

RULES AND REGULATIONS OF
ARCHITECTURAL REVIEW COMMITTEE ("ARC")
NORMANDY OAKS SUBDIVISION

Section 1. Architectural Review Process

Great care has been taken in the planning, design and construction of Normandy Oaks Subdivision to insure aesthetic harmony with the environment and lifestyle. To this end, it is vitally important that this special character not be compromised by housing designs which are improperly conceived, unresolved or poorly executed. For this reason, an Architectural Review Committee (ARC) will review all proposed construction, designs and plans for:

- i) Consideration of primary site design issues
- ii) Sensitivity to the special landscape potential of the area
- iii) Excellence in architectural design

Architectural Design Guidelines have been established to provide Property Owners ("Property Owner" or "Property Owners"), architects and contractors with a set of parameters for the preparation of their drawings and specifications.

By encouraging attention to detail and design quality throughout the community, the aesthetic harmony and natural tranquility at Normandy Oaks Subdivision will be enhanced and preserved by the ARC and Design Guidelines.

The natural landscape, comprised of trees indigenous to the State of Louisiana, combined with scenic ponds and greenbelts create the setting of Normandy Oaks Subdivision. These features combine to make Normandy Oaks Subdivision one of the finest residential communities in St. Tammany.

Section 2. Architectural Review Committee ("ARC")

Normandy Oaks Subdivision is a unique community of custom designed homes. In order to insure the community's high standards, a plan review process has been established to review all individual building plans.

The authority to approve, disapprove or recommend modifications to building and landscape plans is provided by the recorded Covenants, Conditions and Restrictions for Normandy Oaks Subdivision. The community Covenants, Conditions and Restrictions do not list specific design items necessary for plan approval but have created the ARC with authority to review and approve or disapprove all individual building plans within the community. The goal of the ARC is to create an architectural environment, which conforms to the basic principles of fine quality design within the

parameters of the approved building styles, while simultaneously maintaining the pleasing aesthetic relationships of building-to-site and building-to-building within the overall community. The ARC does not wish to restrict individual creativity or preferences.

The ARC is composed of at least two members, who may or may not be members of the Board of Directors of the Normandy Oaks Owner's Homeowners Association, Inc. A professional architect may serve as Chairman of the ARC, to review and make recommendations with respect to all building plans. In order to explain the review process and what is required for plan approval, the ARC has developed these Design Guidelines. The ARC 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 community as a whole.

Prior to the commencement of any type of construction activity, an Application for Approval of such work must be submitted by the Property Owner or his respective agent to the ARC. Included with the application shall be the construction drawings, plans and specifications for the residence and such documents and other information as requested by the ARC and outlined in the Design Guidelines. Final approval must be received from the ARC prior to the start of construction. Upon receipt of approval and after filing for a building permit, the Property Owner can begin construction.

The Property Owner should familiarize himself and his building team with the requirements of the ARC Design Guidelines and Contractor's Rules and Regulations.

Section 3. Design Review Procedure

A design review procedure has been established to insure compliance with the requirements outlined in the Design Guidelines, which follow a simple step-by step review format. In order to expedite the ARC design review, the process has been structured to achieve a smooth and timely review from preliminary plan submittal to final site inspection and construction approval. If building in the subdivision for the first time, prior to any submittal, it is suggested that the Property Owner and their building team (Architect/Designer and Builder) meet with the ARC to discuss any elements of the design concepts which may raise questions and concerns. This meeting is to acquaint all concerned with the design review process and to avoid misinterpretations, delays or unnecessary expenses.

The following flow chart represents the necessary steps in the process for building a residence in Normandy Oaks Subdivision.

- PRELIMINARY APPROVAL OF THE DRAWING, PLANS AND SPECIFICATIONS AND SITE PLAN FOR THE RESIDENCE
- CHANGES/ADDITIONS/REVISIONS TO THE DRAWINGS, PLANS AND SPECIFICATIONS AND SITE PLAN REQUIRED BY ARC FOR APPROVAL
- APPROVAL OF DRAWINGS, PLANS AND SPECIFICATIONS AND SITE PLAN BY THE ARC
- CONSTRUCTION DEPOSIT TO PROPERTY OWNERS ASSOCIATION AS SET FORTH IN SECTION 8
- FINAL APPROVAL BY ARC EVIDENCED BY AN ARC APPROVAL/DENIAL CERTIFICATE SIGNED BY A MEMBER OF THE ARC
- BEGIN CONSTRUCTION UPON ISSUANCE OF THE ARC APPROVAL AND ISSUANCE OF BUILDING PERMIT BY ST. TAMMANY PARISH
- FINAL INSPECTION AND APPROVAL BY ST. TAMMANY PARISH AND ISSUANCE OF OCCUPANCY PERMIT

The ARC has established a schedule for plan submittal, plan review and meeting with the Owner/agent to discuss any questions or concerns. The established schedule permits a timely review of submitted designs and allows Lot Owners ("Lot Owners") and agents to accurately plan their construction schedules.

Plans for review can be submitted to Normandy Oaks Subdivision, 70117 Highway 59, Suite F, Abita Springs LA 70420. Each submittal must be accompanied by a completed Application for Approval" form, available from the ARC, a one time processing fee, the construction deposit, two (2) complete sets of drawings and a site plan. The direction of drainage must be indicated with arrows on the site plan.

The ARC meets regularly to review plans, and is prepared to address concerns of any Property Owner or respective agent regardless of their stage in the review process. The Property Owner or his agent may attend review meetings, which address their design submission to expedite approval by helping to resolve any review issues. Appointments to attend review meetings can be made by contacting the ARC Coordinator.

A one-time processing fee shall be paid by the Property Owner/contractor to the ARC for review of the design submittal for each residence. This fee shall be \$25.00,

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payable to the Normandy Oaks Architectural Review Committee. The ARC shall have the right to increase or waive this amount from time to time as stated in the covenants, regulations and restrictions for Normandy Oaks Subdivision. The fee has been established to partially cover the expense of reviewing plans and related data and to compensate any consulting architects, landscape architects, inspectors, urban designers, or attorneys retained by the ARC.

A \$250.00 penalty will be imposed on any Property Owner that starts construction without having their plans and specifications, site plan and drainage plan approved by the ARC, and may be deducted from the construction deposit.

The application for approval, fee, and all other material necessary for the ARC to approve a residence should be sent to:

John M. Schroder
ARC
70117 Highway 59, Suite F
Abita Springs, LA 70420

Business hours are 8:30 a.m. to 5:00 p.m. The telephone number is (985) 892-5649.

The ARC has developed a standard method for review submittals. Plans should be submitted on minimum 24" x 36" sheets with the application form bound to the upper left-hand side of Sheet One. Drawings must be arranged in the order outlined and all of the following information must be shown on the plans, the application, or on the specifications:

SHEET ONE: SITE PLAN

SCALE. 1" = 20' = (minimum)

- a. Driveway, sidewalks, patios, and entry walks are to be located and drawn to scale.
- b. Rear deck and/or patio size and location should be indicated. Columns for the deck at the lower level should be located on first floor plan.
- c. The plan should illustrate all proposed structures, improvements, fencing, building lines, Lot lines, easements and setback lines.
- d. Retaining wall locations, size, designs, height and finish must be indicated. Retaining walls connecting to the house must be concrete and faced with the finish of the residence's exterior walls with which the retaining wall comes in contact. Cross-tie timber walls may be used if set apart from the residence.

SHEET TWO. = FIRST FLOOR PLAN

SCALE. = 1/4" = ____

- a. Decks, patios, stoops, retaining walls, and front entry step sizes should be located and drawn to scale.

SHEET THREE. = SECOND FLOOR PLAN.

SCALE: 1/4" 1' = 0"

- a. Indicate and draw to scale lower roof projections, roof overhangs, chimney locations and all interior spaces.
- b. The orientation of the second floor plan should correspond with the first floor plan and site plan.

SHEET FOUR AND FIVE. = BUILDING

ELEVATIONS. = SCALE. = 1/4" & 1/8" = 1' = 0"

- a. All elevations are to articulate building materials, finish, window types, trim and fascia details.
- b. The exterior elevations should indicate maximum building height from first floor finished grade to the uppermost roof peak. The maximum building height permitted is thirty-five (35') feet. Maximum slab exposure after landscaping should be 8" at grade.
- c. The exterior elevations should be labeled to correspond with the floor plans and site orientation.
- d. Indicate all roof areas and corresponding slopes.
- e. Indicate and label the roof material.
- f. All roof vents, projections and other structures are not allowed in any front roof (or side if on a corner lot).

Section 4. Preliminary Design Review (Optional)

The ARC encourages those who are building in the community for the first time to submit conceptual or schematic plans for preliminary design review. Although not required, this initial review may prevent unnecessary expense and delay by avoiding the development of plans which do not conform to the guideline requirements or approved residential styles.

A meeting to review preliminary design sketches may be arranged at the request of the Property Owner or his agent by contacting the ARC Coordinator at (985) 892-5649. The ARC will review, with the Property Owner or agent, the design approach to confirm the intent to follow the Design Guidelines and the appropriateness of the design concept. In order to fully utilize the preliminary design review, a completed site plan and the preliminary architectural drawings, as outlined in the Design Review Procedure, should be included in the preliminary plan submittal. The plan submittal should also include a completed application for approval and the design review fee. The ARC will review all drawings and note any modifications or changes that may be needed.

Section 5. Final Design Review

Prior to obtaining a final design approval, the applicant shall have either commenced construction or completed construction on all Lots purchased by the applicant in prior phases of Normandy Oaks Subdivision. The final design approval may be withheld by the ARC pending the applicant's compliance with this requirement.

The final design submittal should include all of the requirements of the ARC and applicable stipulations of the Design Guidelines, together with comments from previous meetings and design reviews. One set of documents will be returned to the Property Owner marked "Approved as Submitted", "Approved as Noted", or "Resubmit". Only items requiring extensive modifications will necessitate resubmittal.

The ARC will retain the final drawings and approval documents for a maximum one hundred eighty (180) days subsequent to the date of signed approval. If construction work has not begun or a continuance has not been obtained by the Lot Owner or Lot Owner's agent within the above time period the approval will then automatically expire. A re-application and re-approval, subject to any new guidelines or regulations, will then be necessary to begin construction. Once final approval has been granted, the Lot Owner may stake the lot for clearing.

Section 6. Remedy of ARC

Any act, omission or commission in violation of this article may be enforced or restrained by injunctive relief without the necessity or obligation of the Association to furnish a bond for any injunctive relief. In any successful action by the Association against a Member to enforce the provisions of this article, the Member shall pay all reasonable attorneys fees.

Section 7. Site Inspection And Clearing

Great care must be taken to protect the natural environment at Normandy Oaks Subdivision. Every effort must be made to save the existing mature trees on the home site. Prior to lot clearing and construction, the Owner or agent should clearly mark the proposed house and property lines, drive, patio, walk and, if applicable, pool location with corner stakes. Staking shall include a continuous ribbon encircling the area to be cleared and marking any additional trees to be removed which are located outside the encircled area. These trees shall be ribboned individually or in groups. The purpose is to prevent any unnecessary damage to specimen trees and other unique site features.

The ARC reserves the right to inspect the property after the trees are marked and before cutting of any trees.

Section 8. Construction Deposit

Each Owner who desires to construct a residence on a Lot shall deposit with the Developer the sum of \$2,500.00 ("Construction Deposit"). The Construction Deposit in the amount of \$2,500.00 per phase must be submitted; checks should be made

payable to "Wainer Brothers." The Construction Deposit shall be maintained by the Developer and may be used by the Developer to pay for any costs, expenses or repairs arising from the construction of a residence on a Lot by the Owner making the Construction Deposit, as determined by the Developer.

The purpose of the Construction Deposit is to insure a clean job site, overall community appearance and that the residence and drainage ditch are built according to the approved plans. Weekly inspection of the job sites and Subdivision by the ARC Coordinator and Association will keep the ARC informed of any violations within the Subdivision. A written five-day notice will then be issued to the Lot Owner or agent to correct any violation. If the violation has not been corrected within the five (5) day period the offending condition will be corrected by Normandy Oaks and the cost charged to the Lot Owner. The cost of correction (plus a 25% administrative charge) will be deducted from the construction deposit until the deposit is exhausted, at which time the Lot Owner will be billed for any additional expenses. The design review process aids in creating a fine quality Subdivision and enhancing the appearance and value of the Property.

Deviation from the design features of the approved plans or Design Guidelines defeats the purpose of the review process. With primary concern for residential elevations, accessory structures and their location on the site plan, and landscape design, the ARC will observe the home closely during construction to insure the approved plans are being accurately constructed. Significant deviation may require that the ARC correct the condition per the approved plans, resulting in a charge to the Lot Owner for the expense.

A Lot Owner/builder shall make a Construction Deposit in connection with construction in each phase of the Subdivision. The Construction Deposit shall be maintained by the Developer upon final site inspection and construction approval of the last structure to be completed and approved in a phase of the Subdivision for which the Construction Deposit is made. It is possible that a builder may have multiple Construction Deposits with the Developer for several phases of the Subdivision in which the builder is building homes.

Section 9. Site Planning

A) Building Setbacks. St. Tammany Parish has established minimum standards for building setbacks for various types of residential structures within the parish. The setbacks required however, are not to be construed as the only setback requirements that will be considered and approved by the ARC.

The ARC has established setback requirements and some restrictions on the orientation of the house to the street, when viewed in total, ensure that the Subdivision will be pleasing in appearance when viewed from the street. Each architect planning a home at Normandy Oaks Subdivision should carefully consider the natural

characteristics of the site and work within the review process in order to achieve the long-term aesthetic goal of the Subdivision.

It is strongly advised that the Owner, builder and architect be familiar with all applicable setback requirements before entering into the design phase of the residence. For more information, please contact the ARC office at (985) 892-5649.

B) Driveways. The construction of driveways must be at least two (2') feet from the side property line.

Circular driveways, and particularly driveways having an ingress or egress to a street at more than one location on a Lot must be approved by the ARC.

It is required that all driveways be covered with river sand to prevent the tracking of red dirt throughout the road system.

C) Sidewalks. Each residence shall have a sidewalk leading from the front door to the driveway and may not lead across the front lawn to the street, corner lots excepted. (Corner lots will be reviewed on a case-by-case basis.)

Ditches may not be covered by any means. Specific requests to cover a ditch may be submitted to the ARC for approval.

D) Easements. Landscaping, construction of driveways and fencing are permissible within utility easements, however each Property Owner entering upon a servitude or easement shall be responsible for and shall pay the cost and expense for removal and replacement of such improvements.

E) No Obstruction. At no time during construction should the street right of way fronting a Lot be obstructed by construction trash, construction debris or building materials. All building materials must be stored clearly within the Lot Owner's lot lines.

F) Erosion Protections. During construction of a residence on a Lot, the Lot Owner/builder shall utilize such soil silt screening and erosion protections as required by St. Tammany Parish to control silt run-off during construction.

Section 10. Architectural Styles. The goal of these guidelines is to encourage and foster the design of a Subdivision of individually outstanding architectural statements which, when viewed together, produce an equally outstanding community environment. It is not the intent of these guidelines to dictate the particular architectural style that an Owner must use within the community, but rather to give Property Owners and their architects a set of guidelines that will make the entire community a more attractive place to live.

Residential architecture at Normandy Oaks Subdivision should be custom designed for each lot to maximize the natural features of the site.

Traditional architectural styles such as Plantation, Colonial, Tudor, Georgian, English Country, French Country, West Indies, French Colonial and Acadian are preferred.

Section 11. Design Features.

- A) The main roof, unless architectural style dictates otherwise, should be pitched, having a minimum slope of eight (8) vertical to twelve (12) horizontal roof, either gabled, hipped or a combination. Roof shape and configuration should be considered during the development of floor plans so as to avoid excessively complex, awkward, or odd roof design.
- B) Flue pipes on front or side (if approved) are required to be encased with chimney enclosure of masonry or stucco and must be supported by a foundation at grade when located at an exterior wall.
- C) 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.
- D) The selection of bricks acceptable for use in Normandy Oaks Subdivision is limited to the traditional types and sizes historically associated with Louisiana architecture.
- E) All garages are encouraged to be side load OR be set back off of the front elevation line of the house. Garages that face the street are encouraged to have single bay wood or steel doors.
- F) Subject to review of the ARC no vinyl siding will be allowed on the front elevation of any dwelling.
- G) All corner lots will be carefully analyzed for the line of site/line of view with Normandy Oaks Boulevard. The main residential dwelling on corner lots must have brick fronts and sides facing the street right of ways.

Section 12. Design Criteria.

A) Minimum Square Footage. The minimum square footage of heated and cooled living area for homes in Normandy Oaks Subdivision shall be 1,800 square feet, exclusive of the garage.

B) Grading, Excavating, Ditch Maintenance. The design and development concepts for the community call for the utilization and enhancement of the existing natural environment. The ARC is particularly conscious of site design and the full utilization of site potential. The goal of the ARC is to ensure that each residence works with the natural site features, existing terrain of the homesite and overall community in the best possible manner. It is important to remember that the beauty of the Normandy

Oaks Subdivision community is the landscape and its natural features. The architecture should compliment and enhance this natural beauty.

Swales above the underground drainage conduit must be graded at the time of final grade according to Subdivision plans.

If final grade was never established, the Homeowners Association will back charge the builder/Owner for the cost to do so or apply the Construction Deposit to pay the cost of obtaining a final grade.

It is required that grass be laid in the Lot swale area. If sod is destroyed, it will be the homeowner's responsibility to replace the sod.

Planting trees in the right-of-way is not allowed. Plants of any kind (iris, pampas grass, etc.) may not be planted in the street right of way.

C) Drainage. Drainage considerations for individual homesites are essential to the ecological balance of the community. Water runoff from each individual Lot must be accommodated by properly sloping all areas so that runoff can be directed to the natural drainage areas or to storm drainage facilities. Water runoff and control for each lot is the responsibility of the Lot Owner. By creatively contouring and incorporating the drainage plan into the site plan and proposed landscaping, it is possible to turn a site problem or constraint into an aesthetically pleasing, functional amenity. When submitting plans for approval, the direction of drainage must be indicated with arrows on the site plan.

A minimum slope of front to rear for drainage is one inch for every fifteen feet required to drain. Abutting lot line grades will be established by the lot with the greatest distance to be drained.

D) Culverts. In order to have a single point of responsibility and to maintain the integrity and uniformity of the ditches and drainage within Normandy Oaks Subdivision, the ARC has designated that all engineering and setting of elevations shall be performed by ARC approved companies. Only ARC approved companies may be contracted for setting the elevations, confirming the elevations and issuing a certificate (after the drive way is set) that the elevations are within tolerance of the subdivision design.

Prior to the driveway being poured with concrete, verification of the elevation and slope of the driveway must be submitted to the ARC. A certified surveyor should provide this letter. The as built of the subdivision should be utilized in order to establish these grades. The letter should be faxed to the Association office at (985) 892-5649.

Builders will contract directly with these companies and all fees and expenses shall be paid by the Owner/builder promptly upon receipt of a statement of charges. Please contact the ARC for the approved contractor's name and phone number.

F) Remodeling And Additions. Remodeling and additions to existing improvements are required to follow the same guidelines as new construction. All criteria governing site location, grading and excavating, structures, roofs, landscape and aesthetics will remain as the previous submittal. Of particular concern to the ARC will be setbacks, height limit, skylights and solar collectors, recreational features, lighting, antennas and satellite television. Approval by the ARC is required for remodeling and additions just as it is for new construction. A Request for Home Improvement Approval form may be obtained from the ARC.

Section 13. Greenbelt; Green Space. The greenbelt is the detention area required by the Parish and is part of the Normandy Oaks Subdivision drainage system. When the greenbelt is not inundated by storm water, it can be used for recreational purposes and/or passive buffers.

Lots 132-142, 266, 267, 276, 277 and 283 in the Subdivision are considered greenbelt lots ("Greenbelt Lots").

The greenbelt area bordering the ponds and adjacent to Place St. Germain and Place St. Charles is "active" and can be used by all residents of Normandy Oaks Subdivision for recreational purposes.

The Owners Association will maintain the "active" greenbelt area.

Section 14. Landscape Design.

Normandy Oaks Subdivision has been planned to utilize the natural elements as much as possible. Pines and other hardwood trees are prolific within the community and it is the intent of the ARC to maintain the integrity of this landscape. The architecture and location of the residence should always be a determining factor for good landscape design. The ARC will be concerned with various relationships of house to site, house to house, views, prevailing breeze, solar orientation, views and other amenities in making decisions regarding specific plans. To insure that the beautiful landscape of the community is preserved and enhanced, the ARC has the authority to approve or disapprove landscape plans for individual residences.

A fundamental element of the design criteria for landscaping is the need for gardens and lawns to harmonize with the native vegetation, terrain and natural beauty of the community. Throughout Normandy Oaks Subdivision many fine, mature, native specimen trees exist. Many are in prominent view from the streets giving them special significance. Owners are encouraged to landscape their lots with plant material that is indigenous to the area. Where possible, care should be taken to leave untouched the existing vegetation and natural amenities.

Upon completion of a dwelling on any Lot, "the designated portion of the Lot" shall be sodded with a lawn grass material approved by the ARC. "The designated portion of the Lot" to be sodded shall be from the front of the house to the edge of the

street fronting the Lot. All Lots upon which a dwelling has been constructed shall have not less than \$1,000.00 of landscape flower bedding with planting and mulch materials. The landscape shrubs on the rear 25 feet of the Lots which border the retention pond shall not be greater than four (4) feet in height above ground level. On Lots which border the retention pond, the Lot Owner shall sod the area from the Owner's rear Lot line to the retention pond.

All sod up to 140' minimum from the front property line must be installed prior to move-in.

While the preservation of existing trees is very important to Normandy Oaks Subdivision, the ARC understands that clearing and filling are both necessary and will cause a substantial loss of existing trees. To offset this, Normandy Oaks Subdivision requires Owners to incorporate new trees in their landscape plans that will help replace the existing trees that require removal. As the new trees mature, they will continue to preserve the wooded character that typifies Normandy Oaks Subdivision. The number of new trees the Owner is required to plant shall equal one (1) new tree per 2000 square feet of lot area. No less than four new trees shall be planted in the front yard. At least fifty (50%) percent of the new trees should constitute shade/canopy trees such as Live Oaks, Red Maples, Ashes, etc. 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 will 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.

Irrigation systems, although not required, are strongly encouraged. Irrigation helps to maintain a quality landscape throughout the year, especially in times of drought. The ARC in these Guidelines has recommended various plant types to be used in planning the various landscape designs. The plant materials have been selected because of their traditional influence in Louisiana and their various other desirable characteristics.

Mulching, preferably with pine straw, is required for all planted areas. The mulched areas provide a smooth transition to the existing natural vegetation.

PLANTS RECOMMENDED

BOTANICAL NAMES

TREES

Pinus
Cornus Florida
Betula Nigra

COMMON NAMES

Lagerstroemia Indica
Magnolia Soulangeana
Pyrus Calleryana "Bradford"
hex Opaca
Cercis Canadensis
Liquidambar
*Fraxinus Pennsylvanica

*Quercus Virginiana
 *Magnolia Grandiflora
 Liriodendron Tulipifera
 Quercus Falcata
 *Acer Rubrum "Adrummondii"
 *Taxodium Distichum
 Red Bud
 Sweet Gum
 Green Ash
 Live Oak
 Southern Magnolia
 Tulip Tree
 Red Oak
 Swamp Red Maple
 Cypress

SHRUBS

Abelia Grandiflora
 Aucuba Japonica
 Prunis Caroliniana
 Cleyera Japonica
 Forsythia
 Raphiolepis Indica
 Ilex Vomitoria
 Ilex Compacta
 Ilex Opaca Eagleston
 Ilex Opaca Helleri
 Ilex Nellie R Stevens
 Ilex Opaca Savana
 Magnolia FARCata
 Nandina Domestica
 Pittosporum Tobira
 Osmanthus Frangrans
 Azalea Indica
 Azalea Obtusum
 Camellia Japonica
 Camellia Sasanqua
 Spirea Contoniensis

Abelia "Edward Goucher"
 Aucuba

*Quercus Phellos
 *Quercus Nigra

Pines
 Dogwood
 Riverbirch
 Crepemyrtle
 Oriental Magnolia
 Bradford Flowering Pear
 American Holly
 Pin Oak
 Water Oak

**Recommended Reforestation Trees*

Forsythia
 Hawthorne
 Holly Dwarf Yaupon
 Holly Compacta
 Holly Eagleston
 Holly Helleri
 Holly Nellie R. Stevens
 Holly Savana
 Magnolia FARCata
 Nandina
 Pittosporum
 Sweet Olive
 Azalea
 Dwarf Azalea
 Camellia
 Sasanqua Camellia
 Reeve's Spirea
 Myrica Cerifera
 Ligustrum iaponicum
 Gardenia Jasminodes
 Photinia Glabra
 Vitex Agnus-Castus
 Wax Myrtle
 Wax Leaf Ligustrum
 Gardenia

Cherry Laurel
Cleyera
Feijoa Sellowiana
Phiadelphus Coronarius
Azales Canescens
Ilex Fosteri

Red Leaf Photinia
Vitex
Pineapple Guava
Mock Orange
Wild Azalea
Foster Holly

GROUND COVERS

Ardisia Japonica
Juniperus Conferta
Juniper Blue Rug
Hedera Helix
Hedera Canariensis
Vinca Major
Aspicistra Elatior
Dqoptersis spp.
Hemerocallis Fulva
Gelsmium Sempervirens
Rosa Banksiae
Ficus Pumila
Trachelospermum Jasminoides
Wisteria Sinensis

Bronze Ajuga
Liriope Muscari
Trachelospermum Asiaticum
Ophiopogon Japonicus
Liriope
Asian Jasmine
Monkey Grass
English Ivy
Algerian Ivy
Vinca
Aspidistra
Wood Fern
Daylilly
Carolina Yellow Jasmine
Landy Banksia Rose
Fig Vine
Confederate Jasmine
Wisteria

PALMS

Livistona Chinensis
Chamaerops Humilis
Cycas Revoluta
Trachycarpus Fortunei

Ardisia
Juniper Procumbens Nana
Juniper Blue Rug
Bronze Ajuga

Chinese Fan Palm
Mediterranean Fan Palm
Sago Palm
Windmill Palm

PLANTS NOT RECOMMENDED

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

BOTANICAL NAME**COMMON NAME**

Parkinsonia Aculeata
 Albizia iubilibrissin
 Koelreuteria Bipinnata
 Eriobotrya Japonica
 Euonymus Japonica
 Nerium Oleander
 Cupressus Sempervirens

Jerusalem Thorn
 Mimosa
 Golden Rain Tree
 Loguat
 Golden Euonymus
 Oleander
 Italian Cypress

**GENERAL RULES FOR ALL
 NORMANDY OAKS SUBDIVISION CONTRACTORS & SERVICE PERSONNEL**

The following rules apply to all employees of Normandy Oaks Subdivision, contractors and service personnel while on Normandy Oaks Subdivision premises.

1. All contractor and related personnel are required to enter and exit through the designated gate.
2. No lot filling or slab pouring will be allowed on Sundays, and a reasonable construction schedule should be maintained. Suggested hours: 6:00am - 6:00pm Monday to Friday; 7:00am - 4:00pm on Saturday.
3. Contractors are required to keep the job sites as neat and clean as possible. Trash and discarded materials such as lunch bags, cans and odd materials, must be removed daily. Stockpiling of trash or any material on adjacent lots or streets is not permitted.

If trash and debris on the job site becomes a noticeable problem, notification to the responsible party will be given by the ARC to clean up the site within five (5) working days. If after the 5-day period the site has not been cleaned, Normandy Oaks Subdivision will remove the debris and charge the Property Owner.

4. Mud/silt/debris-free street and proper erosion control is the responsibility of the contractor. Adequate silt fencing and matting at the entry drive must be properly installed and maintained to keep the streets free of mud, silt and debris.

Elimination of vehicles tracking mud throughout the subdivision will be controlled by the contractor. This rule will be strictly enforced.

5. It is the responsibility of the contractors to maintain drainage ditches/swales at all times.

6. Portable toilets are the responsibility of the contractors. They should be located out of the right of way, and sanitized weekly. Contractors should provide adequate facilities for workers.
7. Vehicles are to be parked on one side of the street only or on the immediate site on which the contractor is working, not on adjacent sites. No vehicles (cars, trucks, vans, etc.) may be left in the subdivision overnight. Construction equipment may be left on the site while in use but must be kept off the street.
8. Washing any truck or vehicle on the street is not permitted. Concrete delivery trucks may be washed only on the immediate construction site.
9. Operators of vehicles are required to see that they do not spill any damaging materials while within the Community. If spillage does occur, it is the responsibility of the operator for cleanup. Clean-ups done by Normandy Oaks Subdivision personnel will be charged to the responsible party. Report any spills as soon as possible.
10. Any damage to streets and curbs, drainage inlets, street lights, street markers, mailboxes, walls, fences, etc. will be repaired by Normandy Oaks Subdivision and such costs billed to the responsible contractor. This amount will be deducted from the damage deposit. If not sufficient, the additional amount will be charged to the Property Owner.
11. If any telephone, cable TV, electrical water, or other utility lines are cut, it is the responsible party's obligation to report such an accident within thirty (30) minutes.
12. Loud radios or noise will not be allowed within the community. This is distracting to Property Owners. Normal radio levels are acceptable. Do not mount speakers on vehicles or outside of homes under construction.
13. Only bona fide workers are allowed on the property. Spouses may drive workers to the site and pick them up, but must not remain on the property unless they are employees of the subcontractors. No children will be permitted on the property unless they are bona fide workers.
14. No contractor or service personnel will be permitted to bring pets or alcohol on the property.

Normandy Oaks Subdivision seriously enforces these regulations. Notification of violation will be sent to the responsible party and Property Owner defining those items not in compliance with rules and regulations. Upon receipt of the notification, the involved parties have five working days to correct the situation or Normandy Oaks Subdivision will take the necessary action to correct the violation (in some cases, immediate compliance will be required). Those actions could include charging the Property Owner for the correction done by Normandy Oaks Subdivision, withholding architectural review until the violations are amended, or, in certain cases, denying entry to contractors or personnel thereby preventing work within the community.

EXHIBITS

ARCHITECTURAL REVIEW COMMITTEE APPLICATION FOR APPROVAL

DATE SUBMITTED _____ DATE REVIEWED _____
 OWNER'S NAME _____ LOT# _____
 OWNER'S ADDRESS _____ BUSINESS PHONE _____
 HOME PHONE _____ BUSINESS FAX _____

To expedite approval process, please fill out form completely and accurately.

☐ Custom ☐ Final Review
☐ Speculative ☐ Modification to Residence
☐ Preliminary Review ☐ Other _____
 BUILDER _____ PHONE _____
 ARCHITECT/DESIGNER _____ PHONE _____
 LANDSCAPE ARCHITECT _____ PHONE _____

\$2,500 BUILDER DEPOSIT ☐ ATTACHED ☐ PREVIOUSLY SUBMITTED (check one)
 (Payable to Wainer Brothers)

PLANS (2 COPIES) + SITE PLAN ☐ ATTACHED ESTIMATED SALES PRICE _____
 _____ AIR CONDITIONED SQ. FOOTAGE _____ UNDERBEAM SQUARE FOOTAGE
 _____ BUILDING HEIGHT _____ STORIES

OWNER/AGENT SIGNATURE _____

☐ APPROVED AS SUBMITTED ☐ APPROVED AS NOTED ☐ RESUBMIT ☐ OTHER
 COMMENTS: _____

ARC SIGNATURE _____ ARC SIGNATURE _____ Exhibit 1

ARCHITECTURAL REVIEW COMMITTEE ("ARC")
 70117 Hwy. 59, Ste. F
 Abita Springs, LA 70420
 985-892-5649

REQUEST FOR HOME IMPROVEMENT APPROVAL

In an effort to protect each individual Homeowners' rights and maintain property values, it is required that any homeowner or group of Owners considering improvement of their deeded property submit a REQUEST FOR HOME IMPROVEMENT APPROVAL to the ARC for approval by that Committee PRIOR to initiating work on planned improvements. Examples of improvements include, but are not limited to, exterior paint, patio covers, outside buildings, fences, sidewalks, and decks. If any change is made that has not been approved, the committee has the right to require the homeowner to remove the improvement from his property. Please fill out this form in complete detail and include a sketch of the proposed construction.

OWNER'S NAME _____
 ADDRESS: _____ LOT # _____
 HOME PHONE: _____ WORK PHONE: _____

Briefly describe the improvement that you propose: _____

Who will do the actual work on this improvement? _____

Location of Improvement (check applicable areas)

_____ Front of House _____ Roof of House _____ Back of House
 _____ Garage _____ Patio _____ Side of House
 Other (describe) _____

Material necessary for proposed improvement (check):

- ☐ Paint B Color(s)
- ☐ Stain B Color(s)
- ☐ Lumber B Type (s)
- ☐ Brick B Type(s)
- ☐ Screen B Type(s)
- ☐ Cement
- ☐ Pipe
- ☐ Electrical
- ☐ Fence B Type(s)
- ☐ Height
- ☐ Other (describe) _____

I understand that the ARC will act on this request as quickly as possible and contact me in writing regarding their decisions. I agree not to begin property improvement(s) until the ARC notifies me of their approval.

Signature of Homeowner

Construction Start Date

Construction Completion Date

Please include paint samples where appropriate. All improvements should be drawn to scale. A sketch will do for mailboxes and gutters.

Committee received request on:

(Date & Initials)

Return to:
Normandy Oaks Subdivision Architectural Review Committee
70117 Highway 59
Abita Springs, LA 70420

Exhibit 2