

The Parks of Plaquemines

Design Guidelines

Revised March 26, 2021

**DESIGN GUIDELINES
OF
THE PARKS OF PLAQUEMINES**

REVISIONS:

October 31, 2017 – Section 4.10 and 4.14; April 1, 2018 – Exhibit E Headwall Brick

September 25, 2018 – Section 4.0 and Villa Lots and Section 4.10 Roof – Ridge Tiles

May 15, 2019 – Section 3.6 Driveways – All driveways must have brick paving or stained concrete aprons per Exhibit F. Villa homes have special requirements for brick aprons - Refer to Section IV. Special Requirements - 4.0 for Villa homes. Flare maximum changed from 18' to 20'

July 28, 2020 – Section 3.6 Driveways – width not less than twelve feet (12') flaring changed from ten feet

August 25, 2020 – Added to Exhibit A & B for Phase III A

February 3, 2021 – Section 4.6 An all-white house will not be allowed within Four (4) lots/houses of each other.

March 26, 2021 – Added to Exhibit B & C for Phase 3 Setbacks/SQ Ft Min Section V Landscaping, E. Reforestation - If any Live Oak is removed from a residential lot no matter the size, it must be replaced with another Live Oak with a minimum caliper of 5" and no less than 12'-16' in height.

Drainage Culvert Certificate Contact Added to Application.

I. INTRODUCTION.

1.1 Purpose - The Parks of Plaquemines Subdivision (the "Subdivision") is a unique community of custom designed homes. To insure the community's high standards, a plan review process has been established to review all individual building and landscape plans.

The authority to approve, disapprove or recommend modifications to building and landscape plans are provided by the recorded Declaration of Restrictions (the "Declaration") for the Subdivision. The Declaration does not list specific design items necessary for plan approval but has created the The Parks of Plaquemines Homeowners Association and the Architectural Control Committee (ACC) with authority to review and approve or disapprove all individual building and landscape plans.

The Committee is composed of up to three (3) members. The Committee uses these Guidelines to review projects, 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 or the Subdivision as a whole.

These Design Guidelines include without limitation, overall house image, scale, proportion and details along with appropriate and reasonable standards for all aspects of

design, materials and finishes, such that, overall house image, scale, proportion, details, materials and finishes are desirable, appropriate and of the quality and character which the Committee deems are compatible with the standards and character of the homes in the subdivision, and the Committee may exclude any such overall house images, scale, proportions, details, exterior finishes or materials which it deems undesirable or which, in its discretion, detracts from the value of the home or the surrounding homes or the general appearance or value of adjacent structures or the neighborhood. The Committee's vision and desires are intended to encourage design creativity that ensures individual yet compatible design character throughout the entire development. While each home design proposed will be reviewed based upon the criteria contained within these Design Guidelines, it is important to acknowledge that each submittal will also be reviewed based upon how well it relates to and supports the overall goal of creating a compatible street scape and fits within the overall neighborhood. It is through understanding and then implementing the desired appropriate character that the quality and value of the overall neighborhood along with the financial investment of each homeowner may be maximized. The Committee will seek to encourage the creation of aesthetically harmonious relationships among the homes within the Subdivision and between the particular lot and home. The Committee will encourage the development of a Subdivision of outstanding architectural statements, and the repetition of home designs will be limited. The Committee will encourage homeowners to have homes designed which have not been previously used in the Subdivision. No similar house exterior designs within the line of vision of a like design will be allowed. No Contemporary, Victorian or Spanish styles will be accepted. Only Classic, Time Tested, Regional, Traditional, Historic styles will be accepted.

The Committee will guard against the erection thereof of poorly designed, detailed or proportioned structures, or structures built of improper or unsuitable materials, or inharmonious color schemes, as well as, structures which have windows and doors which are improperly proportioned or which are incompatible with one another or are not appropriately proportioned for the structure in which they are to be installed. Homeowners should seek to have homes designed which address the aforementioned criteria, as well as, specific site conditions.

II. DESIGN GUIDELINES

2.1 Commencement of Construction - No residence, building, fence, wall or other improvement or structure shall be commenced, erected or maintained, nor shall any addition, change or alteration of any kind therein be made until properly, professionally prepared plans showing the nature, kind, shape, height, materials, floor plans, elevations, locations, garage door and garage, the grading plan of the lot on which the improvements are to be erected, and such other matters as the Committee may require shall have been submitted to and approved in writing by a majority vote of the Committee and a copy thereof as finally approved lodged permanently with the Committee.

2.2 Changes and Revisions - All changes to final plans must be submitted to the Committee and approved prior to implementation. If a homeowner/builder constructs a home or other structure which is other than that which is approved, including materials, the homeowner/builder may be responsible for the removal or replacement of the non-conforming construction and/or materials at his own expense.

2.3 Contractors, Architects and Designers – Architects, designers, and contractors must demonstrate that they understand and are willing to comply with the vision and goals as called for in the Design Guidelines or who in the Committee’s opinion have produced previous work which would meet the development’s high standards. Architects, designers, and contractors must be pre-approved by the committee at the committee’s absolute discretion.

The Committee reserves the right to refuse approval of any contractor, architect or designer. Two examples of cause for refusal are: preparation of incomplete design review submittals; repeated submission of designs for approval which do not comply with the appropriate character and detailed requirements as called for in the Design Guidelines.

NOTE: One’s ability to draft and produce an industry standard set of home plans or having a builder license is not justification for approval.

2.4 Design Review Submittal

Committee Approval Timeline - In the event the Committee fails to approve or disapprove within twenty-one (21) days after any matter, including plans and specifications, has been submitted to it, approval shall not be required by the Committee; however, all other provisions of these restrictions shall continue to apply. This should not imply that plans or design elements which do not comply with architectural standards set forth herein will be considered approved.

2.4.1 Electronic copy of plans are required. One set, with Committee comments, will be stamped and returned to the owner/builder.

All design reviews shall be based upon compliance with the Design Guidelines. It is the Owner’s responsibility to comply with applicable building and zoning codes in effect. The design review process is in no way intended to be used as an analysis for determining errors or omissions in plans and specifications or design defects.

2.4.2 The plans must include a site plan with the following information:

- All proposed structures, fencing, building lines, easements, and set back lines.
- Proposed slab elevations
- Drainage plan
- All driveway, walkways, paving pads, decks, A/C pads, etc.

2.4.3 The plans must include a landscape plan. (Landscape plans may be submitted later than other plans but must be submitted and approved prior to installation of trimwork.) The landscape plan must show the size, spray, quality, and quantity of all plants. Cost estimate

for the landscaping must be provided. **Failure to submit the landscape plan within 30 days of the due date will result in forfeiture of landscape deposit.**

2.4.4. Exterior Colors – Must be submitted as per Section 4.6 of the Design Guidelines.

2.5 The Design Review Process – The design review process consists of the following:

1. Select your home designer.
2. Review the Design Guidelines with your designer.
3. Complete the Design Review Application for submittal with fee and deposits.
4. Submit plans along with completed application, review fee, and deposits.
5. Revise plans (if requested), incorporating the Design Review Committee's comments, if any.
6. Final Plan Submission
7. Revise Final plans, incorporating the Design Review Committee's comments, if any.
8. Receive Final Plan stamped approved by the Design Review Committee.
9. Select a Builder
10. Obtain building permit.
11. Begin Construction.
12. Complete home and install landscaping **prior to move in.**
13. Request Final Inspection in writing from the ACC.
14. Correct any deficiencies.
15. Receive Approval of Design Review Coordinator.
16. Receive Refund of Damage and Landscape Deposits.

Any changes to Final Plans after approval is given must be submitted and approved by the Committee prior to implementation. If a homeowner/builder constructs a home or structure other than that which is approved, he may be required to tear down or remove it at his own expense.

2.6 Review Fees /Damage Deposits - Damage Deposits and Review Fees must be submitted prior to or with submittal of preliminary plans. Fees and Deposits shall be made payable to: **The Parks of Plaquemines Homeowners Association, Inc.**

Review Fees

- 1. Home Design Review Fee for The Parks of Plaquemines “Preferred” Builders. \$350
 Design Review Fee For All Others. \$650
- 2. Landscape Design Review Fee “Preferred” Builders \$150.00
 Other Builders \$250.00

Changes - Review Fees

- 1. Additional Reviews. \$50
 Additional review of plan after the initial review which is included in the original fee.

Damage Deposit, Landscape Deposit, and Inspection Fee

- 1. Damage/Compliance Deposit For The Parks of Plaquemines
 “Preferred” Builders..... \$750 per home.

 Damage/Compliance Deposit For All Others \$2,200 per home

 Landscape Deposit for.....\$ 750 per home
- 2. Final Inspections. \$50
 Will be deducted from deposit.
- 3. Additional Inspections. \$100 each

Refunds of Deposits will be made in the following manner.

Damage & Landscape Deposits: Upon completion of the home, the owner shall request a final inspection of the home in writing. A representative of the Committee then makes an inspection of the home and landscaping. The owner is notified of any items which are in need of correction. Refund of the deposit is conditioned upon a request, repair of any and all items damaged, completion of all incomplete items, and adherence to all restrictions, within 90 days of home completion. This is evidenced by a satisfactory inspection of the property by an appointee of the Committee. Once the home has received a satisfactory final inspection, the deposits will be refunded.

III ARCHITECTURAL REQUIREMENTS

3.1. **Architectural Elements** - Details, including the location, design, proportions and dimensions of Architectural elements, such as, dormers, columns, shutters, finials, stucco bands and quoins, etc., must be submitted to the Committee along with home plans and all specifications. These details and specifications are subject to the approval of the Committee.

- A. **Dormers** - Details, including location, design, and proportions must be shown on full drawings and dormer section drawings. Where false dormers are used, interior framing must be painted black or appropriate window treatments must be installed.
- B. Masonry or stucco used as a veneer material on the façade of a residence should return around a corner to a logical point of termination. When using a combination of exterior materials the Architectural Standards Committee will carefully review the residence on an individual basis.
- C. Quoins, when utilized in the design, should be expressed on both front and side elevations. No high-contrast colors will be allowed.
- D. The selection of bricks acceptable for use in The Parks is limited to the traditional types and sizes historically associated with Louisiana architecture. The Architectural Committee recommends that mortar joints be of traditional size and color – 3/8” maximum width, cement gray color. King size brick will be permitted only if finished flush and painted.

3.2. **Ceiling Height** - All residences shall be constructed with at least ninety (90%) percent of the ceilings on the ground floor not less than nine (9') feet high.

3.3. **Setbacks** - Unless approved in advance by the Committee and except as otherwise shown on the Final Plat of the Subdivision, front, rear, and side minimum building setback lines shall be as shown on Exhibit “ B “.If there is a conflict between these setbacks and the final plat, the greater distance should be used.

Any request for variance to setbacks must be made in writing to the Committee and must have Committee approval prior to implementation. The Committee may further require the written opinion of adjacent property owners to remain on file.

3.5 **Drainage/Erosion** - It shall be the owner/builder’s responsibility to see that lots are graded to direct drainage to the street, except for lots which the final plat dictates otherwise. Drainage must be shown on the site plan for approval.

Prior to and during construction, builders and/or owners must use silt screen, bails of hay, or similar means to control erosion and mud flow to streets and walkways. During and after construction, erosion shall be controlled by completely sodding exposed slopes. The use of exposed drain pipe or impervious swale lining is prohibited; however, catch basins and buried drain pipe may be used. Each homesite shall have drainage swales along the rear and side property lines sloping toward the street. Lot owners are responsible for maintenance of these

swales at all times. No Owner shall add fill or landscape to a Lot which adversely affects the drainage of a contiguous Lot or which increases the cost of installing foundation footings on any contiguous Lot. (Also see Section 9.14 of the Restrictive Covenants).

- 3.6 Driveways/Walkways/Trails/Sidewalks** - Driveways must conform to the layout attached unless requested otherwise and approved by the Committee (see Exhibit A). Driveways shall be constructed no nearer than two (2') feet from the side property line. A turning radius of not less than twenty-four (24') feet for entering the carport or garage shall be required. Driveways shall be constructed of concrete and shall have a width of not less than twelve (12') feet flaring to a maximum of eighteen (18') feet at street's edge. Driveways must have brick paving or stamped concrete apron (see Exhibit F). Villa homes have special requirements (refer to Section IV. Special Requirements, 4.0). No driveway shall be permitted adjacent to another except where the configuration of lots dictate it necessary and then it must be approved by the Committee. Circular drives will not be allowed on lots with widths measuring less than 100'. Walkways shall be constructed on each lot consisting of hard surfaced paths leading from the driveway to the front entrance of the home. Only corner lots with driveways on the side will be allowed to have walkway connect directly to the street. Walkways shall be a minimum of 42" in width.

3.6a In lieu of sidewalks, a trail system is provided and maintained by the association. The trails are located primarily in the linier parks. There are however some areas in which the Association may want to connect these linier trail systems together with the use of traditional sidewalks located within the right of way and/or the 10' utility servitude. At the Association's discretion and expense, the association will install sidewalks (and landscaping if desired) in front of or on the side of any home site.

Driveways and any approved walkway culverts must have brick headwalls. Brick to be determined by ACC. (See also Section 9.14(v.) of the Restrictive Covenants.)

- 3.7 Fences** - All fence locations and details must be submitted to the Committee for approval prior to construction including details of decorative fences and non-perimeter fences. Once an approved fence or wall has been erected on a side lot line by an owner of the common lot boundary, that approved fence or wall design will be the only approved design to be erected on that common lot line. No double fencing will be allowed on side lot lines. Gates are considered as part of fences and gate details must be submitted for approval. Chain link or wire fences are prohibited. Perimeter fences on lots (not backing to a trail or canal) shall be shadowbox design and constructed of natural (unpainted/unstained) cedar or cypress. All board fences must be six (6') feet high and must be built on the property line. Four (4') foot up to six (6') foot aluminum fences will be allowed on rear lot lines backing to a trail or canal.(See Exhibit "C")

3.8 Pier type foundations shall be concealed by brick veneer, stucco, or brick with lattice panels between. Any openings between piers that are exposed to view will not be permitted.

IV. SPECIAL REQUIREMENTS

4.0 **Villa Lots (1V-41V)** - Driveways must have a minimum 5' brick apron to match the headwalls. Villa lots 1V-59V all need 5' apron. Ridge tiles required for all Villa lots - 1V-59V. French Country required for 1V-21V. Traditional Southern required for 22V-59V.

4.1 **Address Numbers/Mailboxes** - Address numbers shall be displayed on mailboxes. The Committee has pre-selected the type and style of mailbox and requires property owners to select this style for their residence. Mailboxes shall be placed near the sidewalk or driveway close to the center of the lot.

4.2 **Pools, Spas, Hot Tubs** – The design and location of pools, spas, and hot tubs shall be subject to the approval of the Committee and shall be harmonious with the architecture and landscape design. Pool fences shall conform to city requirements and the requirements for fencing in these restrictions. The equipment, location and screening will receive close review. No above ground pools are allowed.

4.3 **Satellite Dishes** - The Design Review Committee may allow 18" Satellite dishes under the following conditions. Property owners must submit to the Design Review Committee a request for permission to install an 18" Television Receiving Dish. If dishes are placed on roof, side or rear of residence only. If dish is placed on the ground, adequate landscaping must be installed to screen the dish. The signal must not interfere with the reception of television or radio signals upon any other properties. The property owner must submit a roof or site plan showing the exact location of the proposed dish. The Design Review Committee will have the authority to grant or deny any request on a case by case basis.

4.5 **Foundations** - Foundations should be properly designed by a structural engineer, the builder, designer or architect of your home. The Developer does not warrant soil conditions. City Parish regulation should be reviewed carefully for slab elevation requirements. If over 8" of slab is showing, it must be camouflaged by brick veneer, stucco, or brick with lattice panels between.

4.6 **Exterior Materials/Colors** - The exterior of the home and accessory buildings shall be constructed of stucco, brick or siding approved by the Committee. "Hardiboard" or any other composite materials with like characteristics are allowed on the rear of the house only (unless architecturally appropriate as determined by the committee). Fake stone and lava rock are expressly prohibited. The Committee requires the use of subdued, historically correct colors. No bright or strong colors will be allowed. Colors will be examined not only in relation to one another on the subject home, but in relation to other homes within the line of sight. An all-white house will not be allowed within Four (4) lots/houses of each other. **When in doubt, submit colors in advance for approval. The Committee has the authority to disapprove color choices that are not harmonious within the community and require any inappropriate colors to be painted over.**

4.6A Exterior Lighting – The location, placement and direction of lighting should enhance the landscape and residence and not infringe upon adjacent property owners. Exterior lighting must be compatible with the architecture of the residence. Exterior lighting fixtures should be installed in porch and gallery ceilings (recessed) or in an architectural appointment such as bracket, hanging, wall or ceiling mounted lanterns and post lighting. Security and perimeter lighting should be developed as part of the architectural elements of the residence.

4.7 Window Coverings - No foil, sheets, reflective materials, paper, or other inappropriate materials or bright colors shall be used on any windows for drapes, sunscreens, blinds, shades or other purpose on a temporary or permanent basis. For temporary window coverings, the committee suggests the use of inexpensive shades or blinds until permanent window coverings are installed. Interior window coverings shall be lined in a neutral color so as not to detract from the exterior of the home.

4.8 Windows and Doors - Details of all windows facing the street should be submitted for review and approval by the committee. All doors and windows shall be consistent with the architectural style chosen for such improvement. Each front door must make an entry statement of quality, substance and durability. Mirrored or reflective glass is absolutely prohibited

4.9 Wood Lintels – Lintels above doors, windows or garage doors should be installed in such a way that flashing above the lintel does not show. Lintels should be allowed to weather naturally or be sealed with a clear sealant, not stained.

4.10 Roof - The pitch of the main roof should be not less than an 8:12 pitch; minor, inconspicuous or appropriate areas may have a lower pitch. The roof pitch on garages and other structures that are not the main house must be a minimum of 8:12 and need to blend with the main house. The Committee may approve a lesser pitch if designer can show that it is more appropriate to the proportions of the house. Recommended roof material is an architectural style shingle in browns or grays. Any other color must be submitted for approval. English tiles along ridges are required.

The minimum roof composition requirement in The Parks of Plaquemines shall be **composition architecturally cut shingles**. Other roofing materials which may be used are laminated composition architecturally cut shingles, true slate, imitation slate or cedar shake shingles. Other roofing materials will be considered; however, all roofing materials must be approved by the Design Review Committee.

4.11 Ridge Vents - Only shingle covered or English Tile covered ridge vents will be allowed. Turban vents are not allowed unless in an inconspicuous area.

4.12 Skylights/Solar Collectors - Skylights shall not be located on the front elevation or portion of the home. Only flat skylights/solar collectors shall be allowed. No bubble skylights will be permitted. Solar collectors may be placed in the rear of homes only. Skylights and solar collectors must be properly located and clearly shown on plans when submitted and must be approved prior to implementation. Details and dimensions must be included in submittal.

4.13 **Chimneys/Stack Vents** - All exposed portions of chimneys must be brick, stucco or synthetic stucco. Chimney caps are required and materials may be brick, slate, terra cotta, bronzed anodized aluminum or copper. All roof penetrations are to be painted the color of the roof and must be located in the rear of the home where possible or the least visible section of roof mass. If for any reason the building, plumbing or electrical codes require the stack vents to be in any location other than the rear of the home, these stack vents must be composed of copper. Plans must show height and width dimensions of chimneys. Plumbing or mechanical vents shall be connected within the attic to minimize number of roof penetrations.

4.14 **Garages** - All lots shall have enclosed garages. Only side-loading garages will be permitted except those home sites approved by the Committee. Garages should be designed to blend with the main home utilizing the same materials and details. Garages shall have a minimum inside clearance of 22'x22'. Garage doors may not have glass unless specifically approved by the Committee. Garages should be of sufficient size to accommodate a minimum of two and not more than three automobiles plus boat port. Garage doors may be constructed of wood or painted metal. Garage doors must be raised panel or carriage style. All garage doors must remain closed except for ingress and egress. Windows in garages that face the street must have appropriate window treatments to screen garage interior from the street. Building material above the garage door must be the same as the material on the rest of the garage. (Eg. Brick garages must have brick above the garage door, not siding or stucco.) Circular drives will not be allowed on lots with widths measuring less than 100'. No "RV" or large boat garages are allowed unless completely hidden from the street and specifically approved by the Architectural Committee.

4.15 **Gazebos/Pigeonniers** - Gazebos, pigeonniers, pergolas and other detached structures should relate architecturally to the design of the home in both form and material. Details and location of all detached structures must be submitted for approval with the landscape plan and must be approved by the Committee.

4.16 **Storage Sheds** - Storage areas and storage sheds, where permitted, should be screened from view from the street and neighboring Lots.

4.17 **A/C Compressors, Utility Boxes, Gas Meters, Pool Equipment** - All air-conditioning compressors, utility boxes, gas meters and pool equipment must be visually screened from the street, and from sideyard view by appropriate fencing, screening or landscaping. Gas and electric meters, panels and disconnects installed during construction of the home must be placed on the side elevation.

4.18 **Servitudes** - Servitudes for installation, maintenance of utilities and drainage facilities are reserved as shown on the final plat of The Parks of Plaquemines Subdivision. Overhangs in servitudes will not be allowed without the written consent of the Committee and a copy of approval from the City.

4.19 **Underground Utilities** - This subdivision will be served by underground utilities only. Electric service from the electric distribution system to a residence must be underground. All exterior utility service connections must be provided in unobtrusive and inconspicuous locations. All electric meters and main fuse boxes must be positioned away from view and painted to match the exterior façade of the home, or by providing an enclosed recess in the side of the dwelling, or

through approved landscaping and/or screening. Exposed electrical equipment, stub-outs, conduit, drain lines, pipes and vents must be painted to match the wall of the home on which they occur. Exterior disconnects for air conditioning equipment, etc. should be mounted at the lowest point acceptable by prevailing building codes. Gas meters, electrical conduit, meters, electrical transformers, cable television boxes and air conditioner equipment and condensers, pool equipment etc. must be adequately screened with landscaping to conceal equipment from view. Landscaping and the construction of driveways or fencing within utility easements are permissible, but the property owner shall be responsible if, in the future, it is necessary to replace improvements, which were removed for access to such utilities.

4.20 Completion Schedule - Once construction of a residence or any additional or outside structure has commenced it must be completed within twelve (12) months without an extension by the ACC.

4.21 Variance Requests - Variance requests are considered and may be approved on a case by case basis. The committee may require petitioner to receive written approval in writing from adjacent property owners. An approved prior variance will not necessarily mean a similar future variance will be approved.

V LANDSCAPING

5.1 Before the date of occupancy of a house on the Lot, the Lot Owner shall at a minimum:

- a. Provide for “positive” storm water drainage to rear yard drain, if any, also grade both side yards to provide for “positive” drainage to the street,
- b. Sod the front yard (and side yard facing the street if a corner lot), such yards to include, for the purposes of this paragraph, the public right-of-way between the Lot and any street adjacent to the Lot.
- c. Install landscape and sod material with a minimum value of \$1.00 per square foot of lot area. (Exclusive of irrigation, drainage, and lighting). The committee, at its discretion, can lower this allowance in the case of an extra large lot. All as per plans previously submitted and approved by the committee.
- d. Screening of air conditioners, pool equipment enclosure, garage (if side loaded) and all utility meter service locations is required. Plants utilized for screening must be an evergreen-type shrub with a minimum size of three (3) gallons at installation, and should be planted at a maximum of 3’ on center.
- e. Reforestation – The preservation of existing trees is very important to The Parks. No trees over 6” in diameter can be removed without committee approval. The Architectural Committee understands that clearing and filling, while necessary, will cause a substantial loss of existing trees. To offset this, The Parks requires owners to incorporate new trees in their landscape plans that will help replace the existing trees which require removal. As the new trees mature, they will continue to preserve the wooded character that typifies

The Parks. The number of trees required for each lot shall equal one (1) tree per 2000 square feet of total lot area. At least fifty (50%) percent of the new trees should constitute shade/canopy trees that are indigenous to the New Orleans area. The balance of the trees required may be ornamental trees such as Crepe Myrtles, Bradford Pear, and River Birch. The new specimen tree size shall be a minimum of 2-1/2" in caliper. In cases where existing trees can be preserved, the number of new trees the owner is required to plant may be reduced. The exact reduction will depend on the quality and size of the preserved trees, and will be determined on a case-by-case basis.

If any Live Oak is removed from a residential lot no matter the size, it must be replaced with another Live Oak with a minimum caliper of 5" and no less than 12'-16' in height.

f. Trees:

Recommended Trees: Live Oaks, Bald Cypress, Pond Cypress, Southern Magnolia, and other native slow-growing species.

Not Recommended: Water Oaks, Pine, Southern Red Oak, Bradford Pear, and Juniper.

g. Revisions to Villa Lot Guidelines:

Due to the reduced size of Villa Lots (#1v thru #21v), the requirement for the number of trees required for each Lot shall be equal one (1) tree per 1000 square feet of total lot area.

Trees allowed in this neighborhood shall be selected from, but not limited to the following list of small trees:

Camellias

Loquat

Savannah Holly

American Holly

Burford Holly

Ilex spp.

Japanese Evergreen Oak

Waxleaf Ligustrum

Banana Shrub

Sweet Olive

Japanese Yew

Cherry Laurel

Arborvitae

Sweet Bay Magnolia

Lil' Gem Magnolia

Oriental Magnolia

Red Bud

Crape Myrtle

The new specimen tree size shall be a minimum 2" in caliper or 8' in height.

All other requirements as set forth in the Landscape Design Guidelines shall apply to these lots.

Any Lot Owner who does not complete said landscaping prior to the date of occupancy of a house on the Lot shall pay a fine of \$50 to the Association for each day the landscaping is delayed beyond such date, although the Association may grant extensions to the Lot owner for the completion of such landscaping (without fines) in case of hardship caused by weather or other circumstances (such decision to be in the discretion of the Association). For any fines set forth in this paragraph, the Association shall have lien rights to enforce payment of such fines.

VI MISCELLANEOUS

6.1 **Capitalized Terms.** Capitalized terms not defined herein shall have the defined meanings set forth in that certain Act of Restrictions of The Parks of Plaquemines Subdivision, dated November 17, 2010 and recorded in the official records of Plaquemines Parish, State of Louisiana.

THE PARKS OF PLAQUEMINES

Phone (504) 364-1370 Email: Kristi@cpmncnola.com Fax (504) 364-2351

DESIGN REVIEW APPLICATION

DATE SUBMITTED _____ LOT # _____

OWNER'S NAME _____

OWNER'S ADDRESS _____

HOME PHONE _____ BUSINESS PHONE _____

BUSINESS FAX _____

EMAIL ADDRESS _____

BUILDER _____ PHONE _____

ARCHITECT/DESIGNER _____ PHONE _____

LANDSCAPE ARCHITECT _____ PHONE _____

CHECK ONE

To expedite approval process, please fill out form completely and accurately and submit with plans and required review fees and deposits (see instructions)

- Custom Preliminary Home Design Pool
 Speculative Final Home Design Plan Change
 Approved Plan Change Fence Addition
 _____ Sq. Ft. Living Area

REVIEW FEES

	Plan Design	Landscape	Deposit
"Preferred" Builder-	\$350	\$125 (clearing permit) \$100 (drainage permit) \$150 (plan)	\$750 construction \$750 landscape
All other Builders	\$650	\$250 (clearing permit) \$250 (drainage permit) \$250 (plan)	\$2200 construction \$750 landscape

Additional Review - \$50
 Final Inspection - \$50 Litter Fee - \$350

Make checks payable to The Parks of Plaquemines Homeowner's Association

REQUIRED FEES & DEPOSITS ATTACHED

COMMITTEE ACTION

- APPROVED AS SUBMITTED APPROVED AS NOTED
 RESUBMIT OTHER
 COMMENTS: _____
 Approved By _____ Date _____

INSTRUCTIONS FOR DESIGN REVIEW

PLAN SUBMITTAL

Plan submittal must include the following:

- Completed Design Review Application
- Set of Plans & Site Plan showing Drainage in PDF format for electronic submittal
- Email to Kristi@cpmenola.com

Note: Feel free to send in conceptual plans for early comments.

DRAINAGE APPROVAL/CULVERT CERTIFICATE:

All culverts must be approved before placing and final culvert certificate are required.

- Please contact Jeremiah at the following (985)-515-0060

REVIEW FEES AND DEPOSITS:

Include a copy of your Design Review Application and enclose with a check payable to:

THE PARKS OF PLAQUEMINES HOMEOWNERS ASSOCIATION

QUESTIONS OR INQUIRIES:

Kristi Pierson

Parks of Plaquemines, LLC

(504) 364-1370

Email: Kristi@cpmenola.com

EXHIBITS

Exhibit A – Driveway Layout – Phases I-A, I-B & I-C, I-D, II-A, II-B, II-C

Exhibit B – Setbacks - Phases I-A, I-B & I-C, I-D, II-A, II-B, II-C

Exhibit C – Fences – Aluminum and Wood

Exhibit D – Lot Plan During Construction

Exhibit E – Swales & Headwalls

Exhibit F – Driveway & Grassed Swale Plan

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EXHIBITS

Exhibit A – Driveway Layout – Phases I-A, I-B & I-C, I-D, II-A, II-B, II-C

Exhibit B – Setbacks - Phases I-A, I-B & I-C, I-D, II-A, II-B, II-C, III-A, III-D

Exhibit C – Fences – Aluminum and Wood

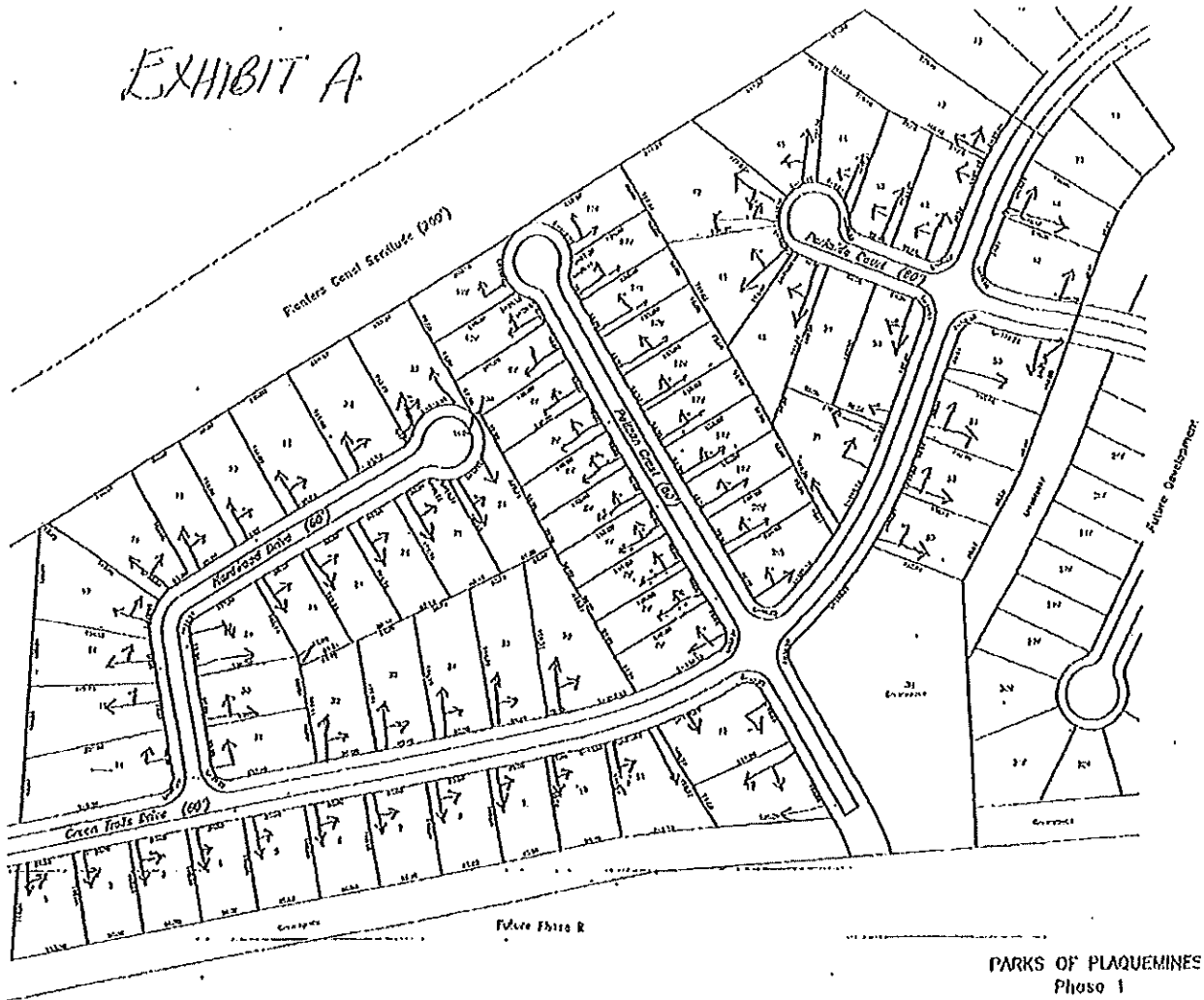
Exhibit D – Lot Plan During Construction

Exhibit E – Swales & Headwalls

Exhibit F – Driveway & Grassed Swale Plan

PHASE I-A

EXHIBIT A



PARKS OF PLAQUEMINES
Phase I

PHASE I-B & T.C.
EXHIBIT A

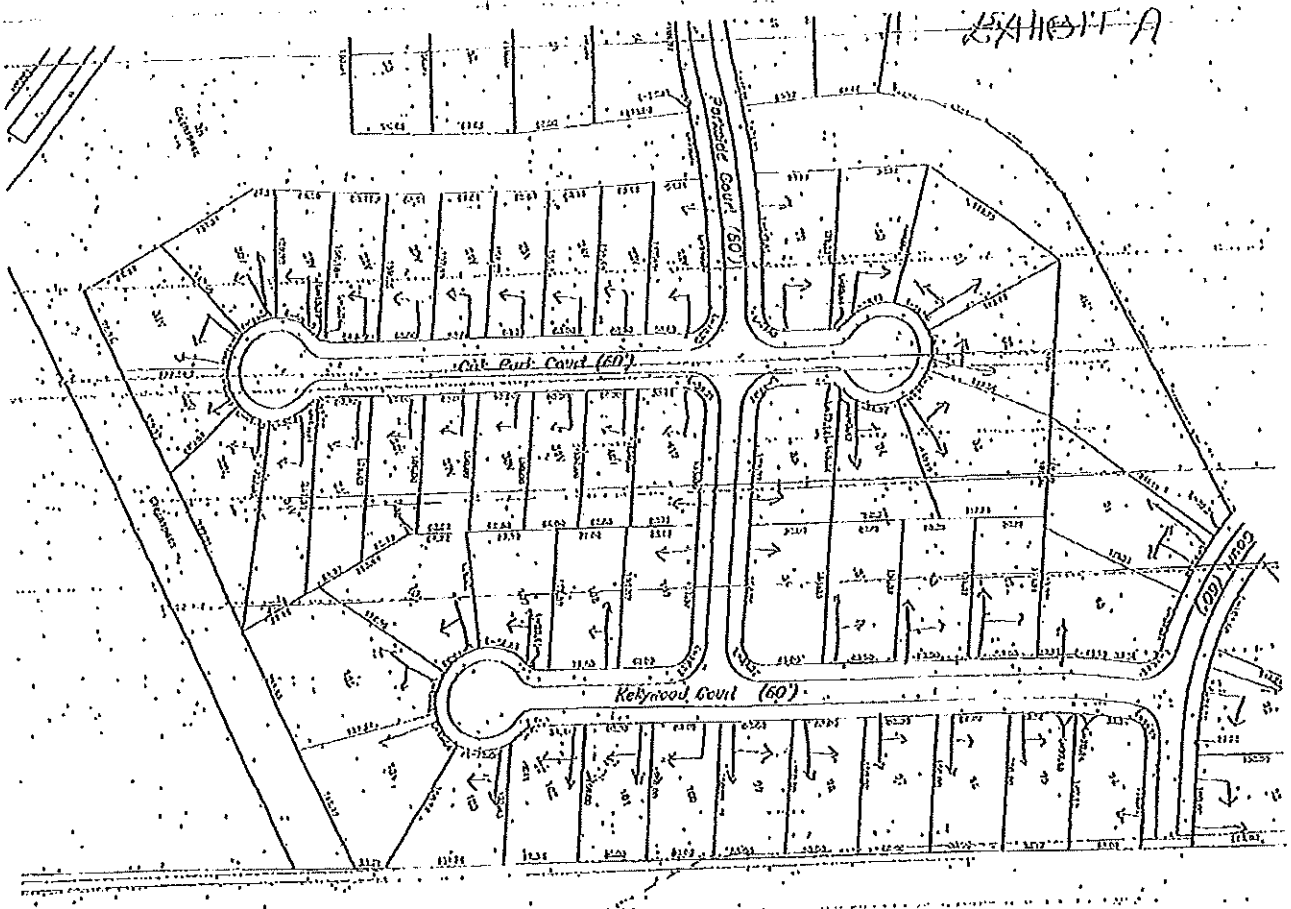
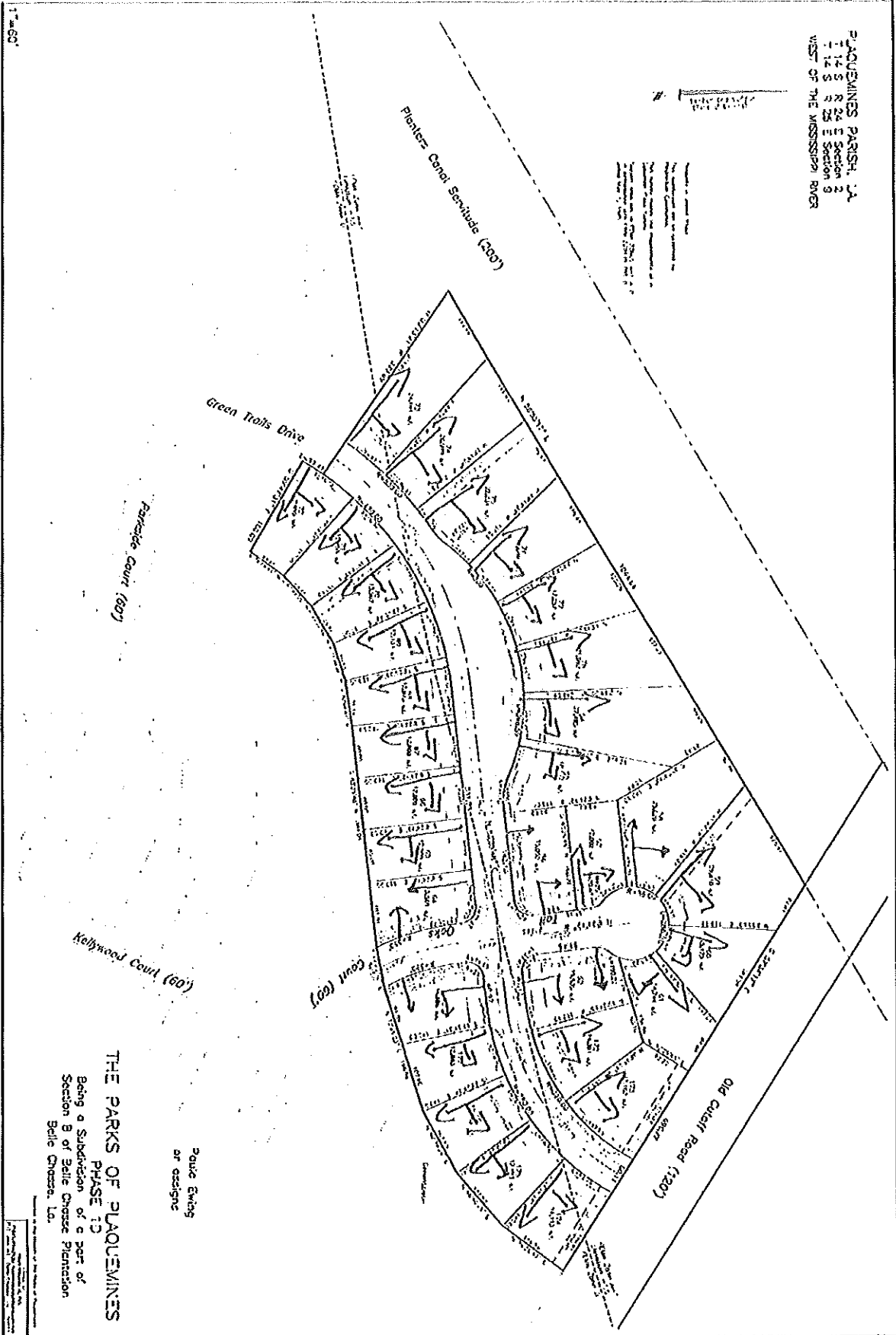


EXHIBIT A
PHASE 1-D

EXHIBIT A
Phase 1-D



PHASE II-A
EXHIBIT A

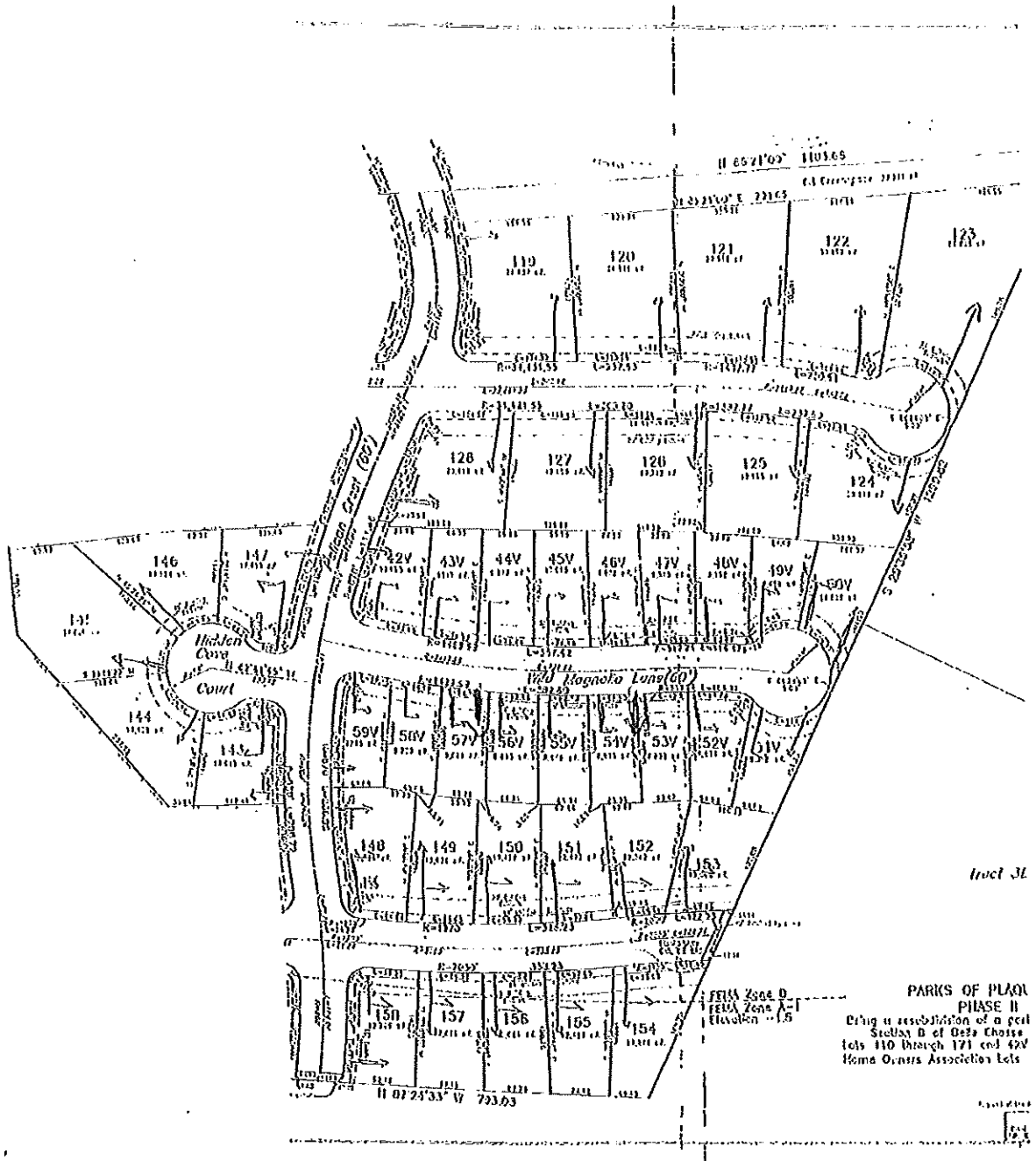
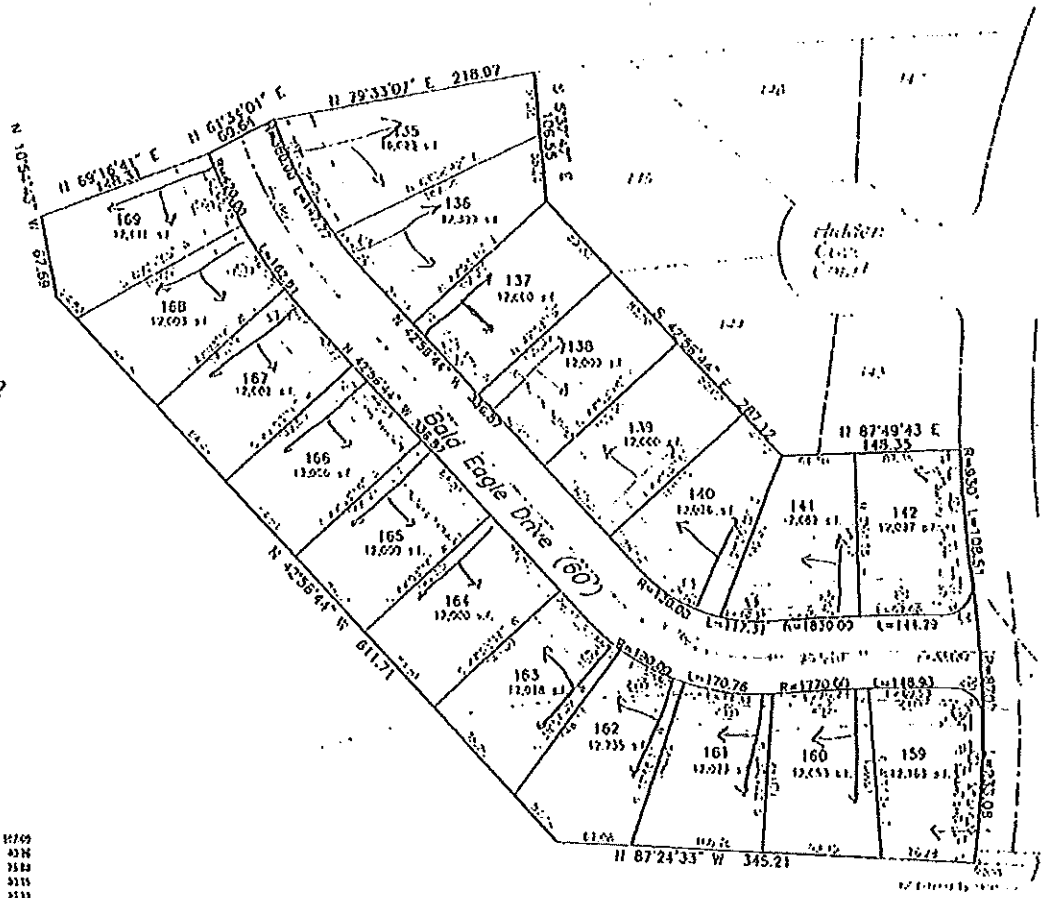


EXHIBIT A
PHASE II-B

PLAQUEMINES PARISH, LA.
T 14 S R 24 E
Section 9
West of the Mississippi River

Driveway Layout
Sheet 4 (23)

Tract 302



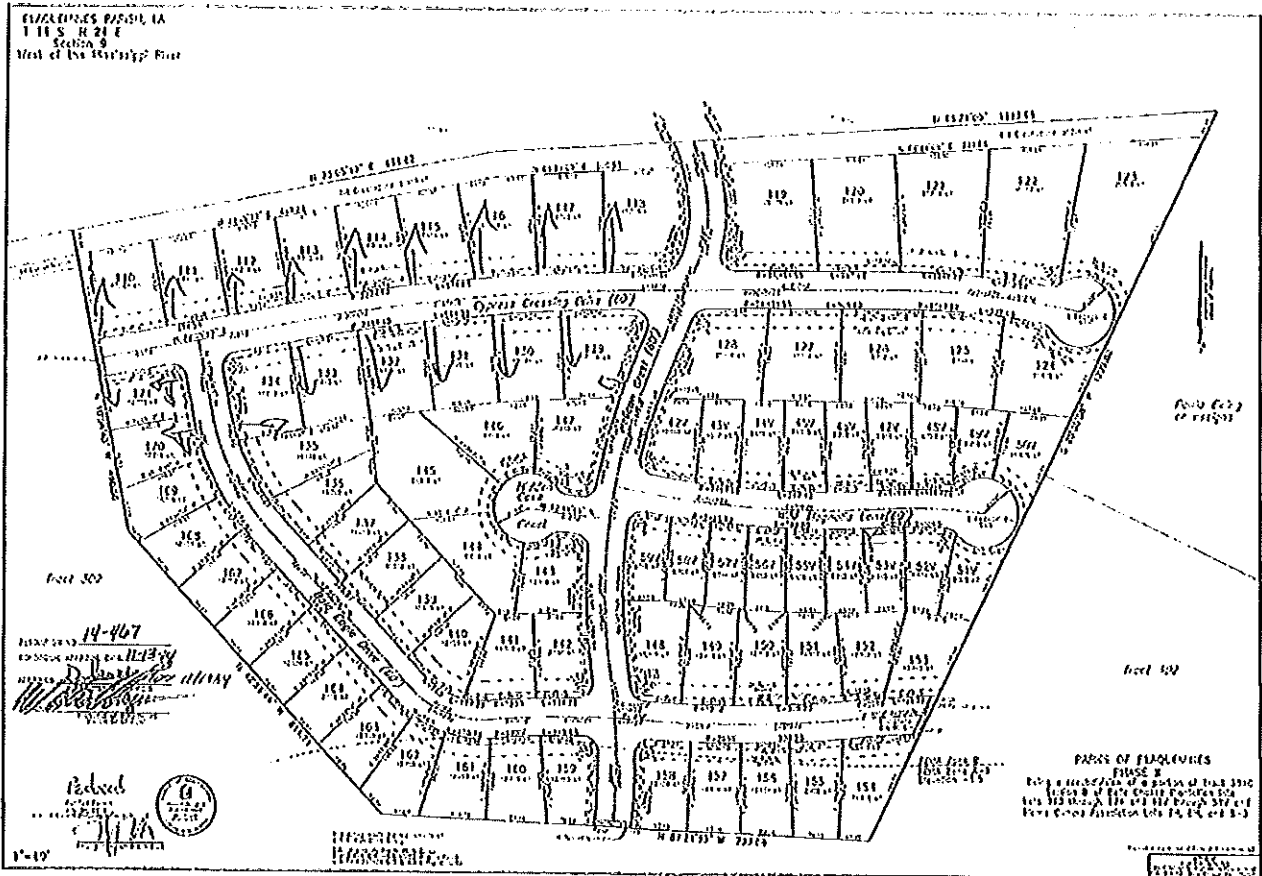
Chord Table

C1	S17°55'21" E	12.109
C2	S17°44'20" E	42.28
C3	S17°54'57" E	21.82
C4	S17°42'31" E	21.15
C5	N10°26'17" E	22.33
C6	N10°26'51" E	01.50
C7	N10°31'20" E	33.41
C8	N05°32'22" W	104.05
C9	N13°32'28" E	117.09
C10	N12°53'54" W	25.41
C11	S12°15'27" W	43.33
C12	S12°51'02" W	29.63
C13	N12°11'16" W	33.41
C14	N13°21'17" W	33.22
C15	N12°25'07" W	34.26
C16	N12°25'07" W	34.31
C17	N12°24'27" W	43.20
C18	N12°24'27" W	43.27
C19	S12°15'27" E	33.31

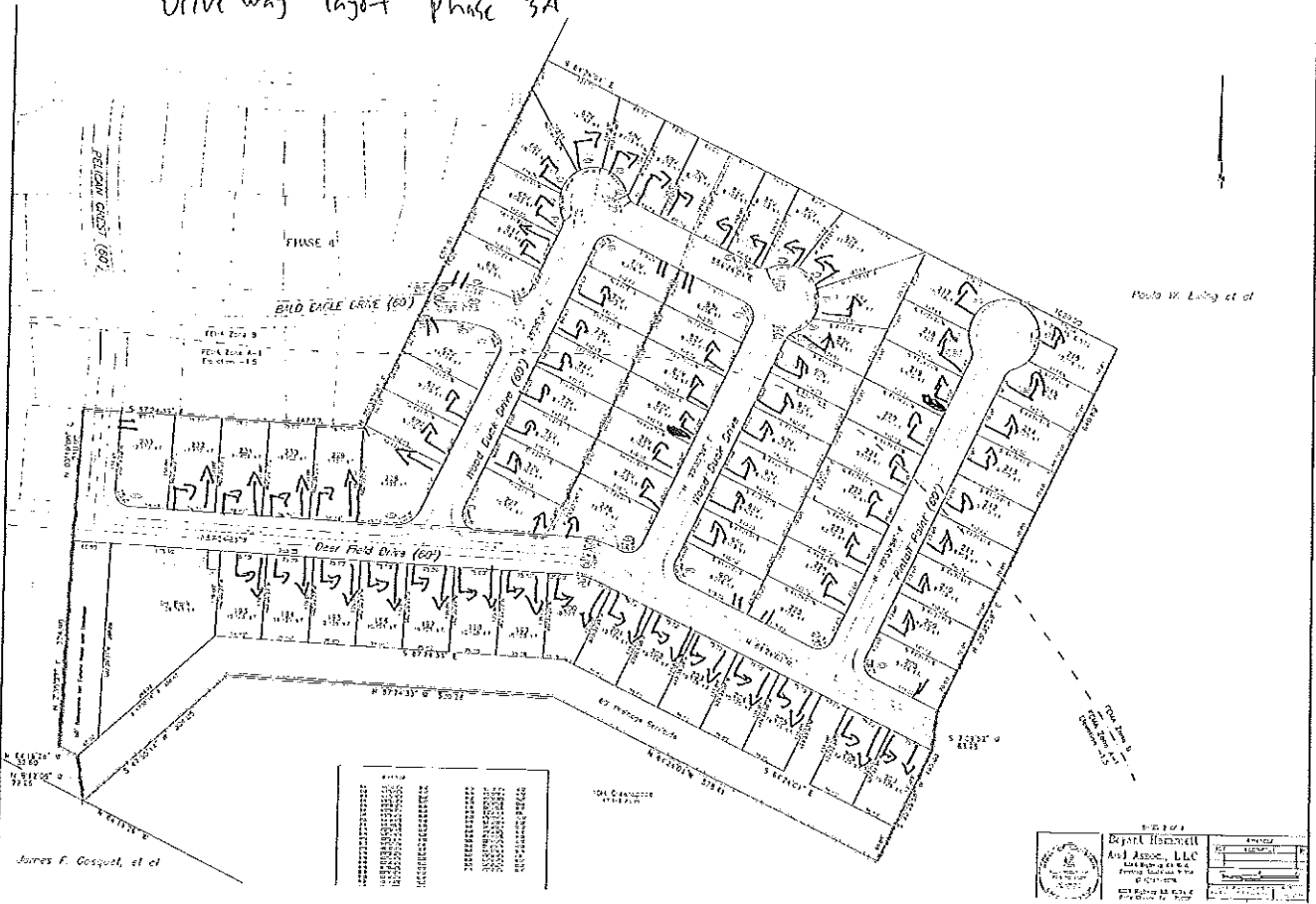
This survey meets the requirements of
a Subdivision Class Survey.
Survey prepared by J. Keith Zickel
B.S. & L.S. (66-115 1050) by reference
Act F.R.S. 220129 015 P. dated May 1, 1953.

EXHIBIT A
PHASE II-C

Driveway layout Phase 2-C



Drive way layout Phase 3A



Driveway Layout Phase 3A

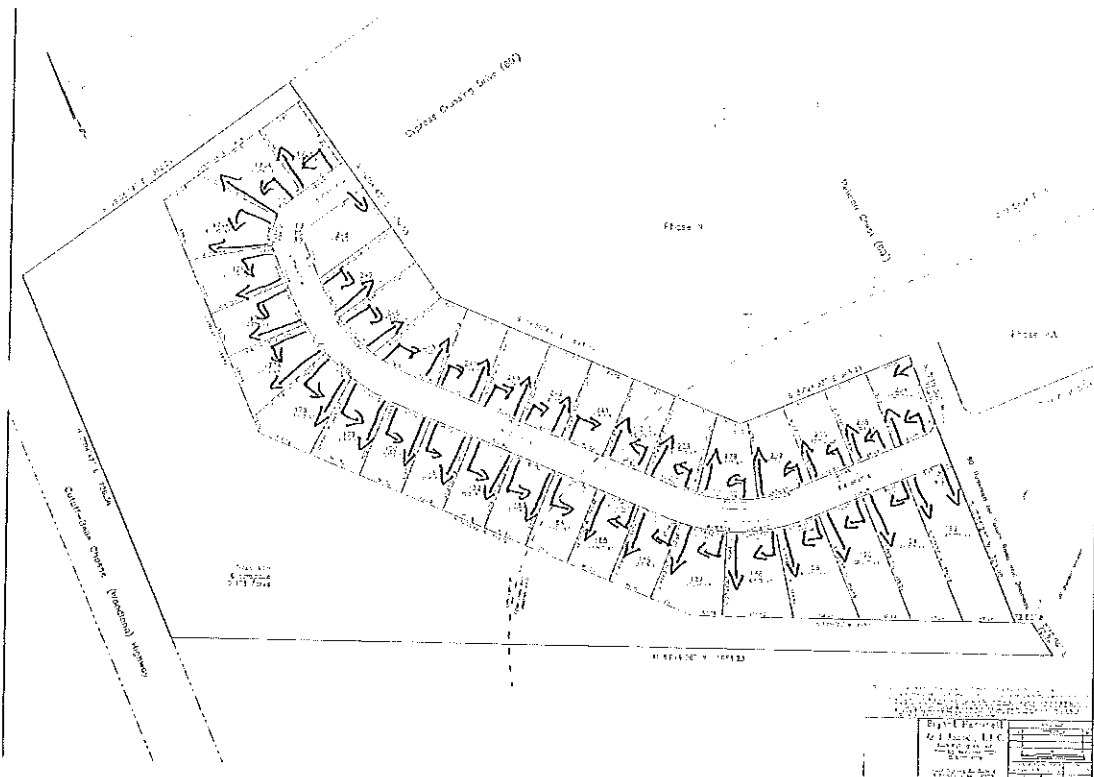


EXHIBIT B

Setbacks Phase I-A

Lot #	Front	Rear	Left Side	Right Side
Parish Minimum	30	25	8	8
1	30	25	8	8
2	32.5	25	8	8
3	30	25	8	8
4	32.5	25	8	8
5	30	25	8	8
6	32.5	25	8	8
7	30	25	8	8
8	32.5	25	8	8
9	30	25	8	8
10	32.5	25	8	8
11	30	25	8	8
12	30	25	8	8
13	30	25	8	20
14	30	25	15	8
15	35	25	8	8
16	30	25	8	8
17	35	25	8	8
18	30	25	8	8
19	35	25	8	8
20	30	25	8	8
21	35	25	8	8
22	30	25	8	8
23	35	25	8	8
24	30	25	8	8
25	30	25	8	8
26	35	25	8	8
27	30	25	8	8
28	35	25	8	8
29	30	25	8	8
30	35	25	8	8
31	30	25	8	15
32	30	25	8	8
33	35	25	8	8
34	30	25	8	8
35	35	25	8	8
36	30	25	8	8
37	30	25	8	8
38	30	25	15	8
39	35	25	8	8
40	30	25	8	8

Lot #	Front	Rear	Left Side	Right Side
Parish Minimum	30	25	8	8
41	30	25	8	8
42	30	25	8	8
43	30	25	8	8
44	30	25	8	8
45	30	25	8	8
46	30	25	8	15
47	40	25	8	8
48	30	25	8	8
49	30	25	8	15
50	35	25	15	8
51	30	25	8	8
52	35	25	8	8
53	30	25	8	8
Parish Minimum	25	25	6	6
1V	35	25	15	6
2V	30	25	6	6
3V	35	25	6	6
4V	30	25	6	6
5V	35	25	6	6
6V	30	25	6	6
7V	35	25	6	6
8V	30	25	6	6
9V	25	25	6	6
10V	25	25	6	6
11V	25	25	6	6
12V	25	25	6	6
13V	25	25	6	6
14V	25	25	6	6
15V	35	25	6	6
16V	30	25	6	6
17V	35	25	6	6
18V	30	25	6	6
18V	35	25	6	6
19V	30	25	6	6
20V	35	25	6	6
21V	30	25	6	15

DRIVEWAY SETBACKS - 2'

EXHIBIT B

SETBACKS
PHASE I-B.I.C.

Lot #	Front	Rear	Left Side	Right Side
Parish Minimum	30	25	8	8
79	30	25	20	8
80	30	25	8	8
81	30	25	8	8
82	30	25	8	8
83	30	25	8	8
84	30	25	8	8
85	30	25	8	20
86	30	25	20	8
87	30	25	8	8
88	30	25	8	8
89	30	25	8	8
90	30	25	15	8
91	30	25	8	8
92	30	25	8	8
93	30	25	8	8
94	30	25	15	8
95	35	25	8	8
96	30	25	8	8
97	35	25	8	8
98	30	25	8	8
99	35	25	8	8
100	30	25	8	8
101	35	25	8	8
102	30	25	8	8
103	30	25	8	8
104	30	25	8	8
105	30	25	8	8
106	30	25	8	8
107	30	25	8	8
108	30	25	8	8
109	30	25	8	20

Lot #		Front	Rear	Left Side	Right Side
Parish Minimum		25	25	6	6
22	V	30	25	6	15
23	V	25	25	6	6
24	V	30	25	6	6
25	V	25	25	6	6
26	V	30	25	6	6
27	V	25	25	6	6
28	V	30	25	6	6
29	V	25	25	6	6
30	V	25	25	6	6
31	V	25	25	6	6
32	V	25	25	6	6
33	V	25	25	6	6
34	V	30	25	6	6
35	V	25	25	6	6
36	V	30	25	6	6
37	V	25	25	6	6
38	V	30	25	6	6
39	V	25	25	6	6
40	V	30	25	6	6
41	V	25	25	15	6

EXHIBIT B

Setbacks Phase I-D

Lot#	Front	Rear	Left Side	Right Side
Parish Minimum	30	25	8	8
54	30	25	8	8
55	30	25	8	8
56	30	25	15	8
57	30	25	8	8
57	30	25	8	8
59	30	25	8	8
60	30	25	8	8
61	30	25	8	8
62	30	25	15	8
63	30	25	8	15
64	30	25	15	8
65	30	25	8	8
66	30	25	8	8
67	30	25	8	8
68	30	25	8	8
69	30	25	8	8
70	30	25	8	8
71	30	25	8	8
72	30	25	8	8
73	30	25	8	8
74	30	25	8	8
75	30	25	8	8
76	30	25	8	8
77	30	25	8	8
78	30	25	8	8
172	30	25	8	8
173	30	25	8	8
174	30	25	8	8
175	30	25	8	8
176	30	25	8	8
177	30	25	8	8

EXHIBIT B

SETRACKS
PHASE II-A

Lot #	Front	Rear	Left Side	Right Side
Parish Minimum	30	25	8	8
119	40	25	20	10
120	35	25	10	10
121	40	25	10	10
122	35	25	10	10
123	40	25	10	10
124	See Plat	25	10	10
125	35	25	10	10
126	30	25	10	10
127	35	25	10	10
128	30	25	10	20
143	25	25	15	8
144	25	25	8	8
145	25	25	8	8
146	25	25	8	8
147	25	25	8	15
148	35	25	15	8
149	30	25	8	8
150	30	25	8	8
151	30	25	8	8
152	30	25	8	8
153	30	25	8	8
154	30	25	8	8
155	30	25	8	8
156	30	25	8	8
157	30	25	8	8
158	30	25	8	15

Lot #		Front	Rear	Left Side	Right Side
Parish Minimum		25	25	6	6
Villas					
42	V	25	25	15	6
43	V	25	25	6	6
44	V	25	25	6	6
45	V	25	25	6	6
46	V	25	25	6	6
47	V	25	25	6	6
48	V	25	25	6	6
49	V	25	25	6	6
50	V	25	25	6	6
51	V	25	25	6	6
52	V	25	25	6	6
53	V	25	25	6	6
54	V	25	25	6	6
55	V	25	25	6	6
56	V	25	25	6	6
57	V	25	25	6	6
58	V	25	25	6	6
59	V	25	25	6	15

EXHIBIT B

Setbacks Phase II-B

Lot#	Front	Rear	Left Side	Right Side
Parish Minimum	30	25	8	8
135	30	25	8	8
136	30	25	8	8
137	30	25	8	8
138	30	25	8	8
139	30	25	8	8
140	30	25	8	8
141	30	25	8	8
142	30	25	8	15
159	30	25	15	8
160	30	25	8	8
161	30	25	8	8
162	30	25	8	8
163	30	25	8	8
164	30	25	8	8
165	30	25	8	8
166	30	25	8	8
167	30	25	8	8
168	30	25	8	8
169	30	25	8	8
170	30	25	8	8

Setbacks Phase II-C

Lot#	Front	Rear	Left Side	Right Side
Parish Minimum	30	25	8	8
110	30	25	8	8
111	30	25	8	8
112	30	25	8	8
113	30	25	8	8
114	30	25	8	8
115	30	25	8	8
116	30	25	8	8
117	30	25	8	8
118	30	25	8	15
129	30	25	15	8
130	30	25	8	8
131	30	25	8	8
132	30	25	8	8
133	30	25	8	8
134	30	25	8	8
170	30	25	8	8
171	30	25	8	15

Phase III - A Exhibit B
Set Backs

Lot Number	Front	Rear	Left	Right
234	30	25	8	15
235	35	25	8	8
236	30	25	8	8
237	35	25	8	8
238	30	25	8	8
239	30	25	8	8
240	35	25	8	8
241	30	25	8	8
242	35	25	8	8
243	30	25	8	8
244	35	25	8	8
245	30	25	8	8
246	30	25	8	8
247	30	25	8	8
248	35	25	15	8
172A	30	25	8	8
173A	30	25	8	8
174A	30	25	8	8
175A	30	25	8	8
176A	30	25	8	8
177A	30	25	8	8
178	30	25	8	8
179	35	25	8	8
180	30	25	8	8
181	30	25	8	8
182	35	25	8	8
183	30	25	8	8
184	35	25	8	8
185	30	25	8	8
186	35	25	8	8
187	30	25	8	8
188	30	25	8	8
189	30	25	8	8
190	30	25	8	8
191	30	25	8	8
192	30	25	15	8
229	30	25	8	8
230	30	25	8	8
231	30	25	8	8
232	30	25	8	8
233	30	25	15	8

193		25	25	8	8
194		25	25	8	8
195		25	25	8	8
196		25	25	8	8
197		25	25	8	8
198		25	25	8	8
199		25	25	8	8
200		25	25	8	8
201		25	25	8	8
202		25	25	8	8
203		25	25	8	8
78	✓	30	25	6	6
79	✓	25	25	6	6
80	✓	30	25	6	6
81	✓	25	25	6	6
82	✓	30	25	6	6
83	✓	25	25	6	10
84	✓	25	25	6	6
85	✓	25	25	6	6
86	✓	25	25	6	6
87	✓	25	25	6	6
88	✓	25	25	6	6
89	✓	25	25	6	6
90	✓	25	25	6	6
91	✓	30	25	6	6
92	✓	25	25	6	6
93	✓	30	25	6	6
94	✓	25	25	6	6
95	✓	30	25	6	6
96	✓	25	25	6	10
226		25	25	15	6

PARKS PHASE III-A/D SETBACKS

Lot Number	Front	Rear	Left	Right
60V	25	25	6	6
61V	25	25	6	6
62V	25	25	6	10
63V	25	25	10	6
64V	25	25	6	6
65V	25	25	6	6
66V	25	25	6	6
67V	25	25	6	6
68V	25	25	6	6
69V	25	25	6	6
70V	25	25	6	6
71V	25	25	10	6
72V	30	25	6	6
73V	25	25	6	6
74V	30	25	6	6
75V	25	25	6	6
76V	30	25	6	6
77V	25	25	6	6
227	25	25	6	15
228	25	25	8	6
204	25	25	8	8
205	25	25	8	8
206	25	25	8	8
207	25	25	8	8
208	25	25	8	15
209	25	25	8	8
210	25	25	8	8
211	25	25	8	8
212	25	25	8	8
213	25	25	8	8
214	25	25	8	8
215	25	25	8	8
216	25	25	8	8
217	25	25	8	8
218	25	25	8	8
219	25	25	8	8
220	25	25	8	8
221	25	25	8	8
222	25	25	8	8
223	25	25	8	8
224	25	25	8	8
225	25	25	15	8

EXHIBIT C

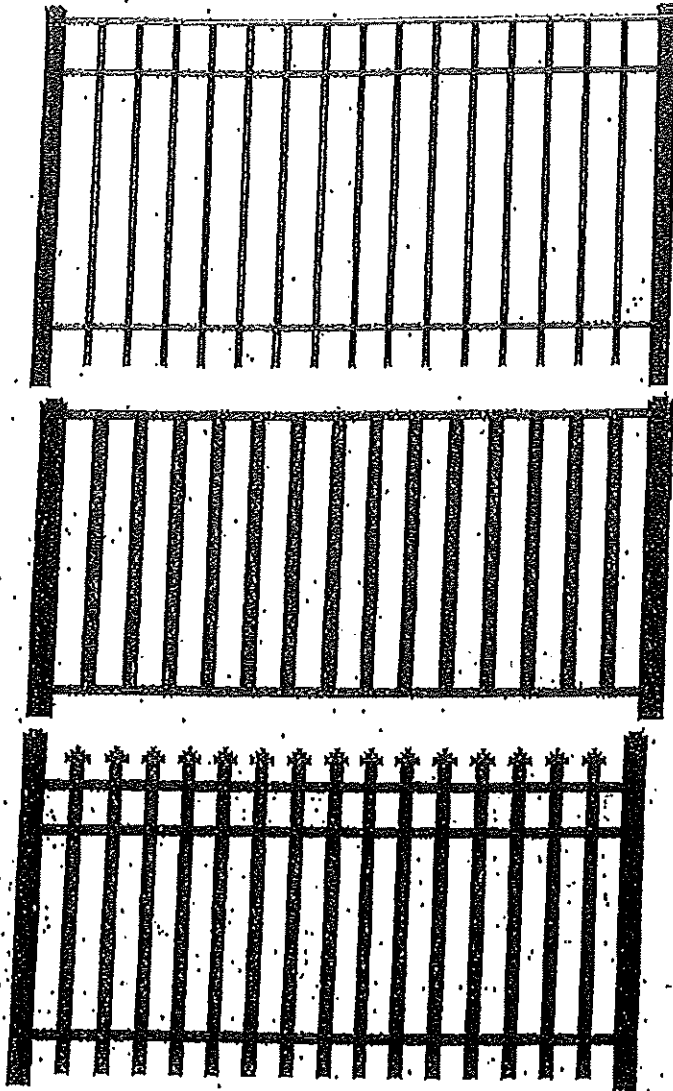
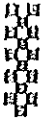


EXHIBIT C



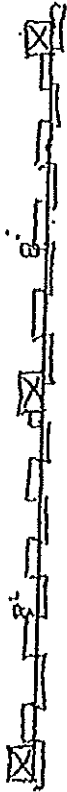
12/21/2010 10:20

985-740-9854

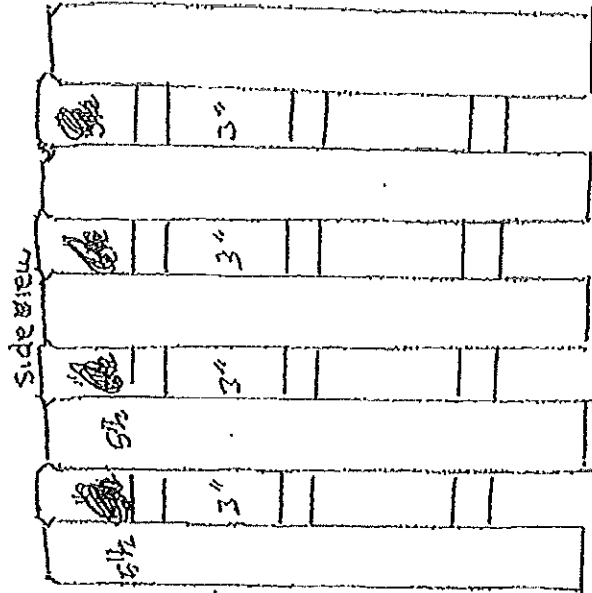
ANKLE LIMESTOCK SALE

PAGE 01

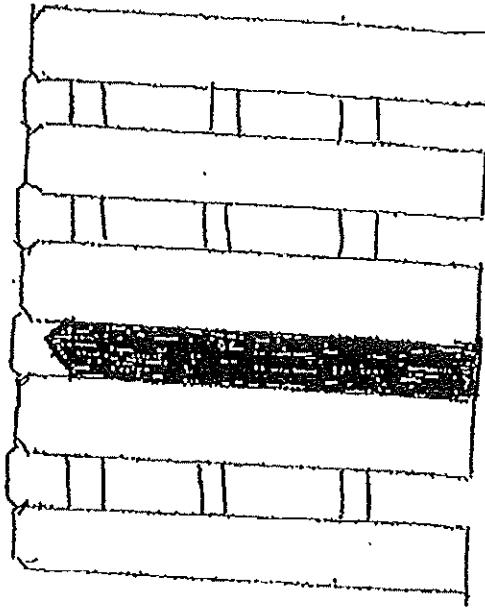
2x4 Horizontal Supports
posts to be on inside of yard -
boards to be spaced 3 1/2 inches -
2x4 posts 2' long round corners



posts not to exceed 8' spacing on center



Side view

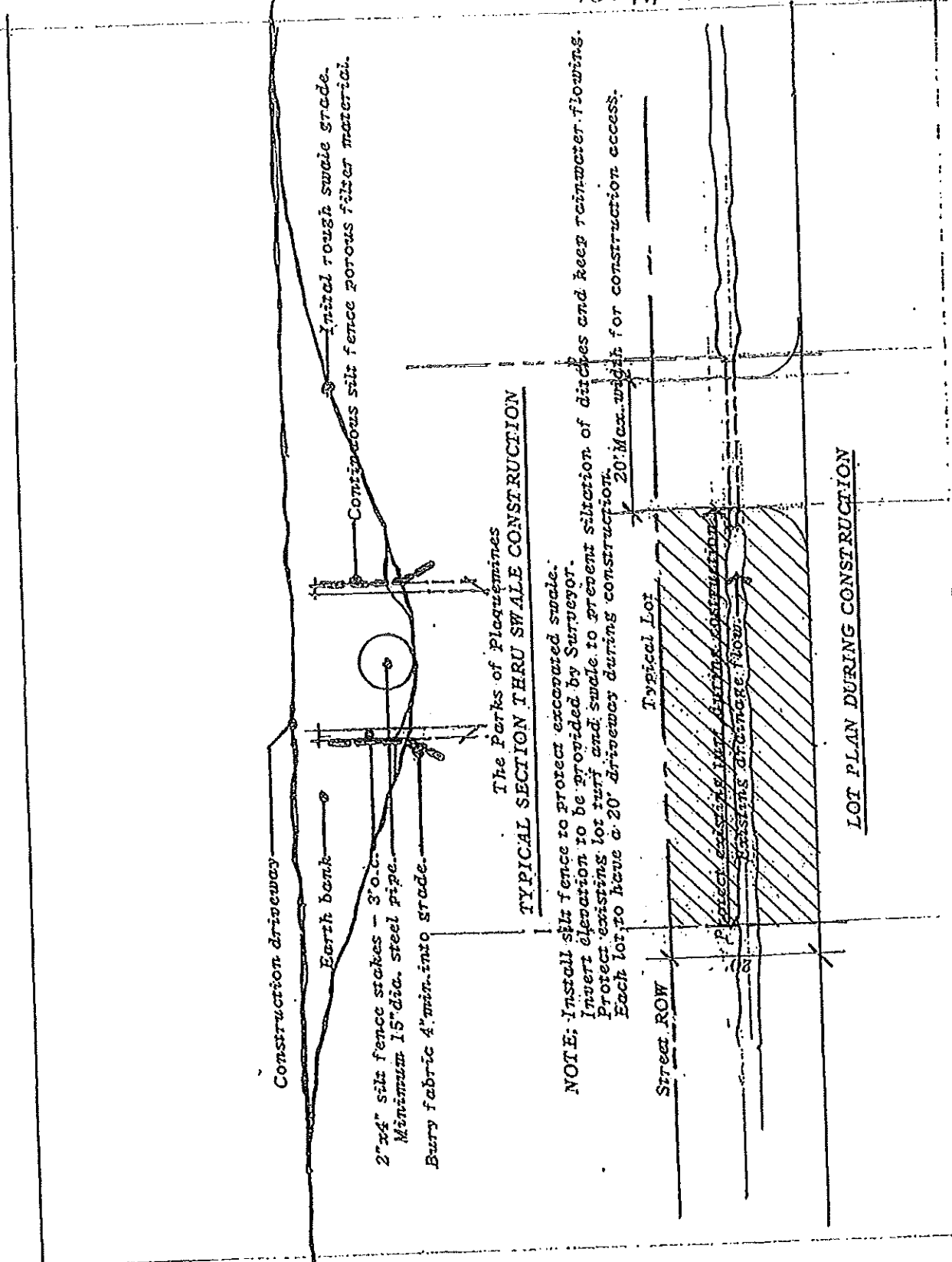


posts go between fence boards and top of post
only come above top horizontal 2x4 by the point on top

Dave's Fencing and Decking 985 740 2584
Fax 904 364 2351 Dave/Julie

Shadow Box - Center

EXHIBIT D



Construction driveway

Earth bank

2"x4" silt fence stakes - 3' o.c.
Minimum 1 1/2" dia. steel pipe.
Bury fabric 4" min. into grade.

Initial rough swale grade.
Continuous silt fence porous filter material.

TYPICAL SECTION THRU SWALE CONSTRUCTION

The Parks of Plaques

NOTE: Install silt fence to protect excavated swale.
Invert elevation to be provided by Surveyor.
Protect existing lot turf and swale to prevent siltation of ditches and keep rainwater flowing.
Each lot to have a 20' driveway during construction.
20' Max. width for construction access.

Typical Lot

Street ROW

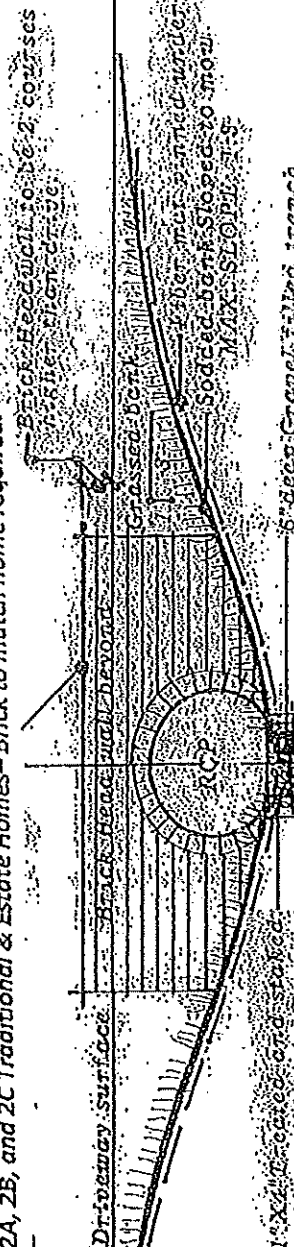
Project existing lot during construction
20' Max. width for construction access

LOT PLAN DURING CONSTRUCTION

Edge of roadway

Brick Headwall Requirements:

Phases I-A, I-B, I-C & Wild Magnolia Villa homes - Old St. Louis brick required.
Phases 2A, 2B, and 2C Traditional & Estate Homes - Brick to match home required.



The Paris of Plaquemines
Typical Section/Elevation of Grassed Swales

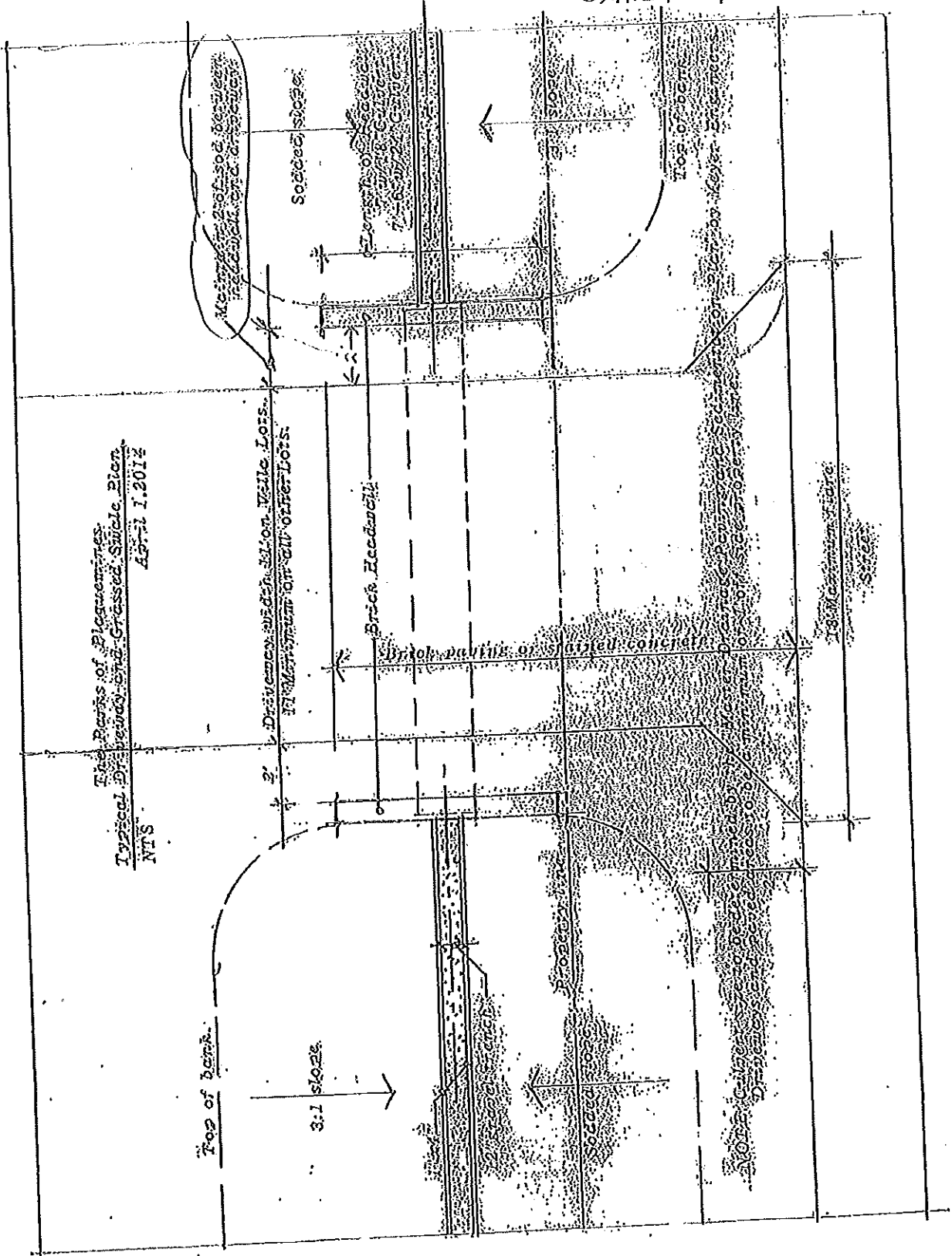
NOTE: All drainage swales must be sodded and provided with gravel trenches

Scale: 3/8" = 1'-0"

October 11, 2011 Revised 4/1/14

NOTE: Swale sodded banks to be graded with heavier clay soils as
over sand washes into swales and undermines sod installations.

EXHIBIT F



The Banks of Placemines
Typical of the Graded Sialic River
NTS
April 1, 2012

Dimensions as shown on other lots
in Manhattan on all other lots

Top of bank

3:1 slope

Sodded slope

Brick headwall

Drop pavilion of tiled concrete

Top of bank

Top of concrete

Street