

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.

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

A standard construction sign is not required on all job sites. If one is erected, it must be approved by the ARB during the review process. Signage by subcontractors will be allowed during construction, but must be approved by the ARB. All signage is for the construction period only and is to be removed after construction is complete. Other than approved for sale signs, 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.

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 Four Hundred Dollars (\$400.00) and one complete set of drawings and specifications must be submitted. The fee shall be payable to the Carter Plantation Community Association. The ARB reserves the right to increase the amount of the processing fee if review costs in the future increase.

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. This is an informal review for general information and preliminary design review does not constitute final approval on any aspect of the design.

Recommended Drawings on 24x36 sheets:

1. Proposed Site Plan at 1"= 10' showing:
 - a) Existing tree locations, type and size.
 - b) Existing site grade elevations with street and existing curb elevations with proposed site drainage.
 - c) Property line boundaries and all servitudes (golf course, utility, etc.).
 - d) Minimum flood determination elevation with Proposed finished floor elevations.
 - e) Driveway and curb cut dimensions and elevations.
 - f) Building outline with dimensions and distances to setbacks and property lines.
 - g) Other site improvements (walks, retaining walls, etc.).

2. Proposed Floor Plans showing at 1/4" scale:
 - a) Room configuration with dimensions.
 - b) Square footage of conditioned space.

3. Proposed Building Elevations showing:
 - a) Proposed exterior materials, window and door types, shutters, etc.
 - b) Roof slope.

STEP 2 - Construction Document Submittal

Drawing Requirements (one copy):

These requirements are considered minimum. For the design review, the required drawings (see below), required forms and the design review fee must be submitted. 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" sheets.

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

- a) All information listed above in the Preliminary Review (see Step 1).
- b) Air conditioning condensing unit locations.
- c) Hardscape [patios, courtyards, fountains, additional walks, pools and pool decks, etc. may be submitted with landscape plans (see Step 6)].
- d) Fencing location and type [may be submitted with landscape plan. (See Step 6)]
- e) Other site improvements.

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

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

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

- a) 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.
- b) Plans should include information regarding plumbing, electrical and heating & air conditioning equipment that will be included. The location of the electrical meter, condensing units, gas meter, any exterior lighting, generators or other equipment on the exterior of the property must be shown.

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

- a) All roof areas and corresponding slopes.
- b) Roof material.
- c) Label and locate all roof vents, projections, gutters, downspouts, crickets, chimneys, flashing, skylights, and vents.

5. 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 must indicate roof slope.

6. Schedules:

- a) Door schedule identifying size of units and frames and materials to be used.
- b) Window schedule identifying size of units and materials to be used.
- c) Finish schedule identifying materials to be used on all floors, walls and ceilings.

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

- a) Typical exterior wall section. Plate heights must be shown for all load bearing walls.
- b) Column details.
- c) Chimney details.
- d) Shutter and dormer details.

8. Complete specifications are recommended, but optional. In lieu of specifications, adequate information must be provided on the plans.

STEP 3 - Plan Review

After the construction document review step, the ARB will communicate via email whether plans have been approved or rejected. If rejected, plans will be returned to the Owner identifying corrections

necessary for resubmittal. (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.

STEP 4 - Site Clearing and Preparation

Based on the preliminary design review or 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 (via email) before any site work can commence. If tree removal is indicated, a site inspection by the ARB, or its representative, is required.

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, or otherwise evident. 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.

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.

One set of landscape plans and details, along with a planting list showing the name and placement of plant material, as well as quantity and size, along with bed preparation specifications shall be submitted for ARB approval. All landscape plans submitted for approval must follow **Louisiana Nursery Specifications and Standards**. Landscape lighting plans (if applicable) shall be submitted to the ARB for approval along with landscape plans. Irrigation systems, although not required, are strongly encouraged. Garden ornamentation (i.e., fountains, statuary, lawn art, etc.) shall also be submitted to the ARB for approval along with landscape plans. The entire front yard of the residence must be landscaped within thirty (30) days after occupancy by the Lot Owner. Within ninety (90) days after occupancy of the residence, the remainder of the landscape planting must be completed; provided, however, if a Lot Owner is in the planning stage of rear yard additions such as pools, pavilions, patios, etc., the ARB may extend the 90 day requirement.

The landscape plan submittal shall include the following:

1. Scale of drawing of 1"=10' (minimum)
2. Show all information from a surveyor's plat including the existing/proposed footprint of home or any out buildings along with the finish floor elevations
3. Show all existing/proposed hardscapes, i.e. driveway, mailbox, walks, patios, fencing, decks, retaining walls, pools, fountains, garden ornamentation, detached structures, etc. with point elevations and heights.
4. Show and label the type and size of all existing trees to remain

5. Show existing/proposed drainage swales along lot lines and all proposed subsurface drainage (indicate slopes and direction of flow). The landscape plan is the final drainage plan for the Lot and will be reviewed for all requirements related to individual lot drainage.
6. Show variety, size, number and location of all plant material (this must be clearly labeled on plan)
7. Label areas to be sodded
8. Provide a Plant Material List including:
 - a. Quantity and size
 - b. Botanical and Common name

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.

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?

High Density Neighborhoods (Monarch Point)

The intimate scale and close proximity of adjoining house and lots in neighborhoods such as the Courtyard Homes in Monarch Point 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 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.
- 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) 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.
- e) 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.
- f) Flue pipes such as prefabricated fireplace inserts are required to be encased with a chimney enclosure of masonry, stucco or exterior insulation finish system and supported by a foundation at grade when located on an exterior wall.
- g) 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 chimneys will not be approved.
- h) Garage doors are preferred to be wood or metal panel. Please indicate on the building elevations the intended garage door, size, material, color, and finish.
- i) 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.
- j) 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 clear mill 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.

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

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 by the home or landscaping. In no cases will vehicles be allowed to be left in driveways, between the property line and the edge of the street. 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. must 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. These restrictions shall not apply in Monarch Point 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.

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.

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, whichever 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

Monarch Point neighborhood. However, no pool or spa shall be located within thirty feet of 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.

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.

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, roofing extensions, 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 \$100.00; Pool \$100.00; Minor modifications such as fencing, patios and landscaping: \$25.00.

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 tree trunks which shall be trimmed to have no branches and/or limbs which are lower than ten feet (10') from the ground once mature. 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 and within 10' of the house or paved surfaces must 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.

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.

Minimum Landscape Design Standards:

Specific landscape requirements for each Lot shall be determined by using the following minimum landscape requirements:

1. Tree Planting Requirements

- A. **Carter Estates – 6 trees front and 6 trees in the back or side**
- B. **Loblolly South – 3 trees front and 3 trees in the back or side**
- C. **Loblolly North – 3 trees front and 3 trees in the back or side**
- D. **Lake Simeon South – 3 trees front and 3 trees in the back or side**
- E. **Tall Timbers – 3 trees front and 3 trees in the back or side**
- F. **The Glade – 3 trees front and 3 trees in the back or side**
- G. **The Glade Patios – 1 tree front and no trees in the back or side (lots 42A to 47B)**
- H. **Copper Grove – 2 trees front and 2 trees in the back or side**
- I. **Riverside – 1 tree front and no trees in the back or side**
- J. **Carter Cove – 1 tree front and 1 tree in the back or side**
- K. **Monarch Point – 1 tree front and 1 tree back or side**
- L. **Fairway Gardens – 1 tree front and 1 tree in the back or side**

The Lot Owner shall be required to plant trees of not less than 2 ½ inch caliper (the nursery standard for calibrating the correct caliper of a tree is to measure the diameter 12” above the ground) and not less than twelve (12’) feet in height. Ornamental, multiple trunk, fruiting and flowering trees are encouraged; however if multi-trunk trees are used as a required tree, at least one cane or trunk shall be a minimum of 1 ½ inch caliper, the tree must have, at minimum, 3 canes or trunks and the tree must, at minimum, be 10’ to 12’ tall. Note that Corner Lots are considered to have two (2) front yards; therefore, two-thirds (2/3) of the required plant materials (trees, shrubs and sod) are to be planted in these front yard areas. The remaining third shall be planted in the rear yard.

2. **Removal of or Credit for Existing Trees:** 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 measured at four feet (4’) above natural grade and more than ten feet (10’) from any Structure or paving.

The number of required new trees may vary depending upon the number of existing trees preserved, as credit will be given for preserving existing trees. For each existing tree preserved between six (6”) inches and eighteen (18”) inches in caliper (measured four (4’) feet above existing ground); the Lot Owner will be given credit for one (1) new tree. For each existing tree greater than (18”) inches in caliper, the Lot Owner will be given credit for two (2) new trees. The location of the existing tree will be credit to the new tree location (example: a tree existing in the front yard credits a new tree required in the front yard).

3. **Shrub Requirements:** The Lot Owner must plant the minimum number of (3) gallon shrubs, planted within prepared landscape bed area(s).
- 1. **Carter Estates – 150**
 - 2. **Loblolly South – 120**
 - 3. **Loblolly North – 100**
 - 4. **Lake Simeon South – 150**
 - 5. **Tall Timbers – 100**
 - 6. **The Glade – 100**
 - 7. **The Glade Patios – 60 (lots 42A to 47B)**
 - 8. **Copper Grove – 80**
 - 9. **Riverside – 20 in front and none in the back or side**
 - 10. **Carter Cove – 40 in front and 20 in the back or side**
 - 11. **Monarch Point – 50**
 - 12. **Fairway Gardens – 50**

Half of the required shrubs are to be planted within landscape bed area(s) in the front yard and the remaining half are to be planted within landscape bed area(s) in the side and/or rear yards. Sizes of plant material will be based on criteria established in the “American Standard for Nursery

Stock,” by the American Association of Nurseryman, Inc., latest edition. The following chart illustrates acceptable equivalent choices:

One (1) 7 Gallon Shrub =	Three (3) 3 Gallon Shrubs
One (1) 5 Gallon Shrub =	One & One-Half (1 ½) 3 Gallon Shrubs
One (1) 3 Gallon Shrub =	One (1) 3 Gallon Shrub
Two (2) 1 Gallon Shrubs =	One (1) 3 Gallon Shrub
Three & One-Half (3 ½) 6” Pot Shrubs =	One (1) 3 Gallon Shrub
Nine (9) 4” Pot Shrubs =	One (1) 3 Gallon Shrub

4. **Edging & Mulching:** The use of pre-fabricated bed edging materials (such as concrete and plastic edging) is prohibited. Suggested treatments include maintenance trenches, brick pavers that match the house or steel edging. Only natural mulch, such as pine straw or pine or cypress bark is required for all planted areas.
5. **Sod:** All front yards and both front and side street yards of Corner Lots, from the home to the street curb must be one hundred percent (100%) solid sodded with Centipede, St. Augustine, Zoysia, Hybrid Bermuda or equal grass approved in advance in writing by the ARB within thirty (30) days of occupancy. Common Bermuda grass shall not be used. Rear and side yards must be sodded, sprigged, hydro mulched or seeded to attain full lawn coverage within one growing season must be completed within thirty (30) days of occupancy, but not more than ninety (90) days after occupancy.
6. **Screening:** Exterior equipment, such as air conditioning compressors, gas or electrical meters, utility boxes and pool equipment shall be visually screened from the street, golf course, lakes, and common areas by appropriate fencing, screening or landscaping. Details of screening or fencing material shall be submitted for approval. If plant material is used for screening, plants shall be evergreen in nature and the size of plants shall be at least as tall as the units being screened, or shall have a minimum height of four (4’) feet when installed (whichever is greater).
7. **Out Buildings:** Any arbors, porte-cocheres, gazebos, pigeoniers or pavilions shown on the landscape plans submitted to the ARB shall show the location of the structure, details, and the architectural relationship to the design of the house and the overall site plan. Location of such structures shall follow setback and easement requirements set forth in the Declaration of Protective Covenants and Restrictions and the Architectural Criteria and Design Guidelines Manual for Carter Plantation Community.
8. **Landscape Refuse collection:** All landscape maintenance debris, such as limbs, bags of leaves, grass clippings, etc., shall be hauled off site by the person performing the work of the Lot Owner. No refuse will be allowed to accumulate along streets in front of individual properties. A refuse collection area will be designated in a remote area of the development for the convenience of the Lot Owner.
9. **Deposits:** Landscape and damage deposits will be held until all phases of the landscaping is completed. Builders of speculative homes must have the yard of the home landscaped and sodded by substantial completion of the home. For all homes planning swimming pools, patios, pavilions, etc., by prior written approval of the ARB, all remaining landscape planting must be completed within one (1) year of occupancy. If the Lot Owner defaults in installing this landscape requirement, then the ARB may retain any deposit of the Lot Owner and/or cause the work to be performed and be paid a reasonable charge for such services by the Lot Owner immediately upon the request therefore. If the Lot Owner fails to pay said charge, then the ARB shall have the right to file a lien or privilege pursuant to LSA-R.S. 1145 and the Lot Owner shall be responsible for paying the same and any costs and attorney’s fees for collection thereof or associated therewith.