

MAYER'S TRACE GUIDELINES/RESTRICTIONS

ETHIC OF MAYER'S TRACE AND ARCHITECTURAL CONTROL COMMITTEE. The goal of development on Mayer's Trace is to strive for quality in construction and design and to protect the beauty and integrity of this area, and to assure that the property and the use thereof conforms to the harmony of external design and location in relation to the surrounding structures and topography. The following guidelines apply and are to be implemented by Architectural Control Committee of The Woods (ARC). Final authority of these guidelines in this "Exhibit A" is retained by Dr. Richard R. Howard, II.

GUIDELINES FOR CONSTRUCTION IN THE WOODS FRONTING MAYERS TRACE

1. **Plans.** No construction can begin before registered surveyor's plot plan and architect's building plans and specifications are approved by the ARC. Upon written approval, the builder will be required to sign an agreement promising to conform to the approved plans and specs., and to these guidelines as they apply to all aspects of construction. Any subsequent alterations in architect's building plans and specifications must be submitted to and approved by the ARC. Construction will be monitored by ARC from stake-out to construction completion and site clean-up.

2. **Permits.** All Parish, State and City building permits will be obtained prior to the start of any activity on the site. Upon written approval of plans and specifications the owner will pay a \$500 (five hundred dollar) building permit fee to The Woods Architectural Control Committee.

3. **Site.** The building site will be inspected by ARC when staked out prior to clearing of vegetation. As illustrated in Attachment 2, a Buffer Zone shall be established running the entire length of the frontage and measuring a depth of 50 feet from the roadway. An additional buffer zone shall be established running parallel down the length of both sides of the lot 25 feet in depth. Within the buffer zone the cutting of trees shall be limited to those considered non-desirable for the area as indicated by the ARC. In the Discretionary Area, trees and or vegetation shall be removed at owners discretion. In the event of a problem with the stake-out, the ARC will work with the owner-builder to save major trees, and to suggest best methods of vegetation tree removal. Plot plan approval authorizes clearing of vegetation. (Any deviations from this requires written approval from ARC.)

(a) **Driveways.** Driveways should not exceed 12 feet in width. Driveway culverts must be of adequate diameter (12" minimum) and culvert openings must be protected from vehicular traffic by wood, brick, or stone abutments. The natural flow of water shall not be diverted, impeded, or obstructed.

(b) **Sanitary Facility.** Builder must provide a sanitary facility (portable chemical toilet) for the duration of construction as well as adequate trash receptacles.

(c) **Garbage.** Construction debris, and garbage shall be removed by the builder from the construction site and any adjacent areas, periodically during construction and will be piled up in one location between removals. Burning of construction trash is prohibited. Burning of vegetation cleared from the lot is allowed except during periods of high wind or drought. All fires shall be closely supervised at all times until the embers are cold. **Dumsters are not allowed.**

4. **LAND USE AND BUILDING TYPE.** No building shall be erected, altered, placed or permitted to remain on any lot other than one single family residential dwelling, accessory buildings and a private garage. All houses shall have no less than 2400 square feet of living area, and must have a double garage with a minimum of four hundred fifty (450) square feet.

(a) **Foundations and Siding Material.** All houses will be built on raised foundations (not less than 2 feet) faced with brick or stone approved by ARC. Slab foundations which are raised, enclosed by a chain wall, and faced with brick are permitted. Siding will be brick, stone, wood, stucco or any combination thereof as approved by ARC.

(b) **Roof Material.** All roof material must be 25 or 30 year dimensional shingle, hand split cedar shakes (1/2" min), slate, standing-ridge iron, copper, or other quality material as approved by ARC.

(c) Windows. Windows must be Anderson, Marvin, Pella brand or other equivalent quality as approved by ARC. Metal clad, double pane insulated aluminum windows and wooden vinyl clad by Anderson are permitted.

(d) Exterior Doors. Exterior doors must be of equivalent quality to the windows as described above.

(e) Exterior Chimneys Enclosures. Exterior chimney enclosures will be brick, brick veneer, stone veneer, or stucco. Any other treatment must be approved by the ARC.

(f) Exterior Colors. All exterior colors or stains must be approved by the ARC before painting or staining commences.

(g) Other Structures. No trailer, tent, shack, barn or other building of a temporary character shall be placed, erected or permitted on any lot as a residence, either temporary or permanently. Shortwave radio antennas and towers are prohibited. TV antennas and satellite dishes will be permitted only if adequately camouflaged, subject to ARC approval.

(h) Water Treatment. Only approved mechanical aeration systems will be used; no septic tanks allowed. The location of the treatment system must receive ARC approval.

(i) Construction Duration. Approval of architectural plans and specifications authorized construction phase. To discourage the "weekend builder" all houses will be completed within 10 months (ten months) from the beginning of actual construction defined as the pouring of the foundation. A \$500 (five hundred dollar) per month fine will be levied for each month that the building is incomplete, after the 10 month limit has passed.

5. IMPROVEMENTS. All additions, alterations, out-buildings, fences, etc. must be submitted in the form of plans and specifications to the ARC for review and approval.

6. SIGNS. For Sale or Rent signs must not exceed 6 square feet, must not be attached to trees and must be placed in the centers of the lot, any variance to this would require ARC approval.

7. PARKING. No parking (construction and otherwise) on the roadside overnight. No vehicles of any size which normally transports inflammable or explosive cargo are allowed at any time.

8. NUISANCES. No noxious or offensive activity, no commercial ventures, no exploration, no farming, and no breeding of animals or livestock/poultry permitted.

9. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them.

10. ENFORCEMENT. Enforcement of these guidelines shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of these covenants, either to restrain violation or to recover damages. Said damages would include, but not be limited to, all legal fees incurred and other equitable relief provided by law.

11. SEVERABILITY. Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and affect.

12. AVAILABLE AMENITIES. All recreation amenities trails, pools, etc. are optionally available to those property owners on Mayers Trace for a monthly fee (fee information available upon request). Garbage collection for residents at a low monthly fee is available (fee information available upon request).

13. PERIODIC REVISIONS. These guidelines are subject to periodic revision as deemed necessary in the sole discretion of Dr. Richard R. Howard, II and/or authorized individual(s). All builders and owners will be subject to the most current guidelines in effect at the time of submission of plans and specifications for approval.