



The Country Club of Louisiana

Design Guidelines

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INTRODUCTION

ARCHITECTURAL REVIEW PROCESS

Centuries old oaks, magnolias and other trees indigenous to the State of Louisiana, combined with scenic lakes and historic bluffs create the natural setting for the Country Club of Louisiana. The Jack Nicklaus designed championship golf course and majestic Louisiana plantation clubhouse with tennis and swimming facilities make the Country Club of Louisiana one of the finest residential and recreational communities in the United States.

Great care has been taken in the planning, design and construction phases to ensure aesthetic harmony within the Country Club of Louisiana. 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, an Architectural Review Committee (ARC) 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 Design Guidelines have been established to provide property owners, architects and contractors with a set of parameters for the architectural design and construction of the home. By encouraging quality and attention to detail, the aesthetic harmony, natural tranquility and overall property values at the Country Club of Louisiana will be enhanced and preserved through the ARC and the Design Guidelines.

ARCHITECTURAL REVIEW COMMITTEE

The Country Club of Louisiana is designed to be a unique community of single family homes, patio homes and garden homes. In order to ensure the quality of the 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 recorded Covenants, Conditions and Restrictions for the Country Club of Louisiana in Article X. The Declaration of Covenants, Conditions and Restrictions do not list specific design items necessary for plan approval but have created the ARC. It is the ARC'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 community pleasing aesthetic relationships of building to site and building to building while allowing individual creativity or preferences.

The Architectural Review Committee is composed of six members who may or may not be members of the Board of Directors of the Country Club of Louisiana, Property Owners Association, Inc. (POA).

Professionals, such as architects, landscape architects and/or engineers, may serve on the ARC 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 Architectural Review Committee and Property Owners

Association have developed the Design Guidelines. The ARC will use these guidelines for the purpose of review but may consider individually the merits of any project due to special site conditions. Any project reviewed for special consideration must be shown to benefit the specific site, adjacent areas and the community as a whole.

APPLICATION PROCEDURES

Prior to the commencement of any construction activity of any type on any homesite an Application for Approval and a Request to Construct contract must be submitted by the property owner to the ARC. Included with the Application for Approval shall be such documents and other information as requested by the ARC and outlined in the Design Guidelines, including all applicable fees. In addition any requests for variances from the Design Guidelines must be submitted in writing with the Application for Approval. Approval of these documents, by the ARC must be received prior to the start of any clearing, grading or construction.

The property owner should familiarize himself and his building team with the ARC and Design Guidelines as well as the General Rules for Contractors and Subcontractors.

East Baton Rouge Parish and its planning department have jurisdiction over the community at the Country Club of Louisiana. 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 East Baton Rouge Parish standards is acceptable to create a better overall community appearance.

CONSTRUCTION DEPOSIT

Each lot owner will be required to provide a construction deposit (payable to "Property Owners Association") prior to any work commencing on the lot, including fill dirt, site clearing and site preparation. The purpose of the construction deposit is to ensure a clean job site, compliance with the contractors general rules, overall community appearance, and that the residence was built according to the approval plans.

Owners building their own home, or not using a licensed general contractor are required to pay a \$10,000 deposit. Licensed general contractors are required to pay a \$5,000 construction deposit.

The General Rules for all Country Club of Louisiana Contractors, Sub-Contractors, Vendors & Service Personnel outline what is expected on the job site of personnel and site cleanliness. Daily inspections of the job site and community, by the POA, will keep the ARC informed of any violations within the community.

A written notice will then be issued to the lot owner or agent to correct the violation. If the violation has not been corrected within the given period, the condition will be corrected by the POA and charged to the lot owner. The amount will be deducted from the construction deposit until the deposit is exhausted at which time the lot owner will be billed for any additional expense. Maintaining a clean and orderly job site within the community is one purpose of the construction deposit. The other reason for the deposit is 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 community and maintaining property values. Deviation from the approved plans and Design Guidelines defeats the purpose of the review process. Deviations from the

approved plans may require the POA to cause the owner to correct the situation. If not corrected in a timely manner, the POA may correct the situation and charge the lot owner for the expense. If no violations occur, the construction deposit will be returned in full after the final review (step 7).

CONSTRUCTION SIGN

Construction signs, which are required on all job sites, are purchased through the POA. Contact the POA office for actual cost of the sign. This sign fee may be paid at the time of review fee payment, or no later than the time of the Construction Deposit (see step 3). This sign is for the construction period only and is to be removed after construction.

DESIGN REVIEW PROCEDURE

The design review is conducted to assure adherence to these design guidelines 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 the Design Guidelines. 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.

The ARC has established a schedule for plan submittal, review and meeting with the owner/agent to discuss any questions or concerns. The ARC meets on a bi-weekly basis.

Plans for the review may be submitted to the POA Office at 855 Highlandia Dr. Baton Rouge, LA 70810. Business hours are 8:00 A.M. to 5:00 P.M. and the telephone number is (225)751-4110. Each submittal must be accompanied by a completed Application for Approval form and a Request to Construct Contract. A \$750 processing fee, two complete sets of drawings and specifications must be submitted. The fee shall be payable to Country Club of Louisiana POA.

The Architectural Review Committee shall have the right to increase this amount from time to time as stated in the Covenants, Conditions, and Restrictions, Article X, Section 10.05. This fee has been established to partially cover the expense of reviewing plans and related data as well as to compensate any consulting architects, landscape architects, urban designers, inspectors or attorneys retained by the ARC.

The following steps represent the necessary procedures required to build a residence in the Country Club of Louisiana. 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 Architectural Review Committee requires those who are building new structures or additions over 1,000 square feet in the community to submit preliminary drawings for review. For the preliminary design review, you must submit the following:

- the required drawings (see below)
- a complete Application for Approval form

- a Request to Construct Contact
- the design review fee must be submitted.

A preliminary design review does not constitute final approval on any aspect of the design.

Drawing Requirements (two copies):

These requirements are considered minimum and the Architectural Review Committee reserves the right to request additional drawings deemed necessary to conduct an adequate review.

1. Surveyor's Topographic Survey (stamped by a registered surveyor in the state of Louisiana) showing:
 - a. Existing tree locations, type and size.
 - b. Existing site grade elevations (max 50' grid), street and existing curb elevations and elevations along each property line.
 - c. Property line boundaries and all servitudes (golf course, utility, etc.).
 - d. Minimum flood determination elevation.
 - e. Actual distance from property line to street curb.
2. Proposed Site Plan showing:
 - a. All of the above from surveyor's topo.
 - b. Proposed finish floor elevations.
 - c. Proposed site drainage for construction (prior to landscape). Note this is to be shown with contour lines and or adequate point elevations. All construction swales must be shown.
 - d. Driveway and curb cut elevations.
 - e. Building outline.
 - f. Other site improvements (walks, retaining walls, etc.).
3. Proposed Building Elevations showing:
 - a. Proposed exterior materials, window and door types, shutters, etc.
 - b. Highest roof peak height dimension above proposed finish grade at the front entry.

STEP 2 - CONSTRUCTION DOCUMENT SUBMITTAL

The construction document submittal should incorporate the required drawings containing all of the requirements of the Design Guidelines as well as comments from any previous meetings and design reviews.

Drawing Requirements (two copies):

These requirements are considered minimum and the Architectural Review Committee 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" maximum sheet size. Specifications, 8 1/2" x 11" bound with table of contents.

1. Site Plan (1"=20' min.) showing:
 - a. All information from surveyor's topographical survey (see Step 1). Show trees to

- remain and trees to be removed, using different symbols.
 - b. Finish floor elevations. If this elevation is modified by minimum elevations required by the City of Baton Rouge the Owner is required to notify the POA office prior to any construction.
 - c. Proposed site drainage for construction (prior to landscape). Note this is to be shown with contour lines and or adequate point elevations.
 - d. Driveway and guest parking with curb cut elevations.
 - e. Side walks and entry walks with point elevations.
 - f. Air conditioning condensing unit locations.
 - g. Hardscape, (patios, courtyards, fountains, additional walks, pools and pool decks, etc. may be submitted with landscape plans, see step 6).
 - h. Driveway back up distance.
 - i. Building outline.
 - j. All servitudes locations and types.
 - k. Fencing location and type (may be submitted with landscape plans, see step 6).
 - l. Retaining wall locations, size, type, height and finish.
 - m. Other site improvements.
2. Landscape Plan (1"=20' min.)
- May be submitted after construction begins. See Step 6 for requirements.
3. First Floor Plan (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.
4. Second Floor Plan (1/4"=1'0") showing:
- a. Indicate dimension and draw to scale lower roof projections, roof overhangs, chimney locations and interior spaces. The second floor plan should correspond with the first floor plan and site plan orientation.
5. Roof Plan (1/4"=1'0") showing:
- a. All roof areas and corresponding slopes.
 - b. Roof material and color. Samples for review will be required to be submitted prior to installation.
 - c. Label and locate all roof vents, projections, gutters, downspouts, crickets, chimneys, flashing, skylights, vents.
6. 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 should indicate height from first floor finished elevation to the uppermost roof peak.

7. Schedules
 - a. Door schedule
 - b. Window schedule
 - c. Finish schedule

8. Details at appropriate scale. All details required for construction particularly exterior details including but not limited to:
 - a. Typical exterior wall section
 - b. Column details
 - c. Chimney details
 - d. Shutter details
 - e. Dormer details

9. Complete specifications. "Blanket", "Universal" specifications and schedules are not acceptable; the specifications submitted should directly apply to the residence for which they are submitted.

STEP 2A - GOLF COURSE SUBMITTAL

All construction documents for houses or improvements located on lots adjacent to the golf course must also obtain approval from the Country Club of Louisiana Board of Directors.

STEP 3 - PLAN REVIEW

After construction document review one set of documents will be returned to the property owner "No exceptions taken" (construction may proceed), "Make corrections noted" (construction may proceed with noted corrections to plans), "Revise and Resubmit" (construction may not proceed) or "Resubmit" (construction may not proceed). In some instances, particularly those in which multiply final reviews are required, an additional review fee may be levied. In any such instance, the property owner or his authorized agent will be advised in advance of any impending problem, and prior to the levying of an additional review fee.

The Architectural Review Committee will retain the final reviewed drawings for a maximum 180 days after final review. If work has not started, or a continuance received by the lot owner or owner's agent within the above time period, the approval will then automatically expire. A reapplication and review (subject to any new regulations) will then be necessary in order to begin construction.

STEP 4 - SITE CLEARING AND PREPARATION

Based on 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 POA in writing before any site work can commence. If tree removal is indicated a site visit by the ARC or POA agent is required. All construction deposits must be obtained prior to site clearing and preparation.

STEP 5 - SITE REVIEW

After plan approval the owner may proceed with foundation forming. There are three site reviews or approvals that are required from the Architectural Review Committee during the construction process. The purpose of the site review is to ensure compliance with the approved plans. After obtaining approval with each, step, permission will be granted to continue with construction. They are as follows:

1. A slab survey is required.
2. A site review or inspection is required after the framing is completed.
3. A final inspection is required when the home, all landscaping and hardscape is complete. Final review approval must be obtained prior to release of any deposits and owner move in. A \$10,000 deposit is required prior to occupancy if final review is not approved. This deposit will be refunded when final inspection or review is approved.

Please note a re-inspection fee may be charged if the architect has to re-inspect the site. To arrange for a site inspection contact the POA Office.

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

Drawing requirements (two copies):

1. Landscape Plan (1"=20') showing:
 - a. Size, spacing, quality and quantity of plants, drawn sized and spaced to scale.
 - b. An accurate plant list.
 - c. Complete bed preparation specifications.
 - d. All information from surveyor's topo (step 1).
 - e. Finish floor elevations.
 - f. Mailbox location.
 - g. All hardscape surfaces (driveways, walks, patios, retaining walls, courtyard walls, fountains, pools, fencing, decks, etc.) with point elevations and heights.
 - h. Final site drainage. This is to be shown with contour lines and adequate point elevations. The landscape plan is the final drainage plan for the property and will be reviewed for all requirements related to individual lot drainage. General arrow indications for drainage is not acceptable.

STEP 6A - GOLF COURSE SUBMITTAL

Landscape plans on lots adjacent to the golf course must also obtain approval from the Country Club of Louisiana Board of Directors.

STEP 7 - LANDSCAPE INSTALLATION AND CONSTRUCTION COMPLETION

4. After landscape plan approval, landscaping may be installed. A final inspection is required when all construction of the home, all landscaping and hardscape is complete. **Final review approval must be obtained prior to release of any deposits and owner move in. A \$10,000 deposit is required prior to occupancy if final review is not approved.** This deposit will be refunded when final inspection or review is approved.

STEP 8 - FINAL REVIEW

After landscape installation and all construction is completed, a final review of the project is required. Final review approval must be obtained prior to release of any deposits and owner move in. A \$10,000 deposit is required prior to occupancy if final review is not approved. This deposit will be refunded when final inspection or review is approved.

GOOD DESIGN

It is desirable for the homes of our community to exhibit the individuality of their owners as well as their selected architectural style. However, it is also important that they observe basic design principles inherent in good architecture.

Following are some of the questions that the property owner and design team should consider when developing the design for the homesite.

- Is the residence located on the site 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 residence? 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 residence? Are the building materials used logically?
- Are the colors appropriate and used with restraint?

ARCHITECTURAL STYLES

It is the intent of these guidelines to encourage a community of individually outstanding architectural statements that when viewed together create a superbly designed community. It is not the intent of these guidelines to designate specific architectural styles but rather to give property owners and their architects or designers a set of guidelines to follow. Each architectural design should be customized for the individual homesite to maximize the existing natural features. Traditional styles such as French Quarter, Acadian, Plantation, West Indies or Louisiana vernacular are preferred. Contemporary styling is also acceptable but should adhere to the same criteria as contained in these guidelines.

Plantation

This style is generally considered a response to the semitropical climate of Louisiana by the classically minded planter and merchants who achieved prosperity following the state's admission to the Union in 1812. It coincided with a period of renewed interest in historical styles, particularly Greek Revivalism.

Plantation homes vary in size but are predominantly two storied, simple, rectangular masses covered with a hip or gable roof. Column supported galleries flank the front façade and usually 1, 2 or all of the remaining sides. The galleries are covered either by extending the main roof or with a roof of a different pitch. They provide shading for windows and doors while creating an overall impression of inviting coolness.

When siting the home, larger homes with more grand facades are usually set back from the street so that their overall proportions are better exhibited. Smaller sites require a finer detailed, more intimately scaled building so as not to overwhelm the site and neighboring houses. Materials and colors typically follow historical precedent. Wall surfaces are usually wood, stucco or whitewashed brick in reflective whites. Accent colors are best used on shutters, railings and trim. First floor walls are often given heavier treatment by using brick while upper floors are wood or stucco. Roofs are typically slate, wood shingle or wood shake.

The details of the home should follow historical examples of the style and remain subtle in nature. Columns are preferred over arches for gallery support and may be of stucco, cast stone or turned wood. Windows are of wood, double hung and with divided lights. Historically, windows were tall and wide for increased natural ventilation and in some cases doubles as passages to exterior galleries provided shade and screened undesirable views and noise. Interior spaces are usually symmetrically arranged along either side of a central hall encouraging the movement of breezes through the home.

Acadian

The Acadian style, sometimes referred to as the Louisiana Raised Cottage style, is attributed to and receives its name from the settlers who migrated south of Louisiana from French Canada or Acadia. It represents a simple vernacular response to the environment unlike the plantation style which followed a more intellectual approach with its reliance on classicism.

The most prominent characteristic of the style is the steep single gable roof extended over front and rear porches covering a one or two storied structure raised on brick piers. Overall building form is kept simple and compact. The simplicity of building elements and detailing creates a

comfortable yet elegant dwelling.

Homes are sited either in the center of a lot or closer to the front of the homesite. In the latter case a fence and landscaping is desirable to provide a buffer from the street.

Horizontal lap wood siding is the most commonly used material in the Acadian style. However, brick, either whitewashed or left natural, is found on piers, lower floor walls and chimneys. Posts, railings and exterior stairs are almost exclusively wood. Colors are limited to soft neutrals and whites. Contrasting colors, especially greens, browns and grays accent railings, shutters and trim. Roofs are most often slate or wood shingle.

The detailing of the style is simple yet elegant. Wood porch posts are usually square and plain. Capitals and column bases are kept very simple. Double hung windows are commonly 6 over 6 divided light and fitted with operable shutters and simply trimmed. Fences are made of flat wood pickets.

West Indies

The West Indies style, as it has come to be known in Louisiana, has its origins in the native and early colonial architecture of the Caribbean Islands and was easily transplanted to the Gulf Coast. The style is very open for natural ventilation and relies heavily on perimeter galleries for shading.

These houses are identifiable by their rectangular form, large hip roof, encircling porches and raised floor. The perimeter walls appear subordinated by the great roof which can be compared to a large umbrella which protects the building from sun and rain.

Houses of the West Indies style are best exhibited set back on the homesite amid ample landscaping. However, the style can accommodate a site with size restriction if proper scale is considered. Building form is kept as simple as possible with very few wings or extensions. In many cases, galleries are placed along the front of the structure and extend partly along the sides often completely encircling the house. Proportions are especially important when two or more stories are desired. It is best to locate the additional floor under roof and provide light through dormers.

For materials, wood, brick and stucco are all commonly used. If perimeter walls are more than one floor in height, stucco and wood are more appropriate for the upper floors. Wall colors are best kept in the white, neutral and subdued pastel range. Roofs are slate or wood shingle. A traditional treatment is the use of clay tile cap along roof ridges. As with the other elements of the style, details are kept simple and straightforward. Stucco, cast stone and turned wood columns as well as square wood posts all have historical precedent. A study of the various details and their appropriate material should be undertaken in order to maintain a certain degree of historical authenticity.

French Quarter

The French Quarter style, as it has come to be known, had its origins during the French and Spanish colonial periods in New Orleans Vieux Carre'. It is essentially an urban style; the result of small building lots, close proximity of neighboring structures, and the desire of city dwellers to create a peaceful inner environment sheltered from the outside. The result is a style that is hard to identify within narrow limits. It is the product of the juxtaposition of various building forms and elements, and various interior and exterior spaces.

Siting, although an important factor, does not play as active a role as it has in the previous styles. The inherent urban character of the French Quarter style is best suited for small lots where neighboring buildings are close together. It is therefore desirable to orient spaces inward toward a central courtyard. These carefully designed courtyards and drives are typically paved with a enclosed space. Even when sites are large, houses should not sprawl needlessly.

Material selection becomes very important to the intimate scale of this architectural style. Walls are typically brick and plaster with occasional wood siding. Columns may be cast stone, plaster or turned wood. Railings and trim are painted wood, wrought or cast iron. Wood shingles are occasionally found although slate tile is far more common for roofs. A variety of colors are appropriate from whites, light grays and beige to darker pastels. Contrasting materials, textures and colors add interest and variety but should not be handled logically and with restraint.

Because of its origins more freedom in detailing is allowed in this style. Arched supports opening and columns are appropriate as well as a wider range of doors, windows and trim.

Spanish Colonial / Spanish Colonial Revival

The Spanish Colonial house is characterized as a low, long one story building with a covered porch extending along the façade. Bricks or cut stone were used for wall construction. The wall often was covered with lime wash or plaster. Extending roof beams and porch posts were left round or roughly square. The rear of the house often faced an enclosed patio or garden.

The unique feature of the Spanish Colonial Revival Style is the ornate low-relief carvings highlighting arches, columns, window surrounds and cornices and parapets. Red-tiled hipped roofs and arcaded porches also are typical. Stone or brick exterior walls often are left exposed or finished in plaster or stucco. Windows can be either straight or arched. A molded or arcaded cornice highlights the eaves.

Georgian/ Georgian Colonial Revival

The Georgian house is characterized by a formal arrangement of parts employing a symmetrical composition enriched with classical detail. The basic house form is square or rectangular; characteristics include symmetrically placed windows, Palladian or Venetian windows, hipped or side gable roofs of medium pitch, and porticoes with classical columns. Fanlight transoms and triangular pediments are also common, as were sidelights flanking the entrance door. Porches are occasionally asymmetrically placed. Classical ornamentation include garlands, swags, dentals, and bracketed cornices. Dormers and porticoes were frequently capped with swan-neck pediments. Sliding sash windows are common with each sash having several lights using as few as six or many as twenty panes of glass in one sash. The façade often is emphasized by a pediment projecting pavilion with pilasters or columns. The exterior is most often constructed of exposed brick, stucco, or wood frame with weatherboard siding.

Patio Homes

The intimate scale and close proximity of adjoining houses and lots in parcels such as 2,7,8 and 20 necessitate the special design criteria for patio homes. Every aspect of the homes' design must be carefully studied with particular attention given to materials, colors and detailing. With the site's intimate scale each design element gains added importance. The following is a list of special criteria that must be incorporated into the design of each patio home.

In keeping with the patio home concept each house shall have a portion of its outdoor living space enclosed by a solid wall. The wall should be either brick or stucco and be of sufficient height to ensure privacy. Wood fences are not acceptable patio enclosures. Patio walls may be built to side yard property line. They must remain behind the front yard setback and not intrude into the 30' golf course easement. Walls fronting on the golf course and running the width of the property may not exceed 3', except for the designated privacy area. Gates into the enclosed patio or courtyard are typically wood or ornamental iron.

Roof forms should be either gabled or hipped with a maximum height of 38' to the ridge from finished grade. Steeply pitched roofs are preferred with a minimum slope of 8/12. Hipped roofs with low pitched outriggers on all sides (bell roofs) are not acceptable. Chimneys shall be either masonry or stucco. Exposed prefabricated metal or wood covered chimneys will not be approved. Special attention should be given to the chimney cap design and detailing.

The architectural detailing should be kept simple and elegant following wither the Greek Revival or Louisiana vernacular style. An effort should be made to refrain from using the more ornate Victorian, Gothic or Electric Revival detailing. Due to the lack of sufficient detailing and design quality, aluminum windows and screen doors will not be approved.

Ancillary structures should appear as part of the site's overall architectural design. All swimming pools, dog runs, storage houses and similar structures must be enclosed in a solid patio wall in keeping with the style and material of the house.

Driveways and garages comprise the majority of the front façade, therefore they should be designed to reflect the overall quality of the architecture. In order to allow sufficient space for landscaping in the front only single entry drives will be acceptable. Circular drives with 2 street entrances will not be permitted. Visitor parking should be permitted. Visitor parking should be provided but with sufficient screening using patio walls. All family owned vehicles must be stored in a garage or behind a solid patio wall. Maintaining a clean uncluttered and nicely landscaped front façade best exhibit's the special design features of patio homes.

Due to the intimate scale, material selection becomes of premiere importance. All primary materials shall be stucco and brick with wood being used as an accent material only. Roof flashing shall be copper or lead. In keeping with the native architectural styles only traditional or natural materials may be used for exterior finishes. The use of similar traditional materials throughout each patio home area allows each residence to meld with other to create a quality village-like character.

SITE PLANNING

The siting of a house is a critical and important design and decision. The site plan developed for each homeowner should reflect functional needs and also be sensitive to the individual home site's unique characteristics as well as the surrounding community. The larger lots and open vistas of our 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 homesite, relationships to adjacent homesites and structures, dominant solar orientation, prevailing breeze, soil conditions, vegetation 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. Within the information provided by the detailed site analysis, the design team can effectively optimize the design opportunities of the site.

SITING

The ARC shall consider each site independently, but shall give extensive consideration to each individual plan's impact upon adjacent homesites and view corridors. Care must be taken to locate each structure, whenever possible, so as not to infringe upon adjacent structures and homesites, 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, if applicable.
- d. Existing vegetation type and quality.
- e. Existing water and drainage patterns.
- f. Driveway access.
- g. Height of proposed and adjacent structures.

BUILDING SETBACKS

East Baton Rouge Parish and the Planning and Zoning Commission have established minimum standard of building setbacks for various types of residential structures within the parish. The setbacks required by East Baton Rouge Parish, however, are not to be construed as setbacks that would be approved by the ARC.

The Architectural Review Committee has provided setback requirements, when viewed in total, to ensure that the community will be pleasing in appearance not only from the street, but also from the golf course and common property.

The nature of the architecture found in different parcels requires a variety of setbacks within the 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 community. The following table specifies setbacks established by the ARC for various parcels. Please note that these setbacks may vary from setbacks illustrated on final plats recorded with East Baton Rouge Parish.

In all cases the more stringent requirements shall govern. It is important that the ARC required setbacks and the setbacks illustrated on final plats be reviewed to determine buildable area.

<u>Parcel</u>	<u>Front</u>	<u>Rear</u>	<u>Side</u>
2	11'	20' 5' (lots 15-20,28,29)	5'
4	40'	30'	12'
5 Golf Course Lots 19-25	25' 35'	25' 15'	15' 15'
5 Phase III	25'	15'-25'	15'
7 Phase	11'(front entry garage) 5' (side entry garage)	5' 20' (golf course)	5' opposite zero lot line
7 Phase II	10'	5' 20' (golf course)	5'
7 Phase III	10'	20'	5''
8	20'	25' 10' (lots 6-19, 20-25) 5' (lots 26-31)	5'
10 Phase I	50' 40' (lots 1-6, 11-13)	35' 30' (interior lots) 25' (lots 1-6, 11-13)	15'
12	20' 40' (lots 1-5)	50' (lake) 35' (golf course) 35' (interior)	15'
13	10' – 25'	15' - 25'	0' (Lots 1 – 20)
14	20'	35'	5'
15 Golf Course Lots Interior Lots	50' 50'	35' 30'	15' 15'
16 Phase I	40'	30'	15'
16 Phase II	40'	30'	15'
16 Phase III	30'	25'	10'
16 Phase IV	35'	25'	10'
17	10'	20'	0' (one side)

see plat)

<u>Parcel</u>	<u>Front</u>	<u>Rear</u>	<u>Side</u>
18 Golf Course Lots	50'	35'	15'
Estate Lots	65'	160'	15'
Interior Lots	50'	35'	15'
19 (phase 4, II)	40'	35'	12'
20 Phase I	20'	30'	8'
	10' (lots 1a-6a,14,17-19)		
20 Phase II	20' (lots 29-35)	30'	8'
	15' (lots 25-28)		

All building setbacks should be verified with final plat.

SERVITUDES

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. Owner must meet East Baton Rouge Parish requirements for construction within servitudes.

DESIGN CRITERIA

DESIGN FEATURES

- a. *The main entrance* should have a sense of prominence that is reflected in the design. The entry should be sheltered on the exterior and include a pair of doors either with or without side lights. If a single door is preferred, sidelights are then required. The main entry should contain more detail than other opening 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. All openings should be articulated with the use of shutters, flat or arched lintels, projecting sills or surrounds. If shutters are used, only real shutters are acceptable with the appropriately designed and detailed hardware.
- c. *Windows and Doors.* Metal windows are not permitted. Vinyl or aluminum clad wood windows are recommended at locations prone to extreme weather conditions. Metal doors are only permitted in secondary locations such as storage rooms. In no case shall metal doors be visible from the street or golf course. All metal door locations must be specifically approved by the ARC.
- d. *Siding.* Aluminum, vinyl, masonite, or similar siding, fascia, soffits are not permitted. Siding shall be wood, cement based material.
- e. *Bay windows* are to be carried down to grade or express visual support of a cantilevered

condition. Stacked bay windows are allowed.

- f. *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.
- g. *Quoins*, when utilized in the design, should be expressed on the front and side elevations and on all elevations when the homesite is on the golf course.
- h. *Roof forms* should be well organized and demonstrate the same character on all sides of the residence. The roof slopes should be a minimum 8 vertical to 12 horizontal pitch either gabled, hipped or tasteful combination. Lower pitches for minor areas of roof may be considered for review. Gutters and downspouts are highly recommended at all eave lines unless deemed inappropriate. All gutters shall be copper or metal kynar finished (not painted) to match the roof color or appropriate material.
- i. *Flue pipes* i.e. prefab 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. All through wall vents must be screened.
- j. *Chimneys* shall be masonry, cement plaster or exterior insulating finish systems. Chimney caps shall be either brick, stucco, slate, flagstone, copper or color clad metal. No painted galvanized metal caps will be approved. Exposed, prefabricated metal or wood covered chimneys will not be approved.
- k. *A raised deck* and its supports should incorporate materials which relate to the residence such as brick, wood, stucco, or stone. Piers sized 12"x12" built with the same material as the house are encouraged. If wood railing posts are used they should be a minimum 6"x6" with a base and capital detailing. The deck railing design should be creative and unique. No raised decks are permitted on the golf course.
- l. *Garage doors* are preferred to be raised panel wood doors. Raised panel metal doors are acceptable. No glass to be used in the garage doors. Please indicate on the building elevations the intended garage door, material, color, and finish.
- m. *All outside air conditioning equipment*, any exterior equipment, refuse storage, pool equipment, etc. 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.
- n. *Foundation*. Only monolithic concrete type or pier type construction is permissible. Pier type shall be concealed by brick veneer, stucco or brick with lattice panels between. Any structural piers (concrete, concrete block, etc.) exposed to view will not be permitted.
- o. *Screens*. All screens shall be copper or bronze/black nylon mesh.. Window screen frames shall match window material.
- p. *Arbour, gazebos, and other landscape structures* shall be submitted prior to construction, including all details.

For specific cause, the ARC may grant waivers to certain community restrictions on an

individual, case by case basis. These will be considered only in the case of a unique, unusual situation beyond the owner's control.

GENERAL MATERIALS

In general, traditional or natural material shall be utilized for all exterior finishes. Primary material used shall be stucco or synthetic plaster (exterior insulation finish system), wood lap siding and brick. No round synthetic plaster (exterior insulation finish system) columns are accepted. New brick is not permitted unless it is sack-rub masonry mortar finished or painted.

ROOFING, ROOF PENETRATION AND ROOF HEIGHTS

Minimum roofing materials shall be laminated composition architectural cut shingles except in Parcel 14 where all roofs are to be slate. All exposed roof flashing shall be copper and all roof jacks shall be copper or lead. No exposed PVC or galvanized material will be permitted anywhere. Any other roof penetrations shall be copper or painted to match the roof or to appear as copper. No painted galvanized chimney caps shall be allowed. All drip edges shall be copper or color clad, no painted galvanized drip edges will be accepted. Skylights or similar equipment are not permitted on the front roof elevation and only those with a flat surface will be accepted (no domes).

Roof heights (to highest peak) shall be limited to 42' measured from finish grade, 32' in parcel 4.

GRADING & EXCAVATING

The design and development concepts of the community call for the utilization and enhancement of the existing natural environment. The ARC 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 homesite and overall 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 POA and considered individually for each homesite. Recommendations or demands will be based upon individual site location, terrain, soil conditions, vegetation, drainage, proposed cuts and fills and any other conditions the POA determines impact upon the site grading. Absolutely no grading whatsoever shall be permitted without first obtaining authorization (see step 2 of review procedures).

DRAINAGE

Drainage considerations for individual homesites play an important role in the ecological balance of the community. Water runoff for each individual building site 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 lot owner. The POA adopts the following policy for drainage, surface water runoff, or waterflow matters:

1. Any property owner who proposes construction of any improvements or installation of hardscape or landscape must sign the attached waiver agreement and submit it with the appropriate plans to the Architectural Review Committee ("ARC").

2. Prior to the construction of any improvements or the filling of any lots, a property owner must submit a drainage plan. The drainage plan must be approved by the Architectural Review Committee (ARC). The ARC has the discretion to require the property owner to submit the report of a qualified engineer to support any drainage plan. If the ARC is not satisfied with a proposed drainage plan, the ARC has the discretion to employ on behalf of the POA an engineer to review the proposed drainage plan (the cost of such engineer to be paid for by the property owner within 20 days of billing by the POA).

3. Any homeowner who has a complaint regarding surface water run-off, waterflow or drainage from a neighboring property must file an appropriate form stating what efforts have been made to amicably resolve the issue with the owner of the neighboring property. The POA will request the complaining property owner and the neighboring property owner to meet with the ARC to attempt consensual resolution.

4. In the event the POA is required to employ architects, engineers, or attorneys to resolve drainage problems, the POA Board may assess the costs of such professionals to the property owners(s) that the POA Board determines were the cause of any drainage, surface water runoff, or waterflow problems.

5. The POA reserves the right to refer all unresolved drainage, surface water run-off or waterflow matters to the City-Parish Department of Public Works.

6. As a general rule, the POA does not get involved in legal disputes solely between property owners which do not materially affect common concerns of the POA.

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By creatively incorporating the drainage plan into the overall site plan and proposed landscaping what once might have been a site problem or constrain, could possibly become an amenity. Drainage onto the golf course must have the prior approval of the Country Club of Louisiana.

GARAGES

Only the side loading garages will be permitted for estate homes at the Country Club of Louisiana. Front loading garages are permitted only homesites in Parcels 2,7,8,17,20. For side loading and front loading garages located on the front yard the ARC requires additional landscaping in the front yard.

To maintain design continuity throughout the community all residences must have enclosed garage space for a minimum of 2 cars. It is strongly recommended that houses with 5 bedrooms provide enclosed garage space for 3 cars. In Parcels 10, 15 and 18 all houses with 4 or more bedrooms must be provided with, as a minimum, a 3 car enclosed garage. All owner's cars not parked in a garage must be screened from off site views. Golf carts must also be stored in the garage. Guest or visitor parking in an important feature that should be incorporated into the overall site and driveway design of all homesites.

Recreational vehicles, boats, etc. should be parked inside a garage or permanent enclosed structure. In no case shall they be merely stored in a driveway.

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 border, washed aggregate, patterned concrete or broom finished concrete. Driveways should be setback a minimum of 3' from the side property line. A minimum 28' is required for the garage turnaround area. In order to maintain safe conditions, driveway slopes should not exceed 10%. Turnouts or flares at the street may be angled or curved. The drive width at the street however, must be at least 6' greater than the drive width 10' from the street edge. Turnouts or flares must remain on the individual building site and not extend onto neighboring homesites. Circular driveways are permitted only if the homesite has a minimum of 100' width across the front property line. Drives with 2 different street entrances will not be permitted.

DRIVEWAYS AT HOMESITES WITH REAR ACCESS

Parcels 16' interior lots backing on the alley present a special opportunity, and to maintain a pleasing view along the alleyway, special design guidelines have been determined. Patio walls and fences that are to be built within the rear setback must be no closer than 12.5' from the rear property line. The rear property line also serves as the alley centerline, thereby creating a 25' wide and fences should not encroach within the area on either site design. In response to the special rear access feature in Parcel 16 homes along the alley should have at least 2 off street guest parking spaces with access off the front. This guest parking should be entirely on the homesite and not part of the public right of way.

WALL & FENCES

All walls, fences, and retaining walls must be approved by the ARC prior to construction. It is required that walls and fences be constructed of solid masonry, cast aluminum or wrought iron with masonry/stucco columns. Columns shall not be spaced greater than 18' on center. The ARC will consider variance requests for decorative fencing of another material. Walls and fences should utilize the same material as found in the architecture of the residence. Wood fences with brick columns may be allowed in rear yards of interior lots. No wood fences will be allowed on golf course lots. View from the street will be taken into consideration on all wood with brick column fence proposals. In order to ensure a quality appearance, chain link or welded wire fences will not be permitted within the community. Maximum height of walls and fences is 8' behind the front setback. If the wall or fence is located prior to the front setback, the height is lowered to 3' to ensure that the architectural design of the home is not compromised. See special fence requirements for Parcel 8 homesites.

Patio walls may be either brick or stucco, but wood walls are not acceptable as patio enclosure. 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 the golf course servitude. However, restricting views from adjacent lots will be taken into consideration when reviewed by the ARC.

Retaining walls adjoining the home must incorporate the same materials as found on the portion

of the building façade to which it attaches. All other shall be masonry retaining walls. The material selection and height of walls and fences are important factor in the overall architectural design of the home.

Walls and fences are not recommended fronting the golf course. Any proposed wall or fence on the golf course will require review by the ARC and Country Club of Louisiana. No continuous solid brick walls fronting the golf course will be acceptable. Only brick and wrought iron fences fronting the golf course will be considered for review.

Aluminum fence requirements are as follows:

Main Posts: (between brick columns) - 2 ½" x 3 x 2 ½" minimum 4' - 0" o.c. maximum with decorative solid cast cap. Style of cap to be approved by Architectural Review Committee.

Horizontal Bars: 1 5/8" x 1" bar minimum on each side of pickets or 1" x 1" x 1/8" thick tube on one side. Horizontal bars to be located at the top and bottom of fence.

Pickets: ½" ½" aluminum bar with decorative solid cast finial at 4.125" o.c. minimum. Style to be approved by Architectural Review Committee.

At exposed welded connections, finished exposed surfaces smooth and blended so no roughness shows after finishing and welded surface matches contours of adjoining surfaces. Connectors shall be located so as not be seen from the golf course. The "finished" side of the fence must face the golf course.

All fences and finish color must be reviewed and approved by the Architectural Review Committee. Restricting views of adjacent lots will be taken into the consideration when walls and fences are reviewed by the ARC.

SCREEN PORCHES AND ENCLOSURES

Screened porches and enclosures are considered vertical construction and shall not encroach into the required setback areas.

It is recommended that enclosures be architecturally designed to ensure compatibility with the design of the house. The shape of the enclosure must blend and be in harmony with the proportions of the house and its rooflines. Example: An Acadian style home would have an enclosure with a very simple roof span, pine columns and beams, etc.

The framing and other materials of screened enclosures must blend and be in harmony with the natural setting of The Country Club of Louisiana. Materials considered should be wood, brick, stucco and wood siding only. No aluminum, steel or other metal structure may be exposed except for a minimal amount to hold the screen. The exception to this rule is the roof members, which may be the exposed metal structure. However, framing members must be bronze, black or a dark color that blends with the screen, while anodized aluminum will not be allowed.

Roof pitches of screen enclosures should relate to the existing home. Flat portions of roofs are strongly discouraged and will most likely be rejected.

Screen must be copper or nylon.

Prefabricated enclosures of any kind are prohibited in The Country Club of Louisiana.

All porches and enclosures on lots adjacent to the golf course must gain approval of The Country Club of Louisiana Board of Directors.

LAKE STRUCTURES

The design of lake structures within the community must be approved by the ARC. An important site element of lake homesites is that they allow a greater use of the water for fishing, boating and relaxing. As with any structure in the community, their design and construction is of concern to the ARC.

When evaluating the lake homesite within the community the ARC determined only certain sites would accept a lake structure without compromising the view from adjacent areas. The areas where a lake structure is acceptable are Parcel 16 lots 68-77 and Parcel 18 lots 25-31. Lake structures are prohibited at all other locations.

In order to ensure a quality design and protect the views from adjacent areas, standards have been developed that include siting, size, structures and materials. The siting or location of the lake structure should be chosen carefully considering the proposed size and as a part of the overall site plan. The dimensions of the structure should be built within the following guidelines.

Docks shall be built with the long dimension parallel to shoreline. Maximum length is 20'. The distance from shore is limited to the length necessary to obtain practical water depth for boats with keels or centerboards. Width is limited to 4' with the height above water restricted to 2'.

Piers are to be built perpendicular to the shoreline. Maximum projection is 8'. The maximum width is 4' and height shall match height of the bulkhead.

Ramps may be constructed parallel to the shoreline with a maximum length of 10'. Ramps may be no wider than 4'. A landing with a maximum size of 10' in length and 4' in width, is required at the top of the ramp. The landing should match the height of the bulkhead.

Boat launches shall be built perpendicular to shoreline. Maximum projection into the water is limited to 4' with the balance of ramped area recessed into the property away from the shoreline. The slope of the boat launch ramp shall not be greater than 1:10. Maximum width shall not be greater than 6'.

Open views across the lakes are important so no roofed structures, railing or enclosures are permitted. Material selection is always an important element of design and the material chosen should remain in keeping with the other site features. Preferred material is that matching existing bulkhead. All plans for docks and piers must be submitted to the ARC prior to construction.

POOLS, THERAPY POOLS & SPAS

The size, shape and siting of pools must be carefully designed to achieve a feeling of

compatibility with the surrounding natural and manmade environment. The location of swimming pools, therapy pools and spas should consider the following:

- a. Indoor/Outdoor relationships.
- b. Setbacks
- c. Existing trees
- d. Views both to and from the pool area
- e. Wind
- f. Sun
- g. Terrain (grading and evacuation).
- h. Fencing and privacy screening.

No pools are allowed closer than 5' to any property line. No encroachment is permitted into a golf course easement. Pool and equipment enclosures must architecturally relate to the residence and other structures in their placement, mass and detail. They also should be screened or treated so as not to distract adjoining property owners because of noise or view. Pools must be completely enclosed by security fencing and gates meeting the safety requirements of East Baton Rouge Parish ordinances and Design Guidelines.

Drawing Requirements (two copies):

These requirements are considered minimum and the Architectural Review Committee 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" maximum sheet size.

1) Site Plan (1"=20' min.) showing:

- a. Existing grade elevations.
- b. Enclosing fence and its location dimensioned from property lines. (see below)
- c. Pool configuration and location dimensioned from property lines.
- d. All property lines, servitudes and setbacks.
- e. Building plot plan.
- f. Paving showing type and extent with new point elevations showing drainage direction of flow.
- g. New and existing catch basins with subsurface piping.
- h. Pool equipment and method of screening.
- i. Arbors or structures associated with pool. (see below)
- j. Existing trees to be removed and existing trees to remain.

2) Details

- a. Sections, elevations and details of enclosing fence.
- b. Pool section and details.
- c. Sections, elevations and details of any arbors or structures associated with the pool.

TENNIS COURTS

Tennis courts will be permitted only when they can be constructed so as not to infringe upon view corridors and naturally screened from adjacent homesites. Two copies of a site plan showing the tennis court location, with proposed grading and screening, shall be provided for review by the ARC. Minimum setback for a tennis court from any property line is 25'. Design and color of fencing materials should blend naturally into the surrounding area with plant materials added to soften the visual impact. Wind screens should be kept to moderate heights. Surface colors should be restricted to colors such as soft reds and greens and not be highly reflective. Night lighting of tennis courts is permitted if the light does not intrude on adjacent homes. Lights must be turned off by 10:30 P.M.

MAILBOXES

The ARC will control the selection and construction of all mailboxes within the Country Club of Louisiana. Community standard mail box is the only style that is acceptable.

Mailboxes may be purchased from and installed by the POA at the cost of \$325. The check is made payable to "POA/Mailbox".

Please contact the POA Office to place an order at (225) 751-4110.

EXTERIOR LIGHTING

All landscape and exterior lighting must be approved by the ARC prior to installation. The location, placement and direction of lighting should enhance the landscape and residence and not infringe upon adjacent property owners. All accent lighting should utilize low voltage, direct task type fixtures and be set as close to grade as possible.

BASKETBALL GOALS

Basketball backboards and goals are to be painted or treated to match the color of the residence or other color approved by the ARC. Location of all basketball goals must be approved by the ARC.

ANTENNAS & SATELITE DISHES

No television antenna, satellite dish, radio receivers or other similar device may be visible from the street. Owners must make every attempt to screen the device from all views. The satellite dish location must be approved by the ARC.

SOLAR & GEOTHERMAL GUIDELINES

"Solar collector" means any device or combination of elements which relies on sunlight as an energy source.

Solar rooftop devices are defined as:

1. Photovoltaic (PV) panels/modules
2. Solar Water Heating (SWH) panels/modules and
3. Integrated Photovoltaic Systems (IPS)
(i.e., photovoltaic “shingles, tiles or siding” or “thin-film laminates”)

General Considerations

As stated in LA RS 9:1255, No person or entity shall unreasonably restrict the right of a property owner to install or use a solar collector.

Solar rooftop devices must be visually integrated with the architecture of the house regarding style, location, size and color. The installation of such devices should eliminate or minimize visibility from the street or golf course. Tracking platforms or mechanisms that allow devices to tilt seasonally, permanently or by time of day are not allowed.

Solar collector systems must:

- Installations must comply with applicable building codes; all necessary permits must be obtained.
- Solar panels must have a non-reflective surface.
- The maximum panel clearance (distance from the roof surface to the top surface of the panel) should be 8 inches.
- The maximum number of roof planes used for a single type of installation should be 2.
- Panels must be installed on the plane of roof material and may not extend above the ridge line of the roof. Panels (collectors) must be a continuous unit without gaps.
- All conduit or pipe runs should be internal/concealed (non-visible from the outside) or, if external, be painted to match background color.
- PV systems require that the inverter should be placed either inside or within 3 feet of the existing utility meter, preferably on the same plane as the existing utility meter.
- Invertors and additional utility meters should not be installed in plain sight from the street or golf course.

Submission Requirements

A completed application must include a color visualization and/or simulated image of the installation, printed on white 11” x 17” paper. The solar system must be accompanied by a professional construction drawing(s) to scale for the proposed installation. The exact location and number of collectors, means of attachment to the roof structure, and location of all exterior components must be shown. A site map is also required, showing the orientation of the home in relation to other properties. The site map can be created from web-based applications such as Google maps.

Specifications for the installation must include:

- Documentation that the system meets the required technical guidelines
- Current roof material and color
- Proposed panel manufacturer and panel color, including stock photos of the panel from the manufacturer’s website
- Proposed panel frame color and material

Geothermal Plates. Geothermal Heating and Cooling heats and air conditions in homes.

Practically everywhere in North America, the temperature of the earth below the frost line remains relatively constant (close to the surface, the earth temperature does vary a little seasonally with the temperature of the atmosphere). This steady temperature profile allows the earth to be used as a heat source in the winter, and as a heat sink in the summer. Geothermal heat pumps use this characteristic to heat and air condition homes by moving heat out of the earth and into the buildings in the winter, and by moving heat out of buildings into the earth in the summer. So, Geothermal Heating and Cooling is low-temperature geothermal energy.

Geothermal lake plates may not be installed in any common area lake. No open loop systems will be allowed to drain into any common area lake or adjacent property. Alternative options, such as a closed loop system, using well water, etc., may be submitted to the Architectural Review Committee for consideration.

REMODELING & ADDITIONS

Remodeling and additions to existing improvements 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 ARC will be setbacks, height limit, skylights, recreational features and lighting. A review from the ARC is required from remodeling and additions just as it is for new construction. The review fee for remodeling and additions are as follows:

Addition	\$200
Pool	\$150
Fence	\$75
Hardscape	\$75
Landscape	\$75
Minimal Review Fee	\$25
Preliminary with tree removal	\$100

ADDITIONAL DESIGN CRITERIA FOR GOLF COURSE LOTS

The Declaration of Covenants, Conditions and Restrictions grant the right of approval of all improvements in the golf course servitude to The Country Club of Louisiana (Club). The Club, in an effort to preserve the natural beauty of the area and protect the play of the game, has established guidelines for improvements in the golf course servitude.

No structures, including, fences, walls, patios, gazebos, arbors, swimming pools, air conditioning units, pool or playground equipment are allowed within the servitude. However, consideration may be given to movable hardscape, such as stepping stones and bird baths.

Although we recognize several areas along the course have mature plants within the servitude, it is the intention of these guidelines to protect the play of the game by restricting plantings to no higher than 24” at maturity. Plantings encroaching into the servitude should be kept at a minimum. Planting of the recommended listing of trees is preferred for the area. The only except to this restriction is for the homes along Hole #7, which larger plants will be allowed in order to buffer the houses.

Approved Trees:

Live Oak	Southern Magnolia
Tulip Tree	Drake Elm
Red Oak	Cow Oak
Swamp Red Maple	Cypress
Dogwood	Oriental Magnolia
Crap Apple	Cherry Laurel
American Holly	Crepe Myrtle

All proposed improvements are reviewed by the Club Board of Directors, which meets the last Wednesday of each month. Plans must be submitted in keeping with the submittal requirements as described in Review Procedure, on page 6.

ADDITIONAL DESIGN CRITERIA FOR PARCEL 20

DRIVEWAYS

Circular drives with two street entrances will not be permitted. Each lot must have off street visitor parking. Provide for one guest parking pad per lot a minimum of 20' x 9'. Parallel parking will not be approved. All family vehicles must be stored in a garage or behind a solid patio wall. Drives may be concrete with brick borders, washed aggregate or patterned concrete.

GARAGES

Garages may face street and all garages must have doors. Garages shall be designed for a minimum of two cars.

ANCILLARY STRUCTURES

Dog runs, storage houses, greenhouses and other similar detached ancillary structures shall be in a yard enclosed by a solid patio wall. Swimming pools are not permitted in rear yards that face the golf course. No wood decking will be approved.

DETAILING

Details shall be kept simple. The general style should be a French Colonial, Creole or Louisiana vernacular derivation. Victorian, Gothic or other eclectic revival styles will not be approved. Aluminum windows and screen doors will not be approved.

MATERIALS

Acceptable roofing materials shall be natural slate or fiberglass shingle, architectural style equal to Elk/Prestique II, Genstar or GAF, with terracotta "V" ridge caps. Accent metal roofing is permissible if copper standing seam only. If used, all gutters and downspouts must be copper. All primary materials shall be stucco and brick. Wood may be used as an accent material only. All roof flashing shall be copper and all roof jacks shall be copper or lead. No exposed PVC will be permitted anywhere. In general, traditional, natural materials shall be utilized for all exterior finishes.

ADDITIONAL DESIGN CRITERIA FOR PARCEL 2

Centuries old oaks, magnolias, and other trees indigenous to the State of Louisiana, combined with scenic lakes and a historic bluff create the natural setting for the Country Club of Louisiana. The Country Club of Louisiana is designed to be a unique community of single-family homes, patio homes, garden homes and villas. Great care has been taken in the planning, design and construction phases to ensure aesthetic harmony within the County Club of Louisiana. In order to ensure the quality of the community, a plan review process has been established to review individual building and landscape plans. It is the ARC's responsibility to develop review guidelines, oversee plan review and approve or disapprove all individual building and landscape plans. The authority to approve or disapprove building and landscape plans is provided by the recorded Covenants, Conditions and Restrictions for the Country Club of Louisiana in Article X.

Parcel 2-B Lots (1-13) have two fronts, the street front and the lake front.

DRAINAGE

Drainage consideration for individual homesites play an important part in the ecological balance of the community. The individual lot drainage plans should follow the master drainage plan developed for Parcel 2-B. Water runoff for each individual building site must be handled by adequately sloping all areas so that runoff can be directed to the natural drainage ways or storm drainage facilities without crossing adjacent lots. Owners are required to provide a complete drainage plan for review before any approval is granted for construction. This submittal is to be provided by the Property Owner's designer.

GARAGES

Side-loading and front loading garages will be permitted for home in Parcel 2-B. For side loading garages, the ARC requires adequate screening with either landscaping, a wall, fencing or any combination of these.

To maintain design continuity throughout the community, all residences must have enclosed garage space for a minimum of 2 cars. All owners' cars not parked in a garage must be screened from off site views. Golf carts must 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 homesites.

Special consideration should be given to the design, function, treatment and screening of the driveway and turnaround areas. Driveways should be setback a minimum of 3' from the side property line. If site and design constraints dictate, a 5' high fence or wall may be built on the property line, reducing the drive and turnaround setback to 1.5' from the property edge. A minimum 28' is for the garage turnaround area. In order to maintain safe conditions, driveway slopes should not exceed 10 degrees. Turnouts or flares at the street may be angled or curved. The driveway width at the street however, must be at least 6' greater than the drive width 1' from the street edge. Turnouts or flares must remain on the individual building site and not extend onto neighboring homesites.

WALLS & FENCES

All walls and fences must be approved by the ARC prior to construction. It is recommended that perimeter walls be constructed of solid brick, wrought iron or aluminum with brick columns utilizing the same materials as found in the subdivision fencing. In order to ensure a quality appearance, prefab wood, chain link or welded wire fences will not be permitted within the community. Maximum height of walls and fences is 8' behind the front setback. If the wall or fence is located prior to the front setback, the height is lowered to 3' to ensure that the architectural design of the home is not compromised.

Each house should have some portion of outdoor living space enclosed by solid masonry walls. Patio walls may be either brick or stucco, but wood walls are not acceptable as patio enclosures. Gates may be either ornamental wood or iron. Patio walls may be built into side yard property lines, but must be built behind front yard setbacks. The material selection and height of walls and fences are important factors in the overall architectural design of the home. For lots 1-13, no fence shall be constructed across the rear property line, in addition, all patio walls and or fences shall not be constructed beyond the rear setback line (20').

ANCILLARY STRUCTURES

No dog runs, storage houses, greenhouses and other similar detached ancillary structures are allowed unless enclosed by a patio wall. Swimming pools for lots 1-13 will be allowed only if enclosed by a solid patio wall. Swing sets are not permitted in rear yards that face the lake, Lots 1-13. No wood decking will be approved.

LANDSCAPE DESIGN

The Community of the Country Club of Louisiana has been planned utilizing the natural elements as much as possible. Various hardwoods and oak trees are very prolific within the community, and it is the intent of the ARC to maintain this landscape integrity. The determining factor of good landscape design should always be the architecture and location of the residence. The ARC will take into account various relationships of house-to-site, house-to-house, views, prevailing breeze, solar orientation, lakes and other amenities in making decisions regarding specific landscape plans. To ensure that the overall beauty of the community is preserved and enhanced, the ARC has the authority to approve or disapprove landscape plans for individual residences. For lots 1-13, the rear yard landscaping should embellish the existing landscape that is presently along the lake. For lots 1-13, azaleas currently existing on the County Club servitude shall be maintained at a height of approximately 4-5 feet.

ADDITIONAL DESIGN CRITERIA FOR PARCEL 8

It is the intent of this development to maintain itself with as many natural surfaces and textures as is possible. The following exterior materials among others are acceptable subject to final approval of the Architectural Review Committee of the Country Club of Louisiana Property Owners Association, Inc.; brick or stucco in natural earth tones and paint in natural earth tones. No plumbing or heating vents shall be placed on the front of the roof and all vents protruding from the roof shall be either copper or lead painted to blend with the roofing material.

Only one detached single-family dwelling, not exceeding one and one-half story in the rear shall be built on Lots 20-31. A two-story wing may be built in front of the house. One detached single family dwelling not exceeding two stories may be built on Lots 1-19 and Lots 32-41. This shall not prohibit the construction of one residence on two or more lots nor shall it prohibit the construction of a one-story structure on lots that are approved as two-story lots.

- a. On Lots 20-31, any windows above the first floor are not to be located in the rear of the residence. No windows may be located in such a fashion as to look down into rear of the neighboring yards.
- b. On the remaining lots, windows will be located to provide as much privacy to the neighboring rear yards and courtyards as possible. Window location on all second stories must be approved by the Architectural Review Committee.

Two or more lots may be used for the construction of one dwelling and two dwellings may be constructed on three lots, each constructed on or over the original lot boundaries, if the prior written consent of the Architectural Review Committee is obtained.

Building locations must also conform to the zoning ordinances of the City Parish of East Baton Rouge.

All residences shall contain a living area of not less than 2400 square feet. Living area shall be exclusive of porches, storerooms, garages, carports or other non-air conditioned areas.

The owner of each lot in The Village shall at the time of construction install a four foot wide concrete sidewalk adjacent to and parallel to the curb along the entire portion of his property fronting upon a street. The sidewalk will be four inches thick and be a minimum of 3000# concrete. Joint patterns shall match adjacent lot patterns. Lots 1 through 9 shall match lot 9 joint pattern.

The owner of each lot shall construct a privacy wall seven feet high between his property and his neighbor's. The wall must be built upon a concrete curbing to prevent the flow of water from one lot to another. Said curbing will be wide enough to allow neighbors to face his side of the fence, except lots along Boulevard Louisiane and Bent Tree Court. Lots 1-4 are required to install the fence on the northeastern side of the lot, Lot 5 on the northern side, and the remaining lots on the northwestern side. Lots 19 and 32 are not required to install a side fence. All side fences along Boulevard Louisiane, Bent Tree Court and on the northwestern side of lots 19, 20, 31 and 32 are required to be a brick fence and must match the perimeter fence as nearly as possible. All lots have the option of building a fence, up to 7' high, along the front property line. Front fences are not required to be of the same material as adjoining lots, but must blend aesthetically. Each lot building a side fence grants in favor of the adjacent lot a nonexclusive servitude for the purpose of facing his side of the fence and/or maintaining his side of the fence.

The common wall built by the Developer shall not be altered, painted, attached to, modified or defaced without approval of the Property Owners Association of the Country Club of Louisiana.

The Country Club of Louisiana Property Owners Association has the right to assess the lot owners of Parcel 8 for fountain repairs.

All plans reviewed by the Architectural Review Committee must also be approved by the subdivision developer.

ADDITIONAL DESIGN CRITERIA FOR PARCEL 17, THE LINKS

1. All lots have zero lot lines on one side of the house
2. All houses must conform to the development's overall appearance
 - (a) must be on one floor
 - (b) no second floor or windows above first floor
 - (c) must have at least floor to ceiling heights of 12 feet in some areas
 - (d) must use ceramic or concrete tiles on roof
 - (e) cannot have a flat roof
 - (f) exterior side must be stucco or dryvit
 - (g) must have solid foundation (approved by engineer)
 - (h) exterior color of house must be compatible with others in the area
3. In other words, "be an asset" to the development

ADDITIONAL DESIGN CRITERIA FOR PARCEL 13

Ridge caps – clay tile or concrete shall be required at all hips and ridges.

Each lot shall have at least 1 gas lantern of which the architect shall determine the location subject to the ARC requirement

Shutters shall be required where deemed appropriate and shall be ½ of adjacent opening (each side) and on operable hardware with tiebacks. Acceptable materials shall be cypress, cedar or redwood.

Flashings and gutters shall be copper only.

Driveways shall be bordered with slate, brick or of stamped concrete with a minimum 4” apron. (Subject to ARC)

All walks shall be brick, slate or stamped concrete.

All balcony railings shall be metal (wrought iron)

All roof vents shall be copper and located on side slopes where possible.

Chimney caps shall be flagstone slabs or brick.

Minimum roof pitch shall be 9 on 12.

Old brick shall be required.

Tempered glass shall be required across golf course elevations.

Front fence for courtyards not required, but if used must be brick and wrought iron (drawing will be available for review).

Stucco only – no dryvit.

Landscape requirements are:

Landscape plan must be submitted to CCLA ARC for approval. In addition, two 3” Caliper Evergreens shall be required along the golf course side.

ADDITIONAL LANDSCAPE AND HARDSCAPE DESIGN CRITERIA FOR PARCEL 13

The Masters is a detached single-family dwelling development of townhomes, designed with views facing the golf course, holes six and seven. The homes are located on the zero lot-line properties, which portrays a consistent line of homes or surfaces. Brick or stucco in natural earth tones are to be used in order for the homes to blend with the natural setting of the area.

Landscape and some hardscape are acceptable, subject to the final approval of the Architectural Review Committee of the Country Club of Louisiana Property Owners Association, Inc. (“POA”), and The Country Club of Louisiana Board of Directors (“Club”); and all provisions of the Declaration of Covenants, Conditions and Restrictions.

In an effort to achieve harmony between homeowners and the golf course, the following landscape and hardscape guidelines should be considered when proposing a plan for improvements within the golf course private servitude. **All improvements will be considered individually, and must have the written approval of the POA and Club prior to any construction or installation.**

Landscape: A variety of plants should be considered; however, no solid lines of shrubbery will be allowed. Suggested plants to be used are:

<u>Tree - Botanical Name</u>	<u>Common Name</u>
Quercus virginiana	Live Oak
Magnolia grandiflora	Southern Magnolia
Liriodendron tulipifera	Tulip Tree
Quercus falcata	Red Oak
Quercus michauxii	Cow Oak
Acer rubrum “drummondii”	Swamp Red Maple
Taxodium distichum	Cypress
Cornus florida	Dogwood
Magnolia	Oriental Magnolia
Malus angustifolia	Crab Apple
Pyrus Calleryana “Bradford”	Bradford Flowering Pear
Prunus caroliniana	Cherry Laurel
Ilex opaca	American Holly
Lagerstroemia indica	Crepe Myrtle
<u>Shrubs - Botanical Name</u>	<u>Common Name</u>
Azalea indica	Azalea
Azalea obtusum	Dwarf Azalea
Camellia Sasanqua	Sasanqua Camellia
Spiraea contoniensis	Reeve’s Spirea
Myrica ceifera	Wax Myrtle
Ligustrum japonicum	Wax Leaf Photinia
Gardenia jasminoides	Gardenia
Phoninia Glabra	Red Leaf Photinia
Pittosporum Tobira	Pittosporum
Vitex Angus - cactus	Vitex
Osmanthus Fragrans	Sweet Olive
Michelia Figo	Banana Shrub

Feijoa Sellowiana
Philadelphus coronarius
Azalea Canescens

Pineapple Guava
Mock Orange
Wild Azalea

Ground Cover - Botanical Name

Common Name

Liriope Muscari
Trachelosperum Asiaticum
Ophiopogon japonicus
Hedera Helix
Hedera Camariensis
Vinca Major
Aspidistra Elatior
Dryopteris spp.
Hemerocallis fulva

Liriope
Asian Jasmine
Monkey Grass
English Ivy
Algerian Ivy
Vinca
Aspidistra
Wood Fern
Daylily

Vines - Botanical Name

Common Name

Gelsemium sempervirens
Rosa Banksiae
Ficus pumila
Trachelospermum Jasminoides
Wisteria sinensis

Carolina Yellow Jesamine
Lady Banksia Rose
Fig Vine
Conferderate Jasmine
Wisteria

PLANTS NOT RECOMMENDED

(Freeze damage, insect and disease problems, incompatibility with overall theme)

Botanical Name

Common Name

Parkinsonia aculeata
Albizia Julibrissin
Kielreuteria Bipinnata
Eriobottva japonica
Euonymus japonica
Nerium Oleander
Cupressus sempervirens

Jerusalem Thorn
Mimosa
Golden Rain Tree
Loguat
Golden Euonymus
Oleander
Italian Cypress

TREE REQUIREMENTS

In order to improve and enhance the streetscapes of the community, each landscape plan shall incorporate trees in the front yard of each residence. The selected tree type shall be 4" caliper minimum. A minimum of three trees in the front yard is required for lots with over 100' street front and two trees for lots 100' less. Ball and burlap is recommended for winter installations and containerized trees are recommended for summer installation. Specifications relating to the installation of these trees will be required with the bed prep

specifications.

A minimum of two (2) evergreen trees should be planted along the rear property line. Pines trees are suggested.

HARDSCAPE

Patios and walkways may be considered; however, they must be screened by landscaping in order to not be visible from the golf course. A fundamental portion of the design criteria is the need for the patios or walks to harmonize with the natural beauty of the community.

Screening, using trellises or barriers may be considered for the purpose of safety and protection; however they must have a minimum of 50% opening or airspace.

Statuary must be approved in writing prior to the installation and may not exceed a height of six (6) feet.

Fences, walls, patios, arbours, fountains, cabanas, planters, gazebos and other structures will not be allowed in the servitude.

All landscape and hardscape improvements will be considered based on the effect the improvement will have on the play of golf and the aesthetic contribution the improvement may bring to the parcel and/or home.

Improvements shall be designed to allow privacy and enjoyment of the setting and property to the owners, yet not interfere with the play of golf.

LANDSCAPE AND HARDSCAPE DESIGN

The community of the Country Club of Louisiana has been planned utilizing natural elements as much as possible. Various hardwoods and oak trees are very prolific within the community, and it is the intent of the ARC to maintain this landscape integrity. The determining factor of good landscape design should always be the architecture and location of the residence. The ARC 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 community is preserved and enhanced, the ARC has the authority to approve or disapprove landscape plans for individual residences. For lots that border the golf course, the private club has the authority, along with the ARC to approve landscape 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 community. Throughout the Country Club of Louisiana, many fine native, mature 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 ARC requires approval to remove any tree on any home site with a trunk diameter of 8" or greater at 4' above natural grade and more than 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.

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 to remain should be accurately located and described. Accurately described on the plan will be all proposed planting as to location, variety, and quantity. 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 shall be sodded. Certified centipede grass is recommended; however, St. Augustine may be used.

All lots contiguous to lakes shall be landscaped and maintained to the lake's edge. This area will be regarded the same as the servitude in the front of the property. (Maintenance of this area will be done by Golf Course maintenance until a home is built on the lot.)

Mulching, preferably with pine straw, is required for all planted areas and 10' from any structure, lawn or plantings. The mulched areas provide a smooth transition to the existing natural vegetation. Irrigation systems, although not required, are strongly encouraged. Irrigation helps to maintain a quality landscape throughout the year, especially in times of drought.

The Architectural Review Committee 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 community. The ARC in these guidelines has recommended various plant types to be used in

planning the various landscape designs. The materials have been selected because of their traditional influence in Louisiana and their other desirable characteristics.

In all cases, the entire yard shall be adequately landscaped, as determined by the ARC. In any instance involving phasing of landscape, the initial landscape work shall encompass the entire yard; front, rear and sides, with planned enhancement to follow. All phases must be approved by the ARC prior to installation.

THEME PLANTS

The following list of plants have been selected to complement and best represent the early Louisiana style of design. These plants have been used throughout the community for street trees, open space areas, swim/tennis area, clubhouse and entry. It is desired that individual property owners continue with this type of planting to add to the prevailing mood of our community. There are many other plants not listed that may also be used within the community, but are not necessarily considered theme plants.

<u>Tree - Botanical Name</u>	<u>Common Name</u>
Quercus virginiana	Live Oak
Magnolia grandiflora	Southern Magnolia
Liriodendron tulipifera	Tulip Tree
Quercus falcata	Red Oak
Quercus michauxii	Cow Oak
Acer rubrum "drummondii"	Swamp Red Maple
Taxodium distichum	Cypress
Cornus florida	Dogwood
Magnolia	Oriental Magnolia
Malus angustifolia	Crab Apple
Pyrus Calleryana "Bradford"	Bradford Flowering Pear
Prunus caroliniana	Cherry Laurel
Ilex opaca	American Holly
Lagerstroemia indica	Crepe Myrtle

<u>Shrubs - Botanical Name</u>	<u>Common Name</u>
Azalea indica	Azalea
Azalea obtusum	Dwarf Azalea
Camellia Sasanqua	Sasanqua Camellia
Spiraea contoniensis	Reeve's Spirea
Myrica ceifera	Wax Myrtle
Ligustrum japonicum	Wax Leaf Photinia
Gardenia jasminoides	Gardenia
Phoninia Glabra	Red Leaf Photinia
Pittosporum Tobira	Pittosporum
Vitex Angus - cactus	Vitex
Osmanthus Fragrans	Sweet Olive
Michelia Figo	Banana Shrub
Feijoa Sellowiana	Pineapple Guava
Philadelphus coronarius	Mock Orange

Azalea Canescens

Wild Azalea

Ground Cover - Botanical Name

Common Name

Liriope Muscari

Liriope

Trachelosperum Asiaticum

Asian Jasmine

Ophiopogon japonicus

Monkey Grass

Hedera Helix

English Ivy

Hedera Camariensis

Algerian Ivy

Vinca Major

Vinca

Aspidistra Elatior

Aspidistra

Dryopteris spp.

Wood Fern

Hemerocallis fulva

Daylily

Vines - Botanical Name

Common Name

Gelsemium sempervirens

Carolina Yellow Jasmine

Rosa Banksiae

Lady Banksia Rose

Ficus pumila

Fig Vine

Trachelospermum Jasminoides

Confederate Jasmine

Wisteria sinensis

Wisteria

PLANTS NOT RECOMMENDED

(Freeze damage, insect and disease problems, incompatibility with overall theme)

Botanical Name

Common Name

Parkinsonia aculeata

Jerusalem Thorn

Albizia Julibrissin

Mimosa

Kielreuteria Bipinnata

Golden Rain Tree

Eriobottva japonica

Loguat

Euonymus japonica

Golden Euonymus

Nerium Oleander

Oleander

Cupressus sempervirens

Italian Cypress

TREE REQUIREMENTS

In order to improve and enhance the streetscapes of the community, each landscape plan shall incorporate trees in the front yard of each residence. The selected tree type shall be 4" caliper minimum. A minimum of three trees in the front yard is required for lots with over 100' street front and two trees for lots 100' less. Ball and burlap is recommended for winter installations and containerized trees are recommended for summer installation. Specifications relating to the installation of these trees will be required with the bed prep specifications.

