

WATERSIDE at MORGANFIELD SUBDIVISION

DESIGN CODES

General Instructions

Building Square Footage Requirements

| Lots | Min SF | Max SF |
|-----------|--------|--------|
| R1 – R6 | 1800 | 3000 |
| R7 –R18 | 2000 | 3500 |
| 13 – 18 | 2250 | 3500 |
| R19 – R23 | 2200 | 3500 |

Architectural Typology – French Country – See pages 12 and 13 for examples.

Building Use – All structures shall be permitted for residential use only in Waterside Subdivision Part Two and Three.

Construction Phase - Driveways shall be built prior to any elevation construction to facilitate delivery onto site. General Contractors are to be responsible for construction trash and dirt containment. A vinyl-type mesh fence will be placed around the entire construction site to help contain the construction trash and will be removed after construction. Should trash or rubbish be found outside of netting, the review board may, at its discretion, hire out the clean up and assess the builder for any and all costs associated. The Port-O-Johns must be inside the construction site within the vinyl-type mesh and not on the common areas or on the road. There will be no parking on the walk path. If grass has been destroyed from the edge of the road to the walk path, it must be re-seeded after construction.

Outbuilding – It is the intent of the Design Review Board that structures will not be built to house large boats or recreational vehicles. A maximum footprint of 500 square feet is allowed. The structure should be consistent in material selection and detailing as the main house. It is hoped that the structure will be aesthetically pleasing and harmonious with the main structure and not look like “a tool shed.” A structure with no windows will not be acceptable. All outbuildings will require a design and sitting review by the Design Review Board prior to construction.

Boat House, Pier – The improvements to be constructed upon or near any water body in the subdivision shall be approved in advance by the Design Review Board. No such structures, including docks, wharfs, piers, boat houses, or the like, shall extend further than fifteen (15') feet into the water body in question.

Garbage – Garbage containers shall be concealed by structure or landscape.

Parking – Automobile storage of adequate size and access shall be provided within the lot at the minimum ratio of 1.5 places per dwelling but not more than 3 covered spaces. Parking is NOT allowed on the walk path.

Horseshoe drives are allowed only on the lot frontages of manor lots which are non-alley loaded.

Sewer Systems - Sewage disposal systems shall be approved prior to installation by the Louisiana State Health Department. Such systems may be required to include discharge of effluent through a sprinkler system, approved field lines or drained into wetlands in such a manner as is approved by the Design Review Board. In the event a community sewer disposal system or a public system is made available, every lot having access to the system shall provide a sewer disposal system, which ties into the system. In the event a system is provided for the homeowner, the homeowner must tie in to the system within a 24-month period from the date the service begins. Homeowner must show proof of annual Mechanical System Inspection.

Water wells – Water well systems shall be approved prior to installation by the Louisiana State Health Department. Such systems may be required to be approved by the Design Review Board. In the event a community or a public water system is made available, every lot having access to the system shall provide a plumbing system, which ties into the water system. In the event a system is provided for the homeowner, the homeowner must tie in to the system within a 24-month period from the date the service begins. Water well equipment shall be screened from view by either landscaping or enclosing it in a small structure; wooden fence or lattice material will not be allowed. If screening with landscaping, the landscaping must immediately screen the entire water well. The aesthetics of acceptable structures shall be consistent in design and detailing as the main house however brick cladding of the structure will not be required. A maximum footprint of 30 square feet will be permitted. Only in the instance that the well equipment configuration requires a larger footprint will a request for a larger structure be considered. A portion of required landscaping shall be provided at the well house structure.

Construction time limits – All lot owners shall begin construction of their residence within a 12-month period from the date they close the sale of their lot. A variance request must be submitted for approval if not constructed within this time. All construction must be complete within a 12-month period from the start of construction.

Homeowner Fees – Each lot owner required to pay \$300.00 in January of each year and \$150 in June of each year.

Horizontal Placement Instructions

Setbacks

| Lots | Front-Edge of Road | Side | Back |
|-----------|--------------------|---------|---------|
| R1 – R9 | 100' exact | 20' min | 50' min |
| R10 –R18 | 100' exact | 30' min | 50' min |
| 13 - 15 | 100' exact | 30' min | 50' min |
| 16 – 18 | 100' exact | 20' min | 35' min |
| R19 – R23 | 100' exact | 20' min | 50' min |

Façade – The placement of the façade at the front setback shall be mandatory unless otherwise shown. Buildings should show no more than 4 corners to the frontage. Buildings on corner lots shall present primary façades to both streets.

Fences and Garden Walls – Fences, garden walls and gates shall not be built on the frontage line, but may be built on the front setback line. Buildings on corner lots may have a garden wall and gates at on only one of its frontage lines when approved by the Design Review Board in advance. It is the intent of the Design Review Board that views across neighboring yards will not be blocked by “opaque” fencing. A fence with less than 75% visibility of its total area open will be considered “opaque.” Most iron or aluminum fencing will meet this standard. A maximum height of 48” will be allowed. Consider using a powder coated aluminum fence. All fence types and locations must be approved by the Design Review Board.

Corner Lots – Buildings on corner lots shall hold clear a view triangle defined by two points 30 feet from the intersection of the curbs extended.

Garages shall not be front loaded, except where the garage may be placed behind the house, or at least 30’ beyond the façade.

Vertical Placement Instructions

Porches, Balconies, Snoops – Porches, balconies and stoops shall be provided in any one of the combinations shown on architectural typologies.

Main Floor – The first floor level shall be elevated above the leading edge of the sidewalk grade at the r/w a minimum of 2’6”.

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Main Floor Heights – The first story interior clear height shall be no less than 10’ nor more than 12’.

Maximum Bldg. Height – 2 ½ stories

FRENCH DESIGN CODES

I. BUILDING WALLS

I. a Materials

Types. Vinyl and metal siding and prefabricated or modular construction and exterior insulation finish systems are prohibited.

Type I: Wood

Exterior wood, including, but not limited to, siding, trim, columns, balustrades, porch decks, decks, fascias, and shutters must be capable of withstanding the elements and be resistant to rot such as cedar, redwood, mahogany or cement board, wood clapboard or cement board, board and batten, then seal with paint or stain.

Horizontally applied boards (beveled or drop siding) and wooden shingles are permitted. Plywood and diagonal siding are not permitted.

Type II: Stucco

Stucco is allowed over wood frame or masonry construction. Stucco must have a smooth, trowel applied and sand finish. Sprayed applications and swirl or other heavily textured patterns are prohibited.

Type III: Brick

Foundation walls and piers shall be parged block, brick, smooth-finished poured concrete or stucco. Retaining walls shall be masonry or stuccoed. Building walls shall be finished in stucco with smooth sand finish, brick from pro-approved palette.

I. b Configuration & Techniques

Building walls may be built of no more than two materials and shall only change material along a horizontal line, i.e., brick may be combined with wood siding when the material change occurs horizontally (typically at a floor line), with the heavier material below the light. Walls of a single building must be built in a consistent configuration. Wood clapboard shall be horizontal.

Undercrofts may be skirted. Horizontal wood boards or framed wood may be installed with spaces between members not larger than 1.5" or smaller than 0.75". Lattice (horizontal and vertical only) may be installed between wood pier and pilings, and brick screens may be installed between concrete piers and pilings.

Garden walls shall generally be constructed of the same material as the first floor of the primary building. Masonry piers with wood pickets may replace solid masonry walls. Wood may replace masonry at the rear property line. Masonry walls shall be made of stuccoed concrete while gates shall be wood or steel. Walls may be perforated.

Siding shall be horizontal, maximum 4" to 6" to the weather.

Stucco or plaster coating may be applied to concrete block or poured concrete. Stucco shall be steel troweled.

Trim shall not exceed 6" in width at corners and 4" in width around openings, except at the front door.

Where a wall or fence on one property meets a taller or shorter wall or fence on another property, it is the responsibility of the latter designer to transition their wall or fence to the height of the former.

I. c Amenities

Variations to the architectural regulations may be granted on the basis of architectural merit.

Building walls shall be one color per material used. Colors of stucco shall be warm in tone, subject to approval from the Design Review Board. Paints for masonry applications shall have a flat finish. All interior wood siding shall be painted or stained, preferably on both sides. Trim (balcony and porch posts, rails, window trim, rafter tails etc.) shall be painted to complement the columns and overall value of the building. An accent color, for items such as the front door, pickets, trim, and shutters, may be used subject to approval from Design Review

Board. Walls and fences shall be in a range of colors approved for their respective materials. Other colors may be added to the list after consultation with the town architect. Please refer to our current listing for pre-approved colors.

I. d Notes

The following shall not be permitted: panelized wall materials, quoins, stucco covered, foam moldings, curved windows, window air-conditioning units, exterior fluorescent lights exterior flood lights, above-ground pools (except those of the inflatable variety), antennas, flags and flag-poles (except official flags of countries, angle to building walls), signs (on private property except a “For Sale” may be placed on property and should not exceed five (5) square feet), direct vent fireplaces, external alarm systems, and skylights.

Variations to the architectural regulations may be granted on the basis of architectural merit.

These regulations will be updated periodically, and all subsequent changes will apply to all buildings, which have yet to complete the schematic design phase.

II. BUILDING ELEMENTS

II. a Materials

Chimneys shall be finished with stucco, brick or wood.

Piers and arches shall be stucco or brick.

Porch railings shall be made of wood while porch floors and posts may be wood or masonry. Porches may be enclosed with glass or screens; however, glass enclosures are not permitted at frontages. Porch ceilings may be enclosed with painted wood; exposed joists shall be painted or stained.

Stoops shall be made of wood, brick or concrete. If concrete, a stoop shall have brick, tile, stucco walls, or parged concrete.

Decks shall be located only in rear yards and where not easily visible from streets or paths, elevated a max. of 18” above grade and painted or stained.

Metal elements shall be natural-colored galvanized steel, anodized or ESP aluminum, or marine-grade aluminum.

Driveways can be of concrete, pre-approved palette of brick or concrete pavers. Driveways shall be at least 12’ wide. Driveways shall be built prior to any elevation construction to facilitate delivery onto site.

II. b Configuration & Techniques

Chimneys shall be a minimum of 1:1 proportion in plan and capped to conceal spark arresters. Flues shall be no taller than required by the building code. Fireplace enclosures and chimneys shall extend to the ground.

Piers shall be no less than 12" x 12".

Arcades and breeze-ways should have vertically proportioned openings.

Posts shall be no less than 6" by 6".

Railings shall have top and bottom rails. Wood top rails shall be eased and bottom rails shall have a vertical section. Top and bottom rails shall be centered on the boards or pickets. The openings between the members shall be a minimum of 1" and a maximum of 4".

Balconies shall be structurally supported by brackets, tapered beams, or columns.

Driveways constructed of material other than concrete shall allow the public concrete sidewalk to run continuously without disruption through this area of the driveway. Vehicles will not be allowed to park at any time on the public walk path.

Fences on adjacent lots shall have different designs, designs, subject to the approval of the Design Review Board. Where a fence on one property meets taller or shorter fence on another property, it is the responsibility of the latter designer to transition their fence to the height of the former.

II. c Amenities

Trim (balcony and porch posts, rails, window trim, rafter tails, etc.) shall be painted or stained to complement the columns and overall value of the building. An accent color for items such as the front door, pickets trim, and shutters may be used subject to approval from the Design Review Board.

Garage aprons shall be of square or rectangular previous concrete pavers, brick or concrete. Pavers must contrast drastically with the street surface color.

The Design Review Board has selected a range of acceptable mailboxes at Joseph's Electric. The box kept in stock is called the Back Post. This mail box comes in 3 colors, black, white, or green. The homeowner can paint the box to match the trim of the house if they choose. You may also choose a mail-post mailbox from Walpole Woodworkers, <http://www.walpolewoodworkers.com/> Phone 800-343-6948. Any other mail box design must be approved by the Design Review Board. Preformed plastic mailboxes are not acceptable. You may put up a temporary box for a period of 30 days until you purchase or order your mail box. It is recommended that you include the mailbox area in your landscape plans.

The following shall be subject to approval from the Design Review Board: brick, mortar colors, colors and patterns, fence designs and exterior light fixtures.

The following shall be permitted only in rear yards where not easily visible from street or paths: utility meters, satellite dishes, permanent grills, permanent play equipment (wooden only), hot tubs (those at ground level must be covered), and

garbage collection equipment. HVAC units (“silent” models preferred), may be placed on the side of the house and must be completely screened from view using landscaping or structure (no wooden fencing allowed). Location of the HVAC must be marked on the site plan and screening plans must be submitted to the Design Review Board for approval.

In-ground swimming pool will be permitted but will be considered a hard surface to be included in the total allowable footprint. Location of the pool must be marked on site plan and submitted for approval.

II. d Notes

The following shall not be permitted: panelized wall materials, quoins, stucco covered, foam moldings, curved windows, window air-conditioning units, exterior fluorescent lights, exterior flood lights, above-ground pools (except those of the inflatable variety), antennas, flags and flag-poles (except official flags of countries, states, parishes, cities or other association sanctioned flags flown from 6’ poles mounted at 45 degree angle to building walls), signs (on private property), direct vent fireplaces, external alarm systems, and skylights

Carports are allowed in lieu of garages on alley loaded lots only.

III. ROOFS

III. a Materials

Roofs shall be clad in one of the following materials: in its natural color, wood shingles, dark gray shingles, in either slate or synthetic slate, asphalt, or concrete.

Gutters and downspouts, when used, shall be made of galvanized steel, copper (not copper-coated), anodized or ESP aluminum. Downspouts shall be placed at the corner of the building least visible from nearby streets. Splash blocks shall be made of concrete, brick or gravel.

Copper roofs, flashing, gutters and downspouts shall be allowed to age naturally (not painted or sealed).

III. b Configuration & Techniques

Principal roof on all freestanding buildings shall be a symmetrical. Hip or gable with a slope of 8:12 to 10:12. Also allowed are gabled hips, hipped gables, and flared hips. Where garages meet in a party wall condition, gabled ends are allowed.

Ancillary roofs (attached to walls or roofs) may be sheds sloped no less than 3:12.

Eaves shall be continuous, unless overhanging a balcony or porch. Eaves shall have an overhang from 16” to 32”. Overhanging eaves may have exposed rafters.

No through roof penetration for mechanical or electrical devices shall be allowed to penetrate the roof at the building’s frontage(s). Penetrations of these devices at approved locations be of color to match the roof.

III. c Amenities

The following shall not be permitted: metal finishes in any color other than those indicated in this document.

III. d Notes

IV. WINDOWS AND DOORS

IV. a Materials

Windows and doors shall be vinyl, wood, or cladwood. Garage doors shall be wood or aluminum. Doors shall be painted or stained to match the color palet of the home.

Shutters shall be wood and must be operable.

Security doors and window grilles must be approved.

Windows not visible from the street may be of other material and configuration.

IV. b Configuration & Techniques

Windows shall be rectangular, vertically proportioned and operable. Transoms may be oriented horizontally with panes which match other configurations. Multiple windows in the same rough opening shall be separated by a 4" minimum post. The window sash shall be located interior to the centerline of the wall. Window sills in masonry construction shall project a minimum of 1 inch from the face of the building.

All vertically superimposed openings shall be centered along the vertical axis.

Window muttins are required and shall be divided light or fixed on the interior and exterior surfaces, and shall create panels of square or vertical proportion.

Non alley garage doors on front load lots shall be a maximum of 10' in width. Garage doors shall be painted or stained. Overhead garage doors will be allowed but at front load lots shall be clad with planks to resemble swinging doors.

Shutters when used shall be operable, sized and shaped to match the openings. Shutters in accordance with specific architectural topologies is encouraged.

There may be no more than once circular or hexagonal window on any principal elevation.

Rectangular windows shall be operable encasement or single hung. Circular and hexagonal windows may be fixed.

Driveway gates shall be in-swinging and have a maximum opening of width of 12'.

IV. c Amenities

The following shall not be permitted: curved windows.

IV. d Notes

Need Construction regulation set in place.

V. Landscape Code

V. a Requirements

Landscape plans must be presented to the Design Review Board prior to construction for approval. The minimum landscape requirement to install around a new house must equal 2% of the house and lot value. This landscape treatment shall be concentrated around the front and entrance of the house (side and back is preferred but not required). The monies applied to the landscaping requirement shall not include any hardscape items (i.e. paving, walls, etc.). This also shall not include seed, sod, irrigation or mandatory trees. In addition to the landscape minimum requirements the homeowner must plant a minimum of five (5) trees 25 gallon minimum size.

An irrigation system is required for front beds (this is considered to be minimal).

V. b Waterside Landscape Code

Waterside has been planned so that the landscape creates an environment indigenous to Southwest Louisiana. The determining factor of good landscape design should always be the architecture and location of the improvements. The Design Review Board will take into account various relationships of improvements-to-site, building-to-building, views, prevailing breeze, solar orientation, and other amenities in making decisions regarding specific landscape plans. To ensure that the overall beauty of the community is preserved and enhanced, the Design Review Board has the authority to approve or disapprove landscape plans of Lots.

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 Waterside. Owners will be encouraged to landscape their plots with plant material, which is indigenous to this geographical area.

The landscape plan must be approved no later than prior to installation of drywall. The landscape plan must show all proposed site structures and features including drives, 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 (no wooden fencing), walls or evergreen planting. **Plants should be as high as the objects being screened when planted in order to ensure immediate effect.** The landscape plan shall accurately reflect: (a) all existing vegetation to remain; (b) all proposed planting as to location, variety and quantity; (c) the size, quality and spacing of the proposed plantings; (d) complete front, rear and side specifications

for bed preparation; (e) areas to be mulched or planted as a lawn. Lawns may be seeded, sprigged, plugged or sodded with the selected planted method indicated in the landscape plans submitted for approval. Lawn areas contiguous to streets shall be sodded.

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. An Irrigation systems, is required for the front beds. Irrigation helps to maintain a quality landscape throughout the year, especially in times of drought.

The Design Review Board will take into consideration all elements of the individual landscape plan and plant materials selected in the approval process.

In addition to the already established natural vegetation, many other plant types will be acceptable for use within the community. The Design Review Board in these guidelines has recommended various plant types to be used in planning the various landscape designs. These plant materials have been selected because of their traditional influence in Louisiana and their other desirable characteristics.

In all cases, the entire yard on a Lot shall be adequately landscaped, as determined by the Design Review Board, in any instance involving phasing of landscape, the initial landscape work shall encompass the front yard with planned enhancement to follow. The Design Review Board prior to installation must approve all phases.

THEME PLANTS

The following list of plants has been selected to complement and best represent the early Louisiana style of design. It is desired that Lot Owners use this type of planting to add to the intended mood of our community. There are many other plants not listed that may, with approval of the Design Review Board, be used within the community, but are not necessarily considered theme plants.

Approved Plants:

| <u>Trees – Botanical Name</u> | <u>Common Name</u> |
|-------------------------------|-------------------------|
| Quercus virginiana | Live Oak |
| Magnolia grandiflora | Southern Magnolia |
| Liriodendrom tuipifera | Tulip Tree |
| Quercus falcata | Red Oak |
| Quercus michauxii | Cow Oak |
| Acer rubrum “drummondii” | Swamp Red Maple |
| Taxodium distichum | Cypress |
| Comus florida | Dogwood |
| Lagerstromeia indica | Crape Myrtle |
| Magnolia soulangiana | Oriental Magnolia |
| Pyrus Calleryana “Bradford” | Bradford Flowering Pear |
| Prunus caroliniana | Cherry Laurel |
| Ilex opaca | American Holly |

Shrubs – Botanical Name

Common Name

| | |
|-------------------------|--------------------|
| Azalea indica | Azalea |
| Azalea obtusum | Dwarf Azalea |
| Camellia japonica | Camellia |
| Camellia Sasanqua | Sansanqua Camellia |
| Spiraea contoniensis | Reeve's Spirea |
| Myrica ceifera | Wax Myrtle |
| Ligustrum japonicum | Wax Leaf Ligustrum |
| Gardenia jasminoides | Gardenia |
| Phoninia Glabra | Red Leaf Photinia |
| Pittosporum Tobira | Pittosporum |
| Vitex Angus – cactus | Vitex |
| Osmanthus Fragans | Sweet Olive |
| Michelia Figo | Banana Shrub |
| Feijoa Sellowiana | Pineapple Guava |
| Philadelphus coronaries | 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 Canariensis | Algerian Ivy |
| Vinca Major | Vinca |
| Aspidistra Elatior | Aspidistra |
| Dryopteris App | Wood Fern |
| Hemerocallis fuiva | Daylily |

Vines – Botanical Name

Common Name

| | |
|-----------------------------|---------------------------|
| Galsemium sempervirena | Carolina Yellow Jessamine |
| Rosa Banksia | Lady Banksia Rose |
| Ficus pumila | Fig Vine |
| Trachelospermum Jasminoides | Confederate Jasmine |
| Wisteria sinensis | Wisteria |

PLANTS NOT RECOMMENDED

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

Botanical Name

Common Name

| | |
|------------------------|------------------|
| Parkinsonia aculeate | Jerusalem Thorn |
| Albizia Julibrissin | Mimosa |
| Kieireutaria Bipinnata | Golden Rain Tree |
| Eriobottva japonica | Loguat |
| Euonymus japonica | Golden Euonymus |
| Nerium Oleander | Oleander |
| Cupressus sempervirens | Italian Cypress |



