



# CARTER PLANTATION

## ARCHITECTURAL REVIEW BOARD

Springfield, LA 70462

February 9, 2021

### ➤ Request to add Bryan Blount to ARB

#### Homes under construction or being designed by a home owner:

- **Nine homeowners have submitted plans and started construction**
  - Winburn on lot 122 (Construction nearly complete) deposit to be returned
  - Crutchfield on lot 6E in Carter Estates (framing completed, finishing exterior)
  - Olden on lot 151 (framing complete, finishing exterior)
  - Antisan on lot 165 (framing complete, finishing exterior)
  - Nagim on lot 120 (slab formed, plumbing in)
  - Sale on lot 126 (staked out)
  - Guiliano (107), Hecht (111) and Arion (106) framing complete, finishing exterior
  - Tantillo on lot 49 (plan submitted, work not started).
  - LeBlanc on lot 118. Paid fees, sent preliminary plan; built pad
- **Lot 58 – Met w/ Spurrier** (new owner) plans ready for submittal
- **Lot 179 – Peter Chan;** sent preliminary plan and elevations-making revisions to roof
- **Lot 162 – Met w/ Perde;** removed trees, built bulkhead & pad. Owner in re-design process
- **Lot 167 – Met w/ McMorris** (new owner) discussed review process, in prelim design process
- **Lot 184 – Kingston** has submitted preliminary elevations for approval (Monarch Point)

#### Other questions or issues:

- **River Lot Covenants generated w/ B.Waters** – Bulkhead & piling construction started with steel beam framing on two lots. Prototype designs created, and six houses in design process.
- **Two houses near completion in Carter Reserve**
- **Fences** approved on 36, 38 & 14B
- **Covered Patio expansion** rejected on lot 275; needs to stay within setbacks

#### Lots owned/developed by Level Homes (72 lots)

- Completed 45 homes finished or occupied in since 2018.
- Have nine homes in construction or plans submitted & ready to start. (all but 4 are pre-sold)
  - 263 & 247 – near completion; all are pre-sold
  - 260, 31 & 254 – framed, finishing exterior
  - 40 – being framed
  - 12A, 41 & 253 – plans approved, no work started; 12A elevations modified as requested
- 18 Un-developed lots: 5 in Tall Timbers; 5 on Bluewing; 8 on Cemetery Rd.

#### Level Homes developing properties within the original filings. (Seven submittals to date)

- Silt fencing; brick on back; wider driveways & more landscaping
- Using 13 different floor plans with 20 elevation variations. Being spread out as much as possible
  - Broussard – 10 (7B/3A) 32, 36, 38, 41, 217, 235, 241, 254, 273, 276
  - Belmont – 7 (5D/1A/1B) 31, 83, 14B, 234, 275, 277, 12A
  - LaCroix – 6 (5B/1C) 209, 214, 255, 263, 274, 281
  - Myrtle – 5 (3B/2C) 39, 62, 246, 253, 282
  - Basile – 4 (3B/1C) 213, 236, 259, 284
  - Rosepine – 4 (2B/1A/1C) 215, 237, 258, 249
  - DuPont – 4 (2C/1B) 10A, 218, 280, 40
  - Franklin – 3 (3B) 29, 212, 243      LaSalle – 3 – (3B) 216, 242, 256
  - Melrose – 2 – 240, 251      Corbin – 2 – 252, 283      Stafford – 2 – 239, 247
  - Sabine – 1 – 257      Vinton – 1 - 260