

# THE WOODS

## A Planned Environmental Community

### THE WOODS ARCHITECTURAL CONTROL

April 2010

As authorized in the Restrictions, Conditions, Covenants and Servitudes (RCC&S), this document is prepared as a guideline for construction in The Woods.

#### **The Woods Ethic:**

The goal of development in The Woods is to strive for quality in construction and design while minimizing the visual and environmental impact on the habitat. The Architectural Control Committee (ARC) has adopted the following guidelines to which all builders, contractors and developers must adhere, and which in no way pre-empt or alter the function of the ARC as stated in Article III of the RCC&S. Furthermore, these guidelines are not intended to address all requirements nor are they all inclusive of every style, type, or example of building material or construction that must be approved.

#### **I. Rules Governing Construction:**

**1. Plans:** A complete set of plans and specifications must be submitted to the chairman or any member of the ARC for approval prior to any activity on the site. Plans must include a Plot Plan drawn to scale showing the position of the house on the lot and driveway access from the street to the garage. Specifications must include type of roofing and siding materials, types of masonry, brand names of windows, skylights and exterior doors and sliders, and brand name of water treatment facility to be used. A completed summary sheet (furnished by the ARC) must also be included with the plans and specifications. Upon request, samples of building materials must be submitted to the ARC for final approval prior to their installation. Upon written approval of the plans and specifications, the builder will be required to sign an agreement promising to conform to the approved plans and specs., and to the rules laid out by the ARC and other governing bodies of The Woods; and to pay any attorney's fees, damages and any other equitable relief provided by law should he fail to live up to his promise.

Should the builder wish to alter the approved plans and spec., he must submit those alterations to the ARC for consideration and approval.

Furthermore, construction will be monitored by the ARC from the stake-out phase to final completion and site clean-up. A Stop-Work order will be issued immediately should any unapproved deviation from the approved plans and specifications be found.

**2. Permits** All Parish, State and city building permits be obtained prior to the start of any activity on the site. In addition, upon written approval of plans and specifications, the builder, contractor, or owner as applicable) will pay a \$1000.00 (one thousand dollar) building permit fee to The Woods. This permit fee is non-refundable and will be used to cover wear and tear on the roads and any road damage which may occur during construction. Payment of this permit fee does not relieve the contractor or builder from his responsibility to avoid damage to the roadways or any other Common Area in The Woods.

**3. Site** The site will be inspected by the ARC when staked cut prior to clearing of vegetation. The ARC is empowered to re-work: the stake-out if deemed necessary to save major trees, to preserve the view of neighboring lots, or to minimize the impact on surrounding sites.

- (a) Positively no clearing of vegetation is to be done prior to written approval of plans, specs., and stake-out.
- (b) Trees larger than 4" in diameter which stand outside the foundation footings and driveway must also be approved before cutting. Smaller trees should be saved whenever possible to maintain the esthetics of the "planned environmental community" and preserve the privacy of each unit owner.
- (c) Tall trees must be topped and felled within the lot lines, unless otherwise expressly approved by the ARC.
- (d) Driveway should not exceed 12 feet in width; and access across common areas via other than the approved driveway access is strictly prohibited. Driveway culverts must be of adequate diameter (12" minimum) and culvert openings must be protected from vehicular traffic by wood, brick, or stone abutments. In no way shall the natural flow of water be diverted, impeded, or obstructed by a culvert that is too small or is located so as to cause such diversion.
- (e) Builder must provide a sanitary facility (portable chemical toilet) for the duration of construction as well as adequate trash receptacles. It is the responsibility of the builder to police the adjacent common areas for trash and construction debris from his site. The burning of construction debris is prohibited, except in the case of vegetation cleared from the lot. No fires at all will be built

during periods of high wind or drought. All fires shall be closely supervised at all times until the embers are cold.

- (f) No signs shall be attached to trees. No signs shall be located on common ground, except as approved by ARC.
- (g) In order to minimize the effects of construction activity on the community, and to discourage the "week-end" builder, all houses will be completed within nine (9) months of the start date, which will begin with the clearing of the site or the start of construction, whichever comes first.  
There will be a \$1,000 per month fine levied for each month that the building is incomplete, after the 9 month limit has passed.
- (h) Any owner that clears a lot for the purpose of constructing a house and subsequently decides not to proceed with the construction, will be responsible for re-planting vegetation in a manner approved by the ARC. Failure to do so will cause the ARC to re-plant the vegetation at the expense of the owner.

**4. Water Treatment Facility.** Only approved mechanical aeration systems will be used; no septic tanks allowed. The location of the treatment system must receive ARC approval (see (d) above regarding access across common ground).

**5. The House** No lot shall be used except for one (1) single-family dwelling, accessory buildings and a private garage. No trailer, tent, shack, barn or other buildings of a temporary character shall be placed, erected or permitted to remain on any lot, nor can they be used as a residence, temporary or permanent.

- (a) Houses shall have no less than 2000 square feet of living area and shall be of vertical orientation rather than of horizontal, sprawling orientation.
- (b) All houses will be built on raised foundations (not less than 2feet) faced with brick or stone as approved by the ARC. The first floor will not be raised more than three feet above the Advisory Base Flood Elevation (ABFE) level for the property as provided by FEMA. As of 2009, all ABFE levels in The Woods are 11 ft. ([http://www.fema.gov/hazard/flood/recoverydata/katrina/katrina\\_la\\_stammany.shtm](http://www.fema.gov/hazard/flood/recoverydata/katrina/katrina_la_stammany.shtm)). Slab foundations which are raised, enclosed by a chain wall, and faced with brick are permitted. No terraced slab foundations will be approved.
- (c) Siding will be brick, stone, wood, stucco, or any combination thereof as approved by the ARC. No aluminum, vinyl, or masonite siding will be allowed.

- (d) All roof material must be 25 or 30 year dimensional-shingle, hand split cedar shakes ( 1/2 inch min.) , slate, standing-ridge iron, copper, or other quality as approved by the ARC. (Samples of roof material may be requested prior to approval.)
- (e) Windows must be Anderson, Marvin, Pella brand or other Equivalent quality as approved by the ARC. Metal clad, double pane insulated aluminum windows will be permitted.
- (f) Exterior doors must be of equivalent quality to the windows as described above.
- (g) Exterior chimneys enclosures will be brick, brick veneer, stone veneer, or stucco. Any other treatment must be approved by the ARC.
- (h) Two-car garages with doors are required on all houses, either attached or detached.
- (i) The color of all exterior paints and stains and any decorative grill-work must be approved by the ARC prior to installation.
- (j) Exterior lighting must be approved by the ARC as to type, wattage, size, and location.
- (k) Shortwave radio antennas and towers are prohibited. TV antennas and satellite dishes will be permitted only if adequately camouflaged, subject to ARC approval.

**6. Improvements** All additions, alterations, out-buildings, fences, etc. must be submitted in the form of plans and specification (as appropriate) to the ARC for approval prior to construction.

**7. Signs** For Sale or Rent signs must conform to the description and size (6 sq. Ft. max.) as stated in Article V of the RCC&S.

- (a) No advertising signs permitted.
- (b) On unimproved lots, signs must be places in the centers of the lot and not on Commons Areas.
- (c) Unit Owners must get ARC approval on locations for signs for lots with houses.

**8. Parking** All vehicles (construction and otherwise) will adhere to the following rules governing parking:

- (a) Positively no parking on the roadside overnight.
- (b) Positively no parking on any Commons Areas including Nature Trails.

**9. Garbage** Construction debris, trash, and garbage shall be removed from the construction site periodically during construction and will be piled up in one location between removals. It is the responsibility of the builder and/or owner to collect and remove from the adjacent common grounds and lots any and all trash and construction debris from his site. Burning of construction trash is prohibited. Dumpsters are not allowed.

**II. Future Developments in The Woods.** Any proposals for improvements on the Common Areas in The woods, such as, but not limited to, swimming pools, playgrounds or picnic equipment, fences, bridges, storage sheds, and community buildings, must be submitted to the ARC for study. Final approval of such improvements would be made by a vote of the Unit Owners Association.

**III. Periodic Revisions** These guidelines are subject to periodic revision as deemed necessary in the sole discretion of the ARC. All builders and owners will be subject to the most current ARC restrictions in effect at the time of submission of plans and specifications for approval. A copy of the most current guidelines are available, upon request, from the Chairman of the ARC.

These restrictions are hereby adopted by a unanimous vote of the members of the Architectural Control Committee and are binding until such time as they are revised in writing and adopted by the ARC.