



CARTER PLANTATION

ARCHITECTURAL REVIEW BOARD

Springfield, LA 70462

March 16, 2021

Homes under construction or being designed by a home owner:

- **Eleven homeowners have submitted plans and started construction**
 - Winburn on lot 122 (Construction complete) deposit returned?
 - Crutchfield on lot 6E in Carter Estates (framing completed, finishing exterior)
 - Olden on lot 151 (roofing/framing complete, finishing interior)
 - Antisan on lot 165 (framing complete, finishing exterior)
 - Nagim on lot 120 (slab poured, plumbing in)
 - Sale on lot 126 (staked out, slab formed)
 - Guiliano (107), Hecht (111) and Arion (106) roofing/masonry in process, finishing interior
 - Tantillo on lot 49 (plan submitted, work not started) needs to return plans
 - LeBlanc on lot 118. Framing slab
- **Lot 58 – Met w/ Spurrier** (new owner) plans submittal on hold
- **Lot 179 – Peter Chan;** reviewed preliminary plans; not yet submitted
- **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, and boat slip request
- **Lot 184 – Kingston;** reviewed preliminary plans; not yet submitted (Monarch Point)
- **Lot 209 – Da.Gendusa** - question about setbacks; not planning to pay fees or put down deposit
- **Lot 280 – J.Tillman** - Swimming pool & deck w/ fence approved

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 2A & 2B
- **Covered Patio expansion** rejected on lot 277; needs to stay within setbacks
- **Extend road to cover patio;** K.Lyday-lot 281; preliminary plan meets setback requirement.

Lots owned/developed by Level Homes (72 lots)

- Completed 47 homes finished or occupied in since 2018.
- Have eight homes in construction or plans submitted & ready to start.
 - 263 – near completion
 - 260, 31, 253 & 40 – framed, finishing exterior
 - 12A, 41 & 63 – plans approved, no work started; 12A elevations modified as requested
- 17 Un-developed lots: 5 in Tall Timbers; 4 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 14 different floor plans with 24 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 – 4 (3B) 29, 212, 243, 63 LaSalle – 3 – (3B) 216, 242, 256
 - Melrose – 2 – 240, 251 Corbin – 2 – 252, 283 Stafford – 2 – 239, 247
 - Sabine – 1 – 257 Vinton – 1 - 260