating an overall impression of inviting coolness.

When siting the home, larger homes with more grand facades are usually set back from the street so that their overall proportions are better exhibited. Smaller sites require a finer detailed, more intimately scaled building so as not to overwhelm the site and neighboring houses. Materials and colors typically follow historical precedent. Wall surfaces are usually wood, stucco or white washed brick in reflective whites. Accent colors are best used on shutters, railings and trim. First floor walls are often given heavier treatment by using brick while upper floors are wood or stucco. Roofs are typically slate, wood shingle or wood shake.

The details of the home should follow historical examples of the style and remain subtle in nature. Columns are preferred over arches for gallery support and may be of stucco, cast stone or turned wood. Windows are of wood, double hung and with divided lites. Historically, windows were tall and wide for increased natural ventilation and in some cases doubled as passages to exterior galleries. French doors were also used for the same purpose. Louvered shutters on windows and galleries provided shade and screened undesirable views and noise. Interior spaces are usually symmetrically arranged along either side of a central hall encouraging the movement of breezes through the home.

Acadian

The Acadian style, sometimes referred to as the Louisiana Raised Cottage style, is attributed to and received its name from the settlers who migrated south to Louisiana from French Canada or Acadia. It represents a simple vernacular response to the environment unlike the plantation style which followed a more intellectual approach with its reliance on classicism.

The most prominent characteristic of the style is the steep single gable roof extending over front and rear porches covering a one or two storied structure raised on brick piers. Overall building form is kept simple and compact. The simplicity of building elements and detailing creates a comfortable yet elegant dwelling.

Homes are sited either in the center of a lot or closer to the front of the homesite. Landscaping is desirable to provide a buffer from the street.

Horizontal lap wood siding is the most commonly used material in the Acadian style; however, brick, either whitewashed or left natural, is found on piers, lower floor walls and chimneys. Posts, railings and exterior stairs are almost exclusively wood. Colors are limited to soft neutrals and whites. Contrasting colors, especially greens, browns and grays accent railings, shutters and trim. Roofs are most often slate or wood shingle.

The detailing of the style is simple yet elegant. Wood porch posts are usually square and plain. Capitals and column bases are kept very simple. Double hung windows are commonly 6 over 6 divided lite and fitted with operable shutters and simply trimmed. .

West Indies

The West Indies style, as it has come to be known in Louisiana, has its origins in the native and early colonial architecture of the Caribbean Islands and was easily transplanted to the Gulf Coast. The style is very open for natural ventilation and relies heavily on perimeter galleries for shading.

These houses are identifiable by their rectangular form, large hip roof, encircling porches and raised floor. The perimeter walls appear subordinated by the great roof which can be compared to a large umbrella which protects the building from sun and rain.

Houses of the West Indies style are best exhibited when set back on the homesite amid ample landscaping. However, the style can accommodate a site with size restriction if proper scale is considered. Building form is kept as simple as possible with very few wings or extensions. In many cases, galleries are placed along the front of the structure and extend partly along the sides, often completely encircling the house. Proportions are especially important when two or more stories are desired. It is best to locate the additional floor under roof and provide light through dormers.

For materials, wood, brick and stucco are all commonly used. If perimeter walls are more than one floor in height, stucco and wood are more appropriate for the upper floors. Wall colors are best kept in the white, neutral and subdued pastel range. Roofs are slate or wood shingle. A traditional treatment is the use of clay tile cap along roof ridges. As with the other elements of the style, details are kept simple and straightforward. Stucco, cast stone and turned wood columns, as well as square wood posts all have historical precedent. A study of the various details and their appropriate material should be undertaken in order to maintain a certain degree of historical authenticity.

French Quarter

The French Quarter style, as it has come to be known, had its origins during the French and Spanish colonial periods in the New Orleans Vieux Carre. It is essentially an urban style; the result of small building lots, close proximity of neighboring structures, and the desire of city dwellers to create a peaceful inner environment sheltered from the outside. The result is a style that is hard to identify within narrow limits. It is the product of the juxtaposition of various building forms and elements, and various interior and exterior spaces. Siting, although an important factor, does not play as active a role as it has in the previous styles. The inherent urban character of the French Quarter style is best suited for small lots where neighboring buildings are close together. It is therefore desirable to orient spaces inward toward a central courtyard. These carefully designed courtyards and drives are typically paved with a variety of materials including brick, stone or tile pavers to add interest and character to the enclosed space. Even when sites are large, houses should not sprawl needlessly. Material selection becomes very important to the intimate scale of this architectural style. Walls are typically brick and plaster with occasional wood siding. Columns may be cast stone, plaster or turned wood. Railings and trim are painted wood, wrought or cast iron. Wood shingles are occasionally found although slate tile is far more common for roofs. A variety of colors are appropriate from whites, light grays and beige to darker pastels. Contrasting materials, textures and colors add interest and variety but should be handled logically and with restraint.

Because of its origins, more freedom in detailing is allowed in this style. Arched supports, openings and columns are appropriate, as well as a wider range of doors, windows and trim.

Spanish Colonial/Spanish Colonial Revival

The Spanish Colonial house is characterized as a low, long one story building with a covered porch extending along the facade. Bricks or cut stone were used for wall construction. The wall often was covered with lime wash or plaster. Extending roof beams and porch posts were left round or roughly square. The rear of the house often faced an enclosed patio or garden.

The unique feature of the Spanish Colonial Revival style is the ornate low-relief carvings highlighting arches, columns, window surrounds and cornices and parapets. Red-tiled hipped roofs and arcaded porches also are typical.

Stone or brick exterior walls often are left exposed or finished in plaster or stucco. Windows can be either straight or arched. A molded or arcaded cornice highlights the eaves.

Georgian/Georgian Colonial Revival

The Georgian house is characterized by a formal arrangement of parts employing a symmetrical composition enriched with classical detail. The basic house form is square or rectangular; characteristics include symmetrically placed windows, Palladian or Venetian windows, hipped or side gable roofs of medium pitch, and porticoes with classical columns. Fanlight transoms and triangular pediments are also common, as were sidelights flanking the entrance door. Porches are occasionally asymmetrically placed. Classical ornamentation includes garlands, swags, dentals, and bracketed cornices. Dormers and porticoes were frequently capped with swan-neck pediments. Sliding sash windows are common with each sash having several lights using as few as six or as many as twenty panes of glass in one sash. The facade often is emphasized by a pediment projecting pavilion with pilasters or columns. The exterior is most often constructed of exposed brick, stucco, or wood frame with weatherboard siding.

High Density Neighborhoods (Springress Court)

The intimate scale and close proximity of adjoining house and lots in neighborhoods such as the Courtyard Homes in Springress Court necessitate special design criteria. Every aspect of the design must be carefully studied with particular attention to detailing. Due to the intimate scale of the neighborhood, specific restrictions relative to design, materials and colors may be provided by the ARB. The following is a list of special criteria that must be incorporated into the design of each home.

In keeping with the Courtyard concept, each house shall have a portion of its outdoor living space enclosed by either the adjoining buildings' "zero lot line" wall and/or a solid wall. The zero lot line wall or enclosure wall should be either brick or stucco and be sufficient in height to assure privacy. Walls may be built to side yard property lines but must remain within front and rear yard setbacks. Wood fences are not acceptable as courtyard enclosures.

Ancillary structures should appear as part of the site's overall architectural design. All swimming pools, dog runs, spas, and similar structures must be enclosed in the solid wall in keeping with the style and material of the house.

Driveways and garages comprise the majority of the street façade; therefore they should be designed to reflect the overall quality of the architecture. Positioning of the building and significant landscaping is required to soften the streetscape and must be in keeping with the overall neighborhood plan as set forth by the ARB.

SITE PLANNING

The siting of a house is a critical and important design decision. The site plan developed for each homeowner should reflect functional needs and also be sensitive to the individual homesite's unique characteristics as well as the surrounding Carter Plantation Community. The larger lots and open vistas of our Carter Plantation Community and golf course mean that residences will be seen from many different angles and viewpoints. It is therefore important that the siting and three dimensional character of each home be carefully studied.

In order to accurately assess the design opportunities of each homesite, an individual site survey by the owner or owner's agent 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 home site, relationships to adjacent home sites and structures, dominant solar orientation, prevailing breeze, soil conditions, vegetation on 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 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 effectively optimize the design opportunities of the site.

Siting

The ARB shall consider each site independently, but shall give extensive consideration to each individual plan's impact upon adjacent home sites and view corridors. Care must be taken to locate each structure, whenever possible, so as not to infringe upon adjacent structures and home sites, 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 and the golf course.
- d) Existing vegetation type and quality.
- e) Existing water and drainage patterns.
- f) Driveway access.
- g) Height of proposed and adjacent structures.

Building Setbacks

This Manual sets forth the provided setback requirements, when viewed in total, to ensure that the Carter Plantation Community will be pleasing in appearance not only from the street, but also from the golf course and common areas. The nature of the architecture found in different parcels requires a variety of setbacks within the Carter Plantation Community. These setbacks were developed to allow creativity in the design of the home while maintaining a certain degree of conformity in the appearance of the parcel and overall Carter Plantation Community. The attached appendix specifies general setbacks established by the ARB for various parcels. However, the ARB specifically reserves the right to alter setbacks and grant variances on a case by case basis. Please note that these setbacks may vary from setbacks illustrated on final plats recorded with Livingston Parish. Landscaping and the building of driveways or fencing within utilities' servitudes is permissible, but it is the responsibility of the owner if in the future there is a need to remove same for access to such utilities. Please refer to attached appendix for specific lot setbacks.

DESIGN CRITERIA

Design Features

- a) The main entrance should have a sense of prominence that is reflected in the design. The entry should be sheltered on the exterior and include a pair of doors either with or without side lights. If a single door is preferred, sidelights are then required. The main entry should contain more detail than other openings but remain consistent in styling.
- b) Consistency of detailing on all elevations should be maintained. Windows and doors should reflect restraint in the number of types, styles, and sizes. All openings should be articulated with the use of shutters, flat or arched lintels, projecting sills or surrounds. If shutters are used, only real shutters are acceptable with the appropriately designed and detailed hardware.
- c) Metal windows are not permitted. Vinyl or aluminum-clad wood windows are acceptable. All metal and vinyl doors will be allowed provided that glass is the dominant feature. Cement fiber board (Hardie-plank) is allowed for siding, fascia and soffit material. Aluminum, vinyl, masonite or similar siding, fascia, and soffit are not permitted. However, vinyl beaded board is allowed as ceiling material under porches and carports.
- d) Bay windows are to be carted down to grade or express visual support of a cantilevered condition. Stacked bay windows are allowed.

- e) Masonry or stone facing used as veneer material on the front of a residence should return around a corner to a logical point of termination such as an inside corner.
- f) Quoins, when utilized in the design, should be expressed on the front and side elevations and on all elevations when the Lot is on the golf course or viewed from a Common Area.
- g) Roof forms should be well organized and demonstrate the same character on all sides of the residence. The roof slopes should typically be a minimum 8 vertical to 12 horizontal pitch either gabled, hipped or a tasteful combination. Lower pitches for minor areas of roof and appropriate for a particular architectural style may be considered for review. Gutters and downspouts are highly recommended at all eave lines unless deemed inappropriate. All gutters should be copper or metal treated (not painted) to match the roof color or fascia color.
- h) Flue pipes such as prefabricated fireplace inserts are required to be encased with a chimney enclosure of masonry, stucco or exterior insulation finish system (dryvit or equivalent) and supported by a foundation at grade when located on an exterior wall.
- i) Chimneys shall be masonry, cement plaster or exterior insulating finish systems. Chimney caps shall either be brick, stucco, slate, flagstone, copper or color clad metal. No painted galvanized metal caps will be approved. Exposed, prefabricated metal or wood covered chimneys will not be approved.
- j) A raised deck and its supports should incorporate materials which relate to the residence such as brick, wood, stucco, or stone. Columns sized 12" x 12" built with the same material as the house are encouraged. If wood posts are used they should be a minimum 6" x 6" with a base and capital detailing. The deck railing design should be creative and unique.
- k) Garage doors are preferred to be wood or metal panel. Please indicate on the building elevations the intended garage door, material, color, and finish.
- l) All outside air conditioning equipment, any exterior equipment, refuse storage, pool equipment, or other Structure shall be screened from view by either evergreen planting or screening walls or fences. In an instance utilizing planting, the plants used shall be of adequate size at installation to provide full screening.
- m) Foundations. Only monolithic concrete type or pier type construction is permissible. Pier type shall be concealed by brick veneer, stucco or brick with lattice panels between. Any structural piers (concrete, concrete block, etc.) exposed to view will not be permitted.
- n) Screens. Window screens shall be framed in wood frame or with a material in keeping with the window material. Variances for other types of window screen frames will be considered but no natural metal finishes will be allowed. Screened porches shall be framed in wood.

General Materials

In general, traditional or natural materials shall be utilized for all exterior finishes. Primary materials used shall be stucco or synthetic plaster (exterior insulation finish system), wood lap siding, brick, stone and cement fiber board siding (Hardie-plank).

Roofing, Roof Penetrations and Roof Heights

Minimum roofing materials shall be laminated composition architectural cut shingles except where all roofs are to be slate, tile or metal. All exposed roof flashing shall be copper, treated metal (not painted) or metal to match the roof material. No exposed untreated PVC or galvanized material will be permitted anywhere unless the galvanized material matches the roof material. Any other roof penetrations shall be copper or painted to match roof or to appear as copper. No painted galvanized chimney caps shall be allowed except to match the roof. All drip edges shall be

copper or color clad; no painted galvanized drip edges will be allowed except to match a galvanized roof. Skylights or similar equipment are not permitted on the front roof elevation and only those with a flat surface will be accepted (no domes).

Grading and Excavating

The design and development concepts of the Carter Plantation Community call for the utilization and enhancement of the existing natural environment. The ARB 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 home site and overall Carter Plantation Community in the best possible manner. It is important to remember that the beauty of our development is the land and its natural features, and the architecture should complement and enhance this natural beauty. All grading shall be subject to the jurisdiction of the ARB and considered individually for each home site. Recommendations or demands will be based upon individual site location, terrain, soil conditions, vegetation, drainage, proposed cuts and fills and any other conditions the ARB determined impact upon the site grading. Absolutely no grading whatsoever shall be permitted without first obtaining authorization (see Step 2 of Review Procedures). Because of the variance in the sub soil existing in the Carter Plantation Community, it is strongly recommended that each Dwelling have an engineered slab.

Drainage

Drainage considerations for individual Dwelling sites play an important role in the ecological balance of the Carter Plantation Community. Water runoff for each Lot must be handled by adequately sloping all areas so that no surface drainage shall be allowed to drain to any adjacent properties.

Water runoff and control is the responsibility of each 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. Non-natural or additional drainage onto the Golf Course must have the prior approval of the ARB and the Golf Course Owner.

Garages

Only side load garages are permitted in the Loblolly and Lake Simeon Neighborhoods and are encouraged in The Glade. Variances allowing front load garages in Loblolly and Lake Simeon will be considered for special situations on a case by case basis. For front loading and side loading garages in the front yard, additional landscaping is required. To maintain design continuity throughout the Carter Plantation Community, all residences must have enclosed garage space for a minimum of two cars. It is strongly recommended that Dwellings with five bedrooms provide enclosed garage space for three cars. All Owners' cars not parked in a garage must be screened from off site views. Golf carts must also be stored in the garage. Guest or visitor parking is an important feature that should be incorporated into the overall site and driveway design of all home sites where there is space available.

Recreational vehicles, boats, trailers, etc. should be parked inside a garage or permanent enclosed Structure approved by the ARB. In no case shall they be merely stored in a driveway or in the yard.

Driveways

Special considerations should be given to the design, function, treatment and screening of the driveway and turnaround areas. Drives may be concrete with brick borders, stained or dyed concrete, brick pavers, washed aggregate, patterned concrete or heavy broom finished concrete. Driveways should be set a minimum of three feet from the side property line and twenty-five feet is required for the garage turnaround area. In order to maintain safe conditions, driveway slopes should not exceed ten percent. Turnouts or flares at the street may be angled or curved. The drive width at the street however, must be at least six feet greater than the drive width and ten feet from the street edge. Turnouts or flares must remain on the individual building site and not extend onto neighboring Lots. Circular driveways are permitted only if the Lot has a minimum of one hundred feet width across the front property

line. Circular drives with two street entrances will not be permitted. These restrictions shall not apply in Springcross Court or The Villas where special parking considerations must be taken into consideration.

Walls and Fences

All walls, fences, and retaining walls must be approved by the ARB prior to construction.

All retaining walls, solid walls and privacy fences must be constructed of stucco and/or brick masonry. Walls and fences should utilize or complement the materials found in the architecture of the residence. The ARB will consider variance requests for decorative privacy fencing or solid walls of another material on a case by case basis.

Maximum height of walls and fences is eight feet behind the front setback. If the wall or fence is located prior to the front setback, the height is lowered to three feet to ensure that the architectural design of the home and the street view is not compromised. Gates may be either ornamental iron or wood.

Patio walls may be built into side yard property lines, but must be built behind front yard setbacks and cannot be built closer than the rear yard setback to Golf Course property lines.

No solid walls or privacy fences will be allowed within the rear yard setbacks of any Lots fronting on the Golf Course or Waterways of the Carter Plantation Community. Fencing along the Golf Course and Waterways is discouraged for fear of restricting views and only "see through" fences will be considered. Any fences along the Golf Course will require approval from both the ARB and the Golf Course Owner.

In order to ensure a quality appearance, chain link or welded wire fences will not be permitted within the Carter Plantation Community. "See through" fencing such as wrought iron or aluminum equivalent, wood picket, or other decorative wood fencing is allowed. Wood fencing must be left natural, or if painted, regularly maintained. The Developer may elect to use chain link fencing to secure the non-street front perimeter or certain security sensitive areas of the Carter Plantation Community.

Boat Houses, Bulkheads, Slips, and Docks

The design of boat houses, bulkheads, slips, piers and docks within the Carter Plantation Community must be approved by the ARB and are only allowed on the Blood River and Lake Simeon.

In order to ensure a quality design and protect the views to and from adjacent areas, standards have been developed that include siting, size, structures and materials. Only ARB approved marine contractors will be allowed to construct boathouses, bulkheads and docks in the Carter Plantation Community.

The siting or location of a boathouse, bulkhead or dock should be chosen carefully considering the proposed size and as a part of the overall site plan. Careful consideration must be given to views both to and from the Lot.

Bulkheads and docks must be built out of wood and conform to a uniform Carter Plantation Community standard as to size, height, materials and workmanship. Bulkheads should not be constructed beyond the pre-existing shoreline. Bulkheads shall butt up to the bulkheads on adjacent lots in a uniform fashion. In the event that there is no bulkhead present on the adjacent lot, the bulkhead should turn ninety degrees into the shoreline to allow the neighboring bulkhead to butt or to allow an erect surface from which the pre-existing shoreline can continue.

Docks, slips and boathouses shall not extend more than six feet beyond the pre-existing shoreline. Boathouses and slips shall be built into the shoreline. Boathouses and slips shall not exceed forty feet in length or one-third of the shoreline, which ever is less. Boathouses, slips and docks shall not be constructed within the sideyard setback.

Material selection is an important element and should be in keeping with the other building and site features.

Pools, Therapy Pools and Spas

The size, shape and siting of pools must be carefully designed to achieve a feeling of compatibility with the surrounding natural and man-made environment. The location of swimming pools, therapy pools and spas should consider terrain, indoor/outdoor relationships and setbacks, together with views both to and from the pool area.

No pools or spas are allowed closer than ten feet from any property line with the exception of the Springcress Court neighborhood. However, no pool or spa shall be located within thirty feet of the Golf Course or Carter Plantation Community Waterways. Pool, spas and equipment enclosures must architecturally relate to the Dwelling and other Structures in their placement, mass and detail. They also should be walled, screened or treated so as not to distract adjoining Owners because of noise or view. Pools must be completely enclosed by security fencing and gates meeting this Manual.

Mailboxes

The ARB will control the selection and construction of all mailboxes within the Carter Plantation Community. The Carter Plantation Community standard mailbox is the only style that is acceptable.

Mailboxes will be purchased from ARB approved suppliers and conform with ARB specifications.

Exterior Lighting

All landscape and exterior lighting must be approved by the ARB prior to installation. The location, placement and direction of lighting should enhance the landscape and residence and not infringe upon adjacent Owners. All accent lighting should utilize low voltage, direct task type fixtures and be set as close to grade as possible.

Basketball Goals, Playground Equipment and Swing Sets

Basketball goals and backboards, playground equipment and swing sets are to be painted or treated to match the color of the residence or other color approved by the ARB. The location of all basketball goals, playground equipment and swing sets must be approved by the ARB. ARB approval of location shall take into consideration privacy screening or visual separation from the Golf Course and Common Areas.

Tennis Courts and Sports Courts

Private tennis courts and sports courts will be permitted only when they can be constructed so as not to infringe upon view corridors. Courts should be naturally screened from adjacent Lots, the Golf Course and Common Areas. Two copies of detailed plans must be submitted to the ARB showing color, material, location, grading and screening together with type and color of fencing and wind screening materials. Landscape materials should be added to soften the visual impact and blend naturally into the surrounding area. Night lighting is permitted provided the light does not intrude on adjacent Lots. Lights must be turned off by 10:30 PM each night.

Antennas and Satellite Dishes

No television antenna, satellite dish, radio receiver or other similar device may be installed unless it is entirely contained within the interior of a Dwelling or other Structure. Small satellite dishes may be allowed if the location is approved by the ARB.

Remodeling and Additions

Remodeling and additions to existing Structures 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 ARB will be setbacks, height limit, skylights, recreational features and lighting. A review from the ARB is required for remodeling and additions just as it is for new construction. The initial review fee for remodeling and additions are as follows: Addition \$200.00; Pool \$200.00; Fence \$100.00; Hardscape \$100.00; Landscape \$100.00.

Landscape and Hardscape Design

The Carter Plantation Community has been planned utilizing natural elements as much as possible. Various pines, hardwoods and oak trees are abundant within the Carter Plantation Community, and it is the intent of the ARB to maintain this landscape integrity. The determining factor of good landscape design should always be the architecture and location of the Dwelling. The ARB will take into account various relationships of house-to-site, house-to-house, views, prevailing breeze, solar orientation, Golf Course and other amenities in making decisions regarding specific landscape plans. To ensure that the overall beauty of the Carter Plantation Community is preserved and enhanced, the ARB has the authority to approve or disapprove landscape plans for Lots. For Lots that border the Golf Course, the Golf Course Owner has the authority along with the ARB to approve landscape and hardscape plans.

A fundamental portion of the design criteria is the need for gardens and lawns to harmonize with the native vegetation, terrain and natural beauty of the Carter Plantation Community. Throughout Carter Plantation, many mature native and specimen trees exist. Many are in prominent view from the streets, giving them special significance. In order to take a positive step toward the recognition and protection of such trees, the ARB requires approval to remove any tree on a Lot with a trunk diameter of six inches (6") or greater at four feet (4') above natural grade and more than ten feet (10') from any Structure or paving. Owners will be encouraged to landscape their Lots with plant material which is indigenous to the area and leave untouched as much as possible the existing vegetation and natural amenities.

No shrubbery, trees or plantings shall be allowed to grow in excess of four feet (4') tall in lot setback areas except for single tree trunks which shall be trimmed to have no branches and/or limbs which are lower than six feet (6') from the ground. The ARB, in its sole discretion, may allow reasonable variances to this provision to allow for the privacy of lot owners. Any variance to this provision granted by the ARB shall never constitute a waiver of the ARB's or the Association's right to enforce this provision against any other Owner.

As described earlier in the description of the Site Plan, the Landscape Plan must be submitted and approved prior to driveway installation. However, it is encouraged that the Landscape Plan be submitted and reviewed along with the Final Plan Review 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.

Existing vegetation planned to remain should be accurately located and described. All proposed plantings as to location, variety, and quantity should be accurately described. A complete plant list is required indicating the size, quality and spacing of the proposed plantings. Complete front, rear and side specifications are required for bed preparation. Areas to be mulched or planted as a lawn should also be indicated. Lawns may be seeded, sprigged, plugged or sodded with the selected planting method indicated on the landscape plans. Lawn areas contiguous to streets shall be sodded.

All Lots contiguous to Waterways and Lake Simeon shall be landscaped and maintained to the edge of the shoreline. This area will be regarded the same as the servitude in the front of the property. Maintenance of this area will be done by the Association or Golf Course Owner until a home is built on the Lot.

Mulching, preferably with a natural mulch such as pine straw or pine or cypress bark, is required for all planted areas. The mulched areas provide a smooth transition to the existing natural vegetation. Irrigation systems, although not required, are strongly encouraged. Irrigation helps to maintain a quality landscape throughout the year, especially in times of drought.

The ARB will take into consideration all elements of the individual landscape plan and plant materials selected in the review process. In addition to the already established natural vegetation, many other plant types will be acceptable for use within the Carter Plantation Community. The ARB in these guidelines has recommended various plant types to be used in planning the various landscape designs. These plant materials have been selected because of their traditional use in Louisiana and their other desirable characteristics.

In all cases, the entire Lot shall be adequately landscaped, as determined by the ARB. In any instance involving phasing of landscape, the initial landscape work shall encompass the entire Lot, front, rear and sides, with planned enhancement to follow. All phases must be approved by the ARB prior to installation.

Theme Plants

The following list of plants has been selected to complement and best represent the early Louisiana style of design. These plants have been used throughout the Carter Plantation Community for street trees, open space areas, The Pavilion and the entry. It is desired that Owners continue with this type of planting to add to the prevailing mood of our Carter Plantation Community. There are many other plants not listed that may also be used within the Carter Plantation Community, but are not necessarily considered theme plants.

Trees - Botanical Name

Common Name

Quercus virginiana	Live Oak
Magnolia grandiflora	Southern Magnolia
Liriodendron tulipifera	Tulip Tree
Quercus falcata	Red Oak
Quercus michauxii	Cow Oak
Acer rubrum "drummondii"	Swamp Red Maple
Taxodium distichum	Cypress
Cornus florida	Dogwood
Magnolia	Oriental Magnolia
Malus angustifolia	Crab Apple
Pyrus Calleryana "Bradford"	Bradford Flowering Pear
Prunus caroliniana	Cherry Laurel
Ilex opaca	American Holly
Salix fargesii	Willow Oak
Platanus occidentalis	Sycamore

Shrubs - Botanical Name

Common Name

Azalea indica	Azalea
Azalea obtusum	Dwarf Azalea
Camellia japonica	Camellia
Camellia Sasanqua	SasanquaCamellia
Spiraea contomensis	Reeve's Spirea
Myrica ceifera	Wax Myrtle
Ligustrum japonicum	Wax Leaf Photinia
Gardenia jasminoides	Gardenia
Phoninia Glabra	Red Leaf Photinia
Pittosporam Tobira	Pittosporum
Vitex Anaus - catus	Vitex
Osmanthus Fragrans	Sweet Olive

Michelia Figo	Banana Shrub
Feijoa Sellowiana	Pineapple Guava
Philadelphua hus coronaries	Mock Orange
Azalea Canescens	Wild Azalea
Lagerstroemia indica	Crepe Myrtle

Ground Cover - Botanical Name

Common Name

Liriope Muscari	Liriope
Trachelosperum Asiaticum	Asian Jasmine
Ophiopo),on japoncus	Monkey Grass
Hedera Eelix	English Ivy
Hedera Camariensis	Algerian Ivy
Vinca Major	Vinca
Aspidistra Elatior	Aspidistra
Dryopteris spp.	Wood Fern
Hemerocallis fulva	Daylily

Vines - Botanical Name

Common Name

Gelsemium sempervirens	Carolina Yellow Jasmine
Rosa Banksiae	Lady Banksia Rose
Ficus pumila	Fig Vine
Trachelospermum Jasminoides	Confederate Jasmine
Wisteria sinensis	Wisteria

RECOMMENDED GRASSES

The following grass types are approved for use in the Carter Plantation Community: St Augustine, Centipede, Zoysia, Bermuda, and Rye in the winter months.

TREE REQUIREMENTS

In order to improve and enhance the streetscapes of the Carter Plantation Community, each landscape plan shall incorporate trees in the front yard of each Lot. The selected tree type shall be a minimum of four inches (4”) in diameter. A minimum of three trees in the front yard is required for lots with over one hundred feet of street frontage and two trees for lots with one hundred feet or less. Ball and burlap is recommended for winter installations, and containerized trees are recommended for summer installation. Specifications relating to the installation of these trees will be required with the bed prep specifications.

It is our desire to create an aesthetically pleasing and enjoyable environment in which to live and recreate in the Carter Plantation Community.

We look forward to working with you and your design and building team to further these objectives.

THE CARTER PLANTATION ARCHITECTURAL REVIEW BOARD