

# **Builders Guideline Manuel Shadows of Ascension**

**Date of Revision of Manual: 18 November 2007**

This is the Builders Guideline Manual provided for the Act of Restrictions for Shadows of Ascension Subdivision (the “Restrictions”). It summarizes many (but not all) of the requirements for construction in Shadows of Ascension (the “Subdivision”). The Restrictions supersede and control over this Manual and the Manual should be read along with the Restrictions to determine the requirements for building in the Subdivision. This manual may be revised from time to time and any Lot Owner, builder or designer should check with the Committee by calling 225-757-0250 to see if they have the latest revision. The point of contact for such inquiries is Greg Flores.

## **Submittal Process**

The submittal process is the same for individuals desiring to have their home custom built by a competent professional and for builders whose intent is to provide speculative housing. Once a lot reservation or purchase agreement has been accepted and the appropriate deposit paid it is the responsibility of the buyer to select and submit plans and samples of materials to be used in the construction of the home to the committee for approval. The committee, at its sole discretion, reserves the right to assign the responsibility of reviewing such plans and samples to a competent and qualified third party professional. Approvals and denials will be based on how well the individual plan supports the overall mission of the development outlined in the section above noted as “Architectural Mission”.

## **Summary of Requirements**

Plan Submission      Any plans or other items required to be submitted to the Architectural Control Committee for Shadows of Ascension (The Committee”) or to Shadows of Ascension Homeowners Association, Inc. (the “Association) shall be delivered (Between the hours of 9:00 am and 5:00 pm Monday Through Friday) or mailed to:

Livinjoy Ascension  
6002 Perkins Rd Ste C-2  
Baton Rouge, LA 70808

Preliminary  
Plans

Two (2) copies of Preliminary Plans (1/8 scale, 11x17) should be submitted to the Committee for review prior to work on Final Plans accompanied by the attached preliminary information submittal form. The purpose is to obtain the Committee's prior approval of the general home design, architectural style and site requirements before final plans are drawn.

Also, the Committee will not approve a plan that is too similar (In the sole opinion of the Committee) to other homes previously approved in the same vicinity.

Each floor plan with optional elevations must be approved prior to starting construction on any one home. Subsequent plans and elevations that have been preapproved will not have to be submitted unless there has been a change to the plans or elevations.

Must include Site Plan with location of improvements, driveway location, any proposed off-street parking, building setbacks and servitudes and drainage.

Must include Floorplan and at least a front elevation with as much detail as possible, eg. Shutters, Exterior Fixtures, Windows, Roof Pitch, Plate Heights, Stucco Bands, Dormers, Lintels, etc.

#### Final Plans

As long as the final plans do not differentiate from the prelim plans and the Committee's comments, builders will not be required to resubmit additional copies. Any changes however must get prior approval from the Committee.

The Committee has ten (10) days to review.

#### Color Samples/submittals

Color selections and samples of materials to be used on the exterior of the home must be submitted to the committee as well as plans as noted above. The following must be submitted simultaneously for approval prior to black in stage and must correspond with that which was previously approved prior to construction commencing

1. Bricks—Bricks that have been preapproved are those manufactured by Kentwood Brick namely Creole Blend, Flashed Chattanooga, Hard Tan and Fort Morgan. White, Yellow, Painted or Light Gray colored bricks are prohibited.
2. Stucco—to be regular three coat stucco. No EFIS allowed.

3. Shingles—Color is Weatherwood. Must be 30 Year Architectural Style Asphalt Shingle. Three tab shingles will not be permitted.
4. Exterior Colors—Colors shall be neutral earth tones. No Bright Colors will be allowed. Committee reserves the right to require submittal of colors for approval at any time.

Landscape Design Typical Allowance for Landscaping will be in the \$3000 range for standard lots and \$3500 for corner lots. At least one ten foot tree is required per regular lot, and two ten foot trees on corner lots.

Fees Construction damage deposits will not be required initially however the Committee reserves the right to require a Construction Damage Deposit at any time in an amount sufficient to cover damage or to correct insufficiencies that go unrepaired or not address and corrected. This is at the discretion of the Committee.

**General Guidelines for builders in Shadows of Ascension**

General Approved Builders—Any builder who desires to complete a project in Lexington Estates must be fully licensed, bonded, and insured. Builders must further be approved at the sole discretion of the committee before commencing work in the development.

Verbal Approvals—There will be no verbal approvals of any kind for the development. All approvals must be in writing no matter what the nature of the approval.

DEQ Compliance—Homebuilder or lot owner accepts all responsibility for Department of Environmental Quality compliance and all other Federal, State, and Local laws, ordinances, and regulations.

Repairs to Development Provided Infrastructure—Repair of sidewalks, curbs, streets etc. due to damage by builder/owner must be to new condition with proper joints, etc. to match existing improvements. If repair is unsatisfactory to the HOA and or committee then such repairs must be removed and replaced at the sole cost of the lot owner/builder. Developer or HOA reserves the right to pursue all legal remedies to recoup out of pocket expenses plus reasonable attorneys fees and reasonable overhead. It is the responsibility of the owner/builder to protect the property, streets and sidewalks of the HOA, development, neighbors, etc.

Minimum Size Or Residence	<p>The minimum size of a residence it to be computed on the basis of the square footage area that is mechanically heated and cooled (the “living area”). These living area square footages exclude garages, carports, breeze ways, open porches, terraces, patios, overhanging eaves and storeroom areas that are not mechanically heated and cooled.</p> <p>The minimum size requirements for the neighborhood are 1750sf for all non lake lot homes and 1900sf for all lake lot homes. The Committee reserves the right to reduce these minimums by as much as ten percent.</p>
Set Backs	<p>Front set back is 25 feet, the rear set back is 25 feet and the side setbacks are 6 feet unless otherwise required on the final map or by the Parish of Ascension.</p>
Storage Rooms	<p>Each home shall have a minimum tool and garden storage room(s) attached to the home and built of like material of at least 50sqft.</p>
Two Story Homes	<p>Two story homes (and story and a half homes) will be scrutinized by the Committee from a privacy, overlook and massing standpoint.</p>
Construction	<p>Builders must be fully Licensed and insured in order to be considered for the Status of “Approved Builder”. The committee reserves the right to Deny the privilege to build to anyone at is own discretion for any reason. The developer reserves the right to repurchase at original sales price any remaining lots of any owner or builder that fail to observe the rules ad regulations, builder guidelines or restrictions.</p>
Jobsite	<p>No materials or grubbing debris shall be deposited on Common Areas, including rear drainage areas of Lot. Protection of the existing infrastructure and repairs if necessary are the responsibility of the Lot Owner.</p> <p>Mud from construction vehicles or lot wash out must be removed from street front of lot each day.</p> <p>Materials are not permitted to accumulate on any Lot for a period exceeding 30 days after their first delivery. Developer reserves the right to correct any such deficiency at the sole expense of the lot owner should accumulation occur.</p>

Trash receptacles shall be provided by builder and all paper goods and light weight materials that could potentially blow onto adjacent properties shall be deposited in such receptacles on a daily basis.

No stockpiling, access, parking or dumping on adjacent lots is allowed (without approval of adjoining lot owner).

Trash shall not be allowed to accumulate for a period lasting longer than 15 days.

Any damage to adjacent lots or Common Property must be corrected immediately or will be repaired by HOA and deducted from Construction Deposit. Developer reserves the right to correct any such deficiency at the sole expense of the lot owner should accumulation occur.

Grass and weeds shall be appropriately maintained by the builder and Lot Owner before, during and after construction.

Burning

No burning is allowed on the jobsite.

Port-O-Lets

Each jobsite shall provide a Port-O-Let which must sit on the Lot Property at least five feet behind the curb.

Port-O-Lets shall be maintained on a regular basis and the door shall not face the street.

Speeding

Construction vehicles shall not exceed 25 MPH in the subdivision.

Loud Music

No loud radios or noise shall be allowed; no speakers mounted on vehicles or outside of house will be permitted.

Sunday Work

Only non-noisy work (such as painting) will be allowed on Sunday unless prior written approval is obtained from the Developer or the Committee.

Utilities

Only utilities provided on the immediate job site on which you are working shall be used; no utility connections from adjacent lots or commons shall be permitted

Erosion

It is the sole responsibility of the Builder/Lot Owner to maintain the adjacent street areas in a clean manner and to protect those common areas, streets and drainage inlets adjacent to each lot from

erosion and siltation. Prior to construction, silt fence (buried in trench), shall be installed between back of lot and lake (or park) or any drainage inlet. Tractor work by the Developer to clean silt and streets will be charged to the individual Builders or Lot Owners on a prorated basis for each lot owned.

A straw mat shall be spread and maintained from rear of street curb to five (5) feet behind sidewalk to prevent erosion.

**Foundations** Finished height of foundation to be minimum of 1 foot above the 100 year flood plain. Minimum form board must be 10 inches nominal but no more than 24 inches nominal.

A rebated brick ledge is to be installed, if needed, so that no more than 12 inches of slab is exposed

**Concrete Washout** Washout by concrete trucks shall only be done on lot One in the subdivision. The cost of clean up of the washout shall be split among the permitted houses at the time of cleanup.

**Spillage** Cost of cleanup of any spillage will be charged to the offending Contractor/Lot Owner.

**Building Height** Maximum height of 40 feet from finished grade to highest peak of roof.

**Ceiling Height** Interior ceilings on the ground floor shall be not less than nine (9) feet.

**Fascia & Soffits** Must be constructed of wood; No vinyl or aluminum will be Allowed.

**Roofs** Large masses of roofs should be avoided and broken up into smaller sections of roof or with dormers or vents

Minimum of 10:12 pitch on front and rear elevations, and 8:12 on side elevations

Lesser pitches may be allowed by Committee for second story roofs or for special roofs (such as shed roofs) or metal or tiled roofs.

**Plate Heights** Plate heights on side and rear elevations must be nine foot minimum. Plate heights on front elevations must be Ten foot minimum.

Ridge Vents	Only shingle covered ridge vents will be allowed.
Gutters	Must be extruded galvalum to match trim color.
Fireplace Chimney	Any exposed exterior portion must be brick or stucco with a anodized aluminum or galvalum bronze colored chimney cap.
Roof Vents	Roof penetrations must be located in rear of home where possible, or at the least visible section of roof mass. Under no circumstances shall any be located on the front elevation.  Plumbing or mechanical vents shall be connected within the attic to minimize number of roof penetrations
Exterior	Exterior materials must be stucco, brick, or hardi plank style concrete siding. No painted brick shall be allowed. Soffits to be Luann plywood. Fascia to be redwood or hardiplank.  Siding is not allowed on any front elevation and is restricted to a total of 40% of veneer total. In some cases the Committee may approve a limited amount of siding to be exposed to the street.  No vinyl or aluminum material (as siding, fascia, soffit or otherwise) shall be allowed
Brick	All brick used must be approved by the committee. All grout must be gray unless otherwise approved by the committee.
Siding	Siding must be synthetic concrete style single board lap siding subject to the approval of the Committee  Siding should be used to accent the architectural style rather than used for major walls; siding shall not be used on more than 40% of exterior walls without prior written approval of the Committee.
Colors	Exterior color samples, including siding, trim, brick, and roof material shall be neutral colors. No yellow, red, purple, maroon, blue or otherwise bright colors to be used without prior approval of the Committee. Subdued colors are required.
Skylights	No skylights are allowed on any elevation of the home which faces a street.

Only flat skylights shall be allowed elsewhere.

Must be shown on plans when submitted or (if after construction) on a drawing submitted to the Committee.

Solar  
Collectors

None allowed unless prior approval of the Committee is obtained.

Shutters

Only fixed redwood or Spanish cedar wood shutters will be allowed.

Shutter width should be proportionate to the window (1/2 of width if window is three or more feet wide w two shutters or full width if one shutter is used (on 2' wide or less windows).

Large picture windows should not have shutters.

False Dormers

Appropriate window treatments must be used to prevent the interior of the attic from being seen or framing must be painted black so as not to be seen from any street.

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.

Interior window coverings shall be lined in a neutral color so as not to detract from the exterior of the home.

Window  
Screens

If screens are proposed for windows, this should be submitted with plans, or if proposed later, details and location must be submitted to the Committee for prior approval.

Doors

Solid core wood doors are required on the front elevation or any; elevation facing a street or lake. Doors may have glass panels.

Car Storage

Any home on a lot adjacent to a lake area must have a fully enclosed garage with a closing garage door, and such garage must be located in the front of the home with side access.

Any car storage area on the front 1/2 of a lot must be fully enclosed and must have a closing garage door that faces the main part of the house, ie the interior of the lot except for green belt areas at the side yard. The driveways must be located on the rear side of the lot where the main traffic flow coming into the neighborhood first

meets as it comes from Parker Road. All builders and lot owners must get prior approval of the location of the driveways.

All homes shall have car storage for not less than 2, nor more than 4 cars.

Garages shall load from the side and the primary opening shall not face any street (without Committee approval), except for corner lots which may face (open to) the street on the long side of the Lot or except for Lake Lots or where greenbelt exits at the side yard, which shall have garages on the front half of the lot. See driveway plan for location of driveway and to the lot.

Any side loading garage in the front of a home must have its primary opening facing the main part of the front of the house (where the main front door is located).

No garage doors with glass windows will be approved by the Committee. All required garage doors shall be equipped with fully operational automatic openers activated by remote control.

Garage doors may be constructed of raised panel painted metal.

Windows in garages that face any street must have appropriate window treatments to screen garage interior from the street and have the appropriate shutters.

See driveway addendum for further information on driveways and garages.

Parking Pads

Parking pads with landscaping screens are required for any vehicles regularly parked (outside of a garage) in the front half of a Lot. Parking on the street is discouraged and is prohibited for more than three consecutive nights or more than six nights per month.

Driveways

Shall only be on the side of the Lot designated in writing by the Committee.

Driveway aprons shall not be constructed nearer than one foot (1') from the side property line or four feet (4') from any utility boxes or street light poles and must not be constructed on top of storm drain inlet boxes.

All driveways must have at a minimum of a 3 foot flare. See Driveway addendum for further information on driveways and

garages.

Gazebos & Lanais, arbors, gazebos and pigeonniers should relate architecturally to the design of the home in both form and material. Details and location of such structures must be submitted for approval by the Committee prior to construction thereof.

Storage Sheds

Storage sheds must be attached to the house or garage and shall constructed of the same materials as the residence; no prefab, free-standing structures shall be permitted. "Pods" used for moving into residence shall be limited to one week on property.

Pools, Spas & Hot Tubs

The design and location of pools, spas and hot tubs must be approved by the Committee and shall be harmonious with architecture and landscape design.

Pool fences shall conform to City/Parish requirements and the requirements for fencing in these Restrictions.

Pools and Jacuzzis must have a minimum setback of five feet (5') from the rear property line and six feet (5') from each of the Lot's sidelines. For Lake Lots pool and Jacuzzis must be located no closer than the allowable fence line.

Drainage

The Owner of each lot is responsible for providing "positive" storm water drainage in the direction indicated in the drainage plan for Shadows of Ascension Subdivision on file with the Dept. of Public Works.

Any subsurface drainage plan must be approved by the Committee prior to installation.

A Lot Owner shall not impede or modify the natural drainage flow of any lot in any manner that will adversely affect other Lot Owners.

Mailboxes

See mailbox addendum for the required mailbox for the subdivision. Mailboxes shall only be installed according to the routing plan set forth by the U.S. Postal Service. The approved mailbox for Shadows of Ascension will be the :\_\_\_\_\_ with decorative pole and box and will include brass numbers.

Fences

Limited to six foot tall first quality Cedar or Cypress dogeared style boards 6" in width and at least 3/4" thick. Fences must have a minimum of two horizontal cross braces which must face the interior of the lot of the first installation. All fence boards must be

screwed to support structure. Gates shall be maintained at all times, will have a handle lockable latch and will be securely hinged and braced to prevent sagging.

Future Provisions      Special provisions may be added at a later date to accommodate zero lot line lots should they be included in future products or filings or for other building types including but not limited to zero lot line homes, multifamily attached housing, office buildings, retail buildings or retail/loft combination spaces.

Fill on Lot              No fill shall be added to a lot so as to adversely affect the drainage or increase the cost of the foundation or footings on the adjacent lot or affect the privacy of neighboring lots.

Contractor Name: \_\_\_\_\_

Contractor Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Subdivision: Shadows of Ascension First Filing