



# CARTER PLANTATION

## ARCHITECTURAL REVIEW BOARD

Springfield, LA 70462

January 8, 2020

**During the year, Butch Marchinko and Travis Hood joined the ARB and have contributed significantly in our efforts to review plans, monitor new construction and improve communication with developers and home owners.**

### **Homes under construction by a home owner:**

**Two homeowner built homes were completed** – the Shermans on lot 132 and Broussards on lot 115

**Three homeowner built homes are under construction** – the Comers on lot 172; the Nutters on lot 133 and Perrins on lot 180.

**Five new spec/rental houses are near completion on Monarch Point.** Lots 100, 101, 102, 103 & 194

### **Lots in Tall Timbers owned/developed by Level Homes (46 lots)**

- Completed eight homes that were occupied in 2018. (average square footage 2479)
- Built fourteen more in 2019 that are now occupied. (average square footage 2585)
- Have seven pre-sold homes in construction. (average square footage 2501)
- Five houses finished and for sale. (average square footage 2376)
- Twelve lots in Tall Timbers remain to be developed.

### **Level Homes will be developing properties within the original filings. (under authority of the PC&Rs)**

- Properties include: 11 lots in Loblolly North, 1 in Loblolly South, 4 in Copper Grove, and 11 in the Glades.
- Trees have been removed and pads are in the process of being built.
- Homes will be required to meet all covenant requirements. All are likely to be pre-sold until spec houses in Tall Timbers are sold.

### **Carter Cove lots have been purchased.**

- Zero lot-line properties to be re-subdivided to be much larger.
- Covenant requirements in process of being recreated to call for larger estate size homes.

### **Signature Oaks lots have been purchased.**

- No contact yet with new owner, but will hopefully be allowed to have input.