



CARTER PLANTATION

ARCHITECTURAL REVIEW BOARD

P.O. Box 688, Springfield, LA 70462

Date: February 25, 2010

To: CPCA Board

RE: Suggested Changes to Architectural Criteria and Design Guidelines General Rules for and Contractors and Subcontractors

Architectural Criteria and Design Guidelines

CONSTRUCTION SIGNS

Delete the following paragraph from page 3:

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.

Replace with the following paragraph:

There shall be a standard construction sign required on all job sites. Each Owner should have their sign approved by the ARB during the review process. 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

Delete the following paragraph from page 4:

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.

Replace with the following paragraph:

Builders are responsible to contact the ARB and schedule a meeting for plan submittal and review to discuss any questions or concerns. The ARB contact information can be found at www.theplantationpoa.com. Each submittal must be accompanied by a completed application and all appropriate forms. A processing fee in the amount of Six Hundred Dollars (\$600.00) and two complete sets of drawings and specifications must be submitted. The fee shall be payable to the Carter Plantation Community Association.

DESIGN CRITERIA

Delete the following paragraphs found under 'Design Features' starting on page 14:

b) 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.

ARB Board

John Munding *Architect*, Ricky Juban, Sharon Lietzke

c) Metal windows are not permitted. Vinyl or aluminum-clad wood windows are acceptable.

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.

And this sentence found under Roofing, Roof Penetrations and Roof Heights (page 16)

Skylights or similar equipment are not permitted on the front roof elevation and only those with a flat surface will be accepted (no domes).

Delete the following sentence found under 'Garages' on page 17:

All Owners' cars not parked in a garage must be screened from off-site views.

Add the following sentence found under 'Garages' on page 17:

Owners are allowed to park no more than one car in the driveway on a regular basis. No cars should be parked within 20' of the edge of the street.

CONTRACTOR RULES AND REGULATIONS

Amend the following paragraph found in the Contractor Rules on page 1

The construction of all residences must be completed within one (1) year of the issue date of the Building Permit with all exceptions requiring special ARB approval.

Add the Following Sentence:

Failure to complete construction in the required time will result in liquidated damage fines of \$100 per week, to be deducted from the construction deposit. Fines exceeding the deposit amount will be added to the annual dues owed to the CPCA to attain 'good standing' upon occupancy.

Amend the following sentences found on page two regarding work to be done before construction:

An ARB ~~Building Permit~~ Review Letter must be obtained for all renovations and new construction. Two (2) full-size sets of construction drawings must be stamped "approved" by the ARB.

Upon receipt of these required items, the ARB will review the on-site tree protection. Once the tree protection is complete, an ARB ~~Building Permit~~ Review Letter will be issued within three (3) business days for the project. The receipt of this ~~Permit~~ Review Letter does not preclude the necessity of also obtaining a Livingston Parish Building Permit. Both permits documents are required for construction along with any additional permits that may be necessary from other agencies.

Delete the following paragraph:

Every job site must have a job sign. Area sign companies have file specifications required by the ARB for job signs. A current list may be obtained from the ARB office.

Amend the following sentence:

3. Obtain ~~Building Permit~~ Review Letter from ARB.