



# CARTER PLANTATION

## ARCHITECTURAL REVIEW BOARD

Springfield, LA 70462

November 24, 2020

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

- **One new spec/rental houses approved & about to start on Monarch Point.** Lot 108
- **Received plans for houses on Monarch Point** – Arion-106, 107, 111. Sent revision comments
- **Five homeowners have submitted plans and started construction**
  - Winburns on lot 122 (Roof & brick in place)
  - Crutchfield on lot 6E in Carter Estates (not started)
  - Oldens on lot 151 (slab being formed)
  - Antisan on lot 165 (slab being formed, plumbing roughed-in; boat house built)
  - Nagim on lot 120 (not started)
- **Lots 48-49 have been cleared** without plan submittal. Joey Tantillo; Fine issued.
- **Lot 162 – Met w/ Perde;** removed trees, built bulkhead & pad. preliminary being reviewed
- **Lot 167 – Met w/ McMorris** (new owner) discussed review process, looked at tree removal options and they sent a plan that was approved; asked about boat house requirements
- **Lot 58 – Met w/ Spurrier** (new owner) looked at trees to be removed & review prelim plans

### Other questions or issues:

- **Lots 105, 107 & 109 on Monarch** – send email to owner telling them houses cannot all be same
- **Met w/ B.Waters - tree removal on Wild Iris Way** – 136,7,8, 140,1, 148, 152,3
- **Lot 126** – Sent setback information to property owner; in design process
- **Lot 46** – Met w/ Lonnie Simoneaux to discuss screening lawn equipment
- **Lot 161** - Met w/ Judy Sharp about river access (discussing agreement w/ neighbor)
- **In discussion w/ B.Waters on River Lot covenant definition and prototype designs**

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

- Completed 40 homes finished or occupied in since 2018.
- Have eleven homes in construction or plans submitted & ready to start. (all but 4 are pre-sold)
  - 38, 39 & 275 – near completion; all are pre-sold
  - 29, 247 & 254 – framed; 247 & 254 pre-sold
  - 31 – slab has been poured; 31 pre-sold
  - 40, 263 & 260 – slab has been formed; 263 pre-sold
- 21 Un-developed lots: 6 in Tall Timbers; 6 on Bluewing; 9 on Cemetery Rd.
- Upgraded landscaping has started on numerous occupied homes in Tall Timbers

### 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 – 9 (6B/3A) 32, 36, 38, 217, 235, 241, 254, 273, 276
  - Belmont – 6 (4D/1A/1B) 31, 83, 14B, 234, 275, 277
  - LaCroix – 6 (5B/1C) 209, 214, 255, 263, 274, 281
  - Myrtle – 4 (2B/2C) 39, 62, 246, 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