



Plantation Lakes
at
A S H T O N P L A N T A T I O N

Amended and Restated
Design Guidelines
Phases 1 - A, 1 - B



REVISED
08.18.2021

Plantation Lakes at Ashton Plantation
Phase 1-A/B Amended and Restated Design Guidelines

<i>Introduction.....</i>	<i>3</i>
A. Development Philosophy	3
B. Land Use Plan	4
<i>Definitions</i>	5
<i>Architectural Design</i>	7
A. Preferred Styles.....	7
B. Architectural Compatibility	7
C. Height, Volume, And Massing	8
D. Exterior Elevations	8
E. Street Frontage And Repetition.....	8
F. Entries	8
G. Exterior Material	8
H. Exterior Colors.....	8
I. Windows And Doors	8
J. Awnings.....	9
K. Garages And Carports	9
L. Covered Porches.....	9
M. Roofs And Rooftop Elements	9
N. Chimneys	9
O. Exterior Building Lighting.....	10
P. Security Bars	10
Q. Exterior Window Coverings	10
R. Accessory Buildings	10
S. Remodelings And Additions.....	10
<i>Site Design.....</i>	11
A. Requirements By Lot Type	11
B. Lot Layouts And Setbacks	12
Front yard setbacks	12
Rear yard setbacks	12
Side Yard Setbacks	13
Servitudes.....	13
Minimum Slab Elevation	13
Grading And Drainage	14
Access And Driveways	14
Sidewalks And Walkways.....	15
Pools, Spas, And Covers	15
Pools and Spas On Lake Lots.....	16
Pool Barriers	16
Fences, Walls, And Gates	16

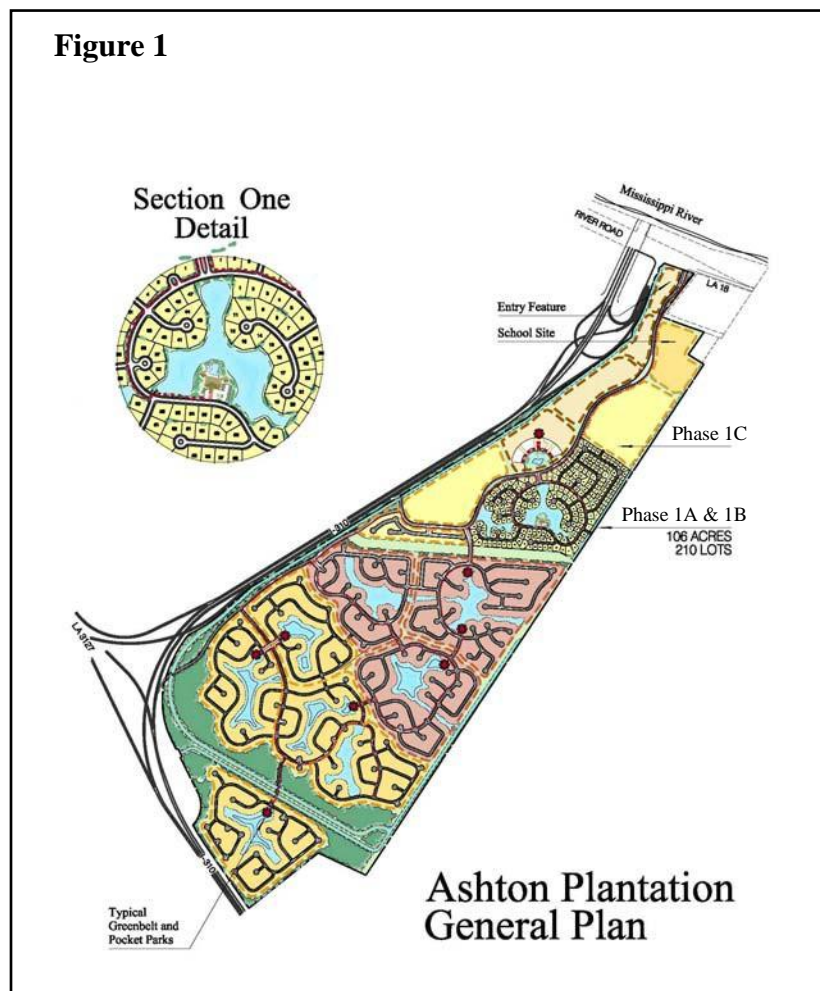
Fences On Lakes	18
<i>Landscape Design</i>	19
A. Grading And Sediment Control.....	19
B. Trees	20
C. Plant Materials - Shrubs.....	20
D. Plant Materials – Lawn, Ground Covers, Vines, And Perennials	21
E. Planting Timing.....	21
F. Irrigation.....	21
G. Site Lighting	22
H. Artificial Turf	22
I. Play And Sport Structures	22
J. Maintenance	22
<i>Miscellaneous</i>	23
A. Parking.....	23
B. Trash And Refuse	23
C. Outdoor Communications Equipment.....	23
D. Lake Piers And Bulkheads	23
E. Construction Debris Practices	23
<i>Procedures and Submissions</i>	24
A. General.....	24
B. Fees And Deposits	24
C. Plan Review Procedure.....	24
Step 1 – Preliminary Drawing Requirements.....	25
Step 2 – Final Drawing Requirements	26
Step 3 – Plan Review Completion.....	27
Step 4 – Site Clearing And Preparation.....	27
Step 5 – Site Review	27
Step 6 – Landscape Plan Submittal	28
Step 7 – Landscape Installation And Construction Completion.....	28
Step 8 – Final Review	28
D. Time Frames.....	28
<i>Plant Material List</i>	30
Trees.....	30
Shrubs	31
Groundcovers	32
Grass	32
Vines	32
Perennials	33
Annuals	33
Wildflowers.....	33
Appendix A. APPLICATION FOR NEW CONSTRUCTION	34
Appendix B. APPLICATION FOR MODIFICATION	36

Introduction

These Amended and Restated Design Guidelines (hereafter the “Design Guidelines”) are intended to provide assistance to homeowners and their architects, landscape architects, contractors, etc. who require information regarding the design intent of the Ashton Plantation Architectural Control Committee. It is the goal of these guidelines to promote a desirable visual environment in Plantation Lakes through creative development techniques, good civic design and compatible arrangement while recognizing the constraints of development costs to create long-term value for homeowners. Great care has been taken in the planning, design, and construction phases of Ashton Plantation to insure a peaceful, safe, and enjoyable environment and lifestyle. For this reason, these Guidelines focus homeowners and their consultants on items important to the overall character of the community and over which the Ashton Plantation Architectural Control committee will exert strong control. Adherence to these guidelines beginning with the inception of the project will minimize redesign expenses and downtime. ***If there are conflicting requirements in these Design Guidelines with the Restrictions, then the provisions of the Restrictions shall take precedence.***

A. Development Philosophy

Ashton Plantation contains approximately 1,240 acres of land clearly visible from the top of the Hale Boggs I-310 Bridge when traveling to the Westbank. The community and every home site in each of the neighborhoods have been fully planned to be compatible and functional in order to create genuine neighborhoods. Through careful initial planning and final execution, it is anticipated that every home in each of the neighborhoods will be compatible with those around it and that together the neighborhoods will comprise an outstanding residential community of more than 1,500 homes. At the same time, Ashton Plantation is being treated as a part of St. Charles Parish in every aspect, not as a cluster of independent, isolated neighborhoods.



B. Land Use Plan

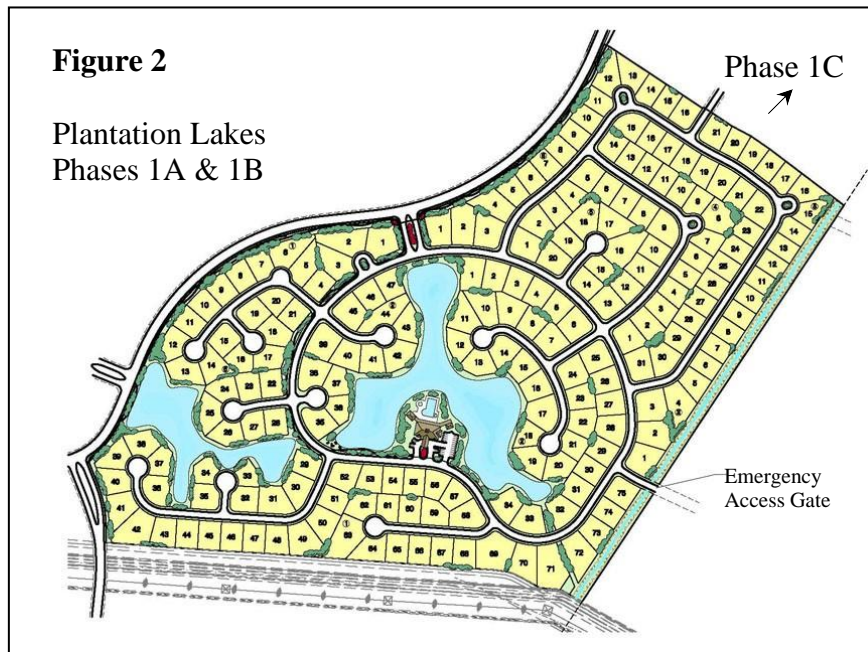
Distinguishing this community from others in the area is a design that includes limits on land uses, extensive and coordinated landscaping, contemporary architectural character and thoughtful site planning. The design allows for a group of eight to ten different neighborhoods to center around a series of lakes with a combined area of over 104 acres. Homes of varying size and design will accommodate a variety of needs and income levels.

Home sites will offer a variety of views. In addition to lakes, recreational amenities will eventually include more than 5.5 miles of jogging or walking paths and trails. Paths or green belts will link the entire project to the central recreational amenities.

An extensive use of landscape buffers and setbacks along Ashton Plantation Boulevard, the main collector street, and along the project edges adds both beauty and recreational opportunities. Ashton Plantation Boulevard originates at River Road and will traverse the entire community, minimizing non-local traffic in the neighborhoods. This design feature enhances both the beauty and safety of the residential neighborhoods.

Figure 2

Plantation Lakes
Phases 1A & 1B



Definitions

These words are used throughout the guidelines and are defined here to avoid confusion and misunderstandings.

Bulkhead – shall mean an approved structure constructed on a Lake Lot edge where it interfaces with the water in the Lake.

Cul-de-sac lot – shall mean the following lots, each to be a Cul-De-Sac lot: Lots 1, 2, 3, 6, 12, 13, 14, 16, 17, 18, 24, 25, 26, 33, 34, 37, 38, 39, 61, 62, 63, and 64, Square 1; Lots 11, 12, 13, 18, 19, 20, 21, 35, 36, 37, 42, 43, and 44, Square 2; Lots 15 and 16, Square 3; Lots 7, 8, and 9, Square 4; Lots 15, 16, 17, and 18, Square 5; and Lots 12 and 13, Square 6.

Design Guidelines – shall mean an outline of minimum acceptable construction standards and specifications to act as design guidelines for acceptable improvements.

Detached Building – any building separated from the main building on a lot by an outdoor space.

Developer – shall mean and refer to Ashton Plantation Estates, L.L.C.

Driveway – a paved route for the use of motorized vehicles on private property, including lots.

Improvements – shall include all buildings, component parts and other constructions permanently attached to a lot or other portion of the property and includes the residence and any detached garages, cabanas, pool houses, driveways, entrance walkways and landscaping.

Lake Servitude - shall mean the servitude of use established by the developer burdening those portions of the lake lots fronting on the lakes and designated as the lake servitude area.

Lot – shall mean and refer to, as applicable, (i) each of the lots shown on the plat or any other lot which may be created upon the subdivision of the property and (ii) any other property located within the boundaries of the property.

Lot Front – the shortest property line of a lot adjacent to the street as illustrated on Figure 3.

Lake Lot – shall mean a lot which has a property line contiguous with the lake or which contains property with the boundaries of the lake. (Lots 12-14, 24-31, 33-38, Square 1; Lots 1, 11 through 20, 31 through 37, 40 through 44 and 47, Square 2.)

Lot Owner – shall mean and refer to the owner of record, whether one or more persons or entities, of the undivided ownership to any lot or other property situated within the boundaries of the property.

Lot Side – the longest property line of a lot as illustrated on Figure 3.

Property – any immovable parcel or parcels of land not designated as a street or lot.

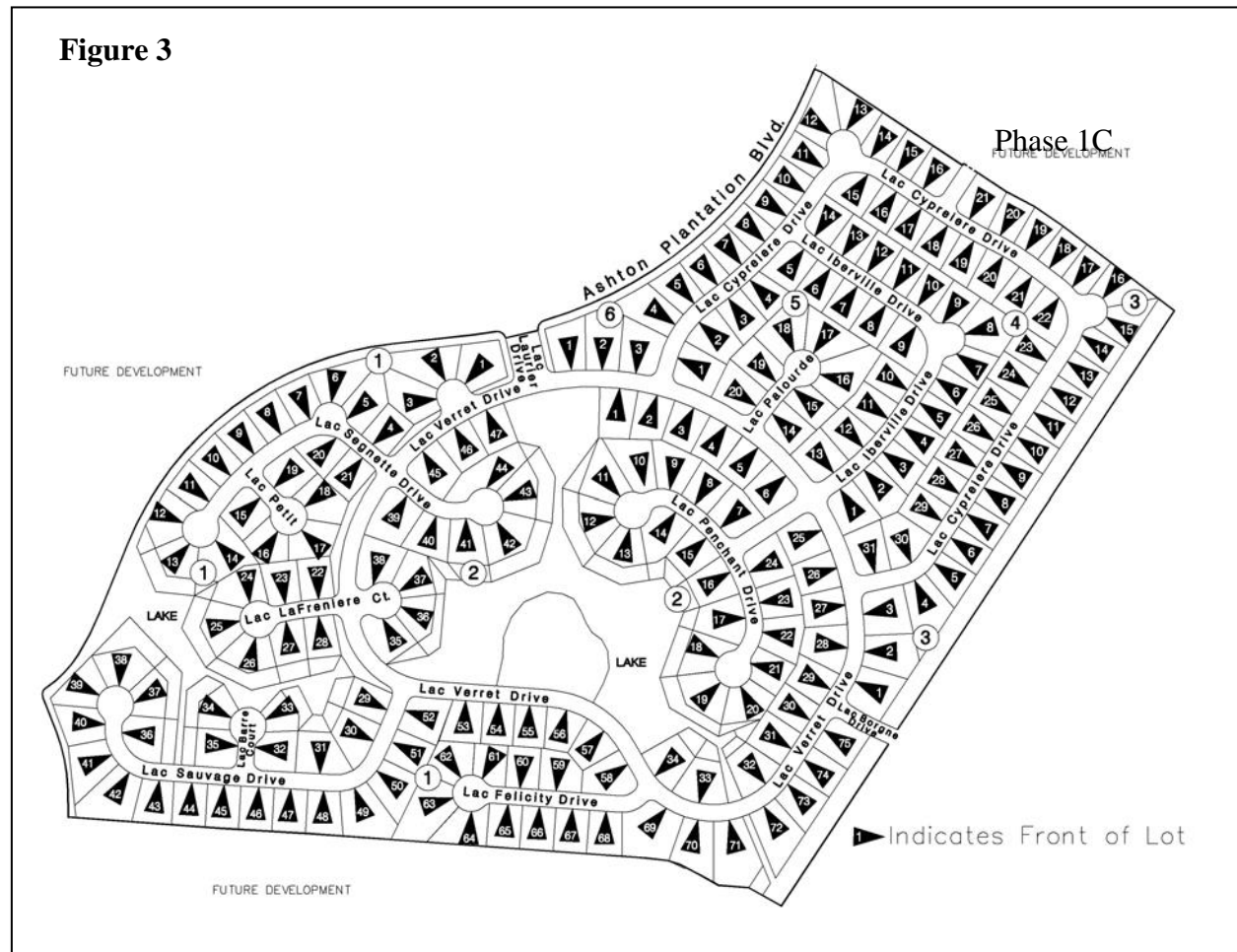
Restrictions – the declaration of covenants and restrictions covering any portion or all of Ashton Plantation

Streets – the platted streets, including cul-de-sacs, of Ashton Plantation shall mean the right of way for the streets and cul-de-sacs shown on the plat, as shown on Figure 3.

Utility Servitude – The twenty (20) foot wide servitude along the street right of way of each lot reserved for use by the developer for installing, repairing and maintaining street lights, drainage, water, irrigation, sewer, telephones, cable, electrical, gas or other utilities.

Walkway – A paved surface connecting the public sidewalk to the front door of the home.

Figure 3



Architectural Design

The goal of these guidelines is to encourage and foster the design of a community 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 in Ashton Plantation should be custom designed for each lot to maximize the features of the site. Of particular concern to the Architectural Control Committee will be setbacks, height limit, landscaping, site grading and drainage, fences, skylights and solar collectors, recreational features, exterior lighting, antennas and satellite television dishes.

All construction, including fences and sheds, must be approved in advance by the Ashton Plantation Architectural Control Committee. Interior remodeling is excepted from review and approval.

A. Preferred Styles

Styles appropriate to the region and climate are preferred, but no particular style is required.

B. Architectural Compatibility

It is desirable for the homes of the community to exhibit individuality and to have details and proportions consistent with their selected architectural style. The following are among the important considerations that the property owner and design team should address when developing the architectural design for the home:

- Is the residence located on the site in a sensitive manner with minimum disruption to any natural topography, vegetation or unique site features?
- Is there a sensitive interpretation of the architectural style within the constraints of budget and site?
- Are the specific features of the architectural style well developed and carefully detailed?
Are they reasonably authentic?
- Are the windows well located with respect to the floor plan as well as the elevations?
- Is there a consistent scale used throughout the design of the residence? Each element should be designed in proportion to the other design elements.
- Will the various building materials allow for a pleasing and harmonious exterior appearance for the residence? Are the building materials used logically?

- Are the colors appropriate and are bright colors used with restraint?
- Is the residence compatible with the neighboring homes?

C. Height, Volume, And Massing

No home may be more than three stories, nor exceed thirty-five (35) feet in height as measured from the finished floor elevation of the first floor to the top of the roof peak. One-story homes with relatively flat roofs and three-story homes with steeply pitched roofs should not be built adjacent to one another; adjacent homes should be designed with transitional elements to lessen the visual impact from the street of greatly varying heights or masses.

D. Exterior Elevations

Consistency of detailing on all elevations is required on any home. A limited variety of window and door types, styles, and sizes should be used on any home. All openings should be articulated with the use of shutters, flat or arched lintels, projecting sills or relief surrounds.

E. Street Frontage And Repetition

Homes with identical or nearly identical front elevation may not be built on any one block on either side of the street.

F. Entries

The main entrance to a home should be located in a position of prominence that is reflected in the design of the façade. The entry should be sheltered on the exterior and should contain more architectural detail than other openings but be consistent in styling.

G. Exterior Material

Exterior building materials and colors for residences should be compatible in color and texture with those of adjacent residences, but should not be identical. The use of vinyl siding is strongly discouraged and will only be approved – if at all – in small amounts for accent purposes.

H. Exterior Colors

Siding should be light neutral tones, including white. Trim may be painted in light or dark colors; bright colors may be used on doors and on trim in limited quantities. (See Also: *Roofs and Rooftop Elements*)

I. Windows And Doors

Reflective glass may not be used in windows or doors. To the extent reasonably possible, windows on the side of homes should not face directly into the windows of adjacent homes.

Homes on lake lots should be designed with ample windows and doors to take advantage of the available views.

J. Awnings

Awnings may not be used on the front elevations of homes.

K. Garages And Carports

All garage doors facing the street should be kept closed. The use of automatic electric openers is encouraged for the owners' convenience in keeping their garage doors closed. Carports may not have open-shelf storage. (See Also: *Accessory Buildings*)

L. Covered Porches

Covered porches, including screened porches or pool enclosures, are not allowed to extend past the required building front, side or rear building setback line on any lot.

M. Roofs And Rooftop Elements

Roof forms should be well organized and demonstrate the same character on all sides of the residence. Roof shape and configuration should be considered during the development of floor plans to avoid excessively complex, awkward, or odd roof design. Eave lines should align wherever possible. The minimum roof pitch for the main roof structure of any residence shall have a vertical rise of at least seven (7) inches for each twelve (12) horizontal inches unless otherwise approved by the Architectural Control Committee. All composition roof shingles should have an architectural style such as Prestige Brand or equivalent.

Roof materials may include composition shingles, tile, or slate. Copper may be used as an external roofing material on a limited basis for accent purposes only. All roofs must be of a wood-toned color. Examples of acceptable colors are available from the Architectural Control Committee.

The location and number of rooftop vent stacks should be carefully thought-out and organized to minimize their visual impact from the street. The rooftop composition created by the combination of chimneys, vents, skylights and solar collectors should be well-organized and visually pleasing.

N. Chimneys

Flue pipes are required to be encased with a chimney enclosure and must be supported by a foundation at grade when located on an exterior wall. All fireplace flues and chimneys shall be covered with the same material used on the exterior of the residence or such other material as approved by the Architectural Control Committee. All fireplace flues should be covered with a decorative cap. Galvanized metal caps are permitted, but their design must be approved and their color must be matched to the exterior of the structure.

O. Exterior Building Lighting

The location, placement and direction of lighting should enhance the landscape and residence and not infringe upon adjacent property. All accent lighting should utilize low voltage, direct task type fixtures, set as close to grade as possible. Exterior lighting fixtures must be compatible with the architectural style of the home and must avoid glare onto public streets or adjacent homes.

P. Security Bars

The use of security bars covering exterior door or window openings is prohibited.

Q. Exterior Window Coverings

Windows may not be covered on the exterior except in preparation for and during storms. Storm coverings must be removed promptly once the storm has passed.

R. Accessory Buildings

Detached buildings will be allowed for storage, utility space, playhouses, pool houses, and garages or carports provided the maximum space occupied by such detached buildings does not exceed ten percent of the total square footage of the lot (exclusive of the lake servitude on lake lots) and the building does not encroach onto the setback restrictions. These accessory buildings must be of the same architectural style and quality as the main dwelling. No metal or prefabricated buildings or buildings with metal roofs are permitted.

All Accessory Buildings must be approved in advance by the Ashton Plantation Architectural Control Committee.

S. Remodelings And Additions

Improvements to existing residences are required to follow the same guidelines as new construction. All criteria governing site location, grading and excavating, structures, roofs, landscaping and other aesthetics will remain the same as for new construction.

Site Design

The siting of a house is a vitally important design decision. The site plan developed for each residence should reflect functional needs, but should also be sensitive to the particular site's unique characteristics as well as the architecture of the nearby homes. It is important that the siting as well as the three-dimensional character of each home be carefully studied and designed to achieve the best possible site utilization, orientation and aesthetic appearance. In order to assess accurately the design opportunities of each home site, an analysis should determine the site's relative grade and identify unique site characteristics as well as design opportunities presented. This analysis should include locating the best views to and from the home site, the relationships to adjacent home sites and structures, and the relationship to any community amenities. With the information provided by the detailed site analysis, the design team can effectively optimize the design opportunities of the site and promote harmony among neighboring designs.

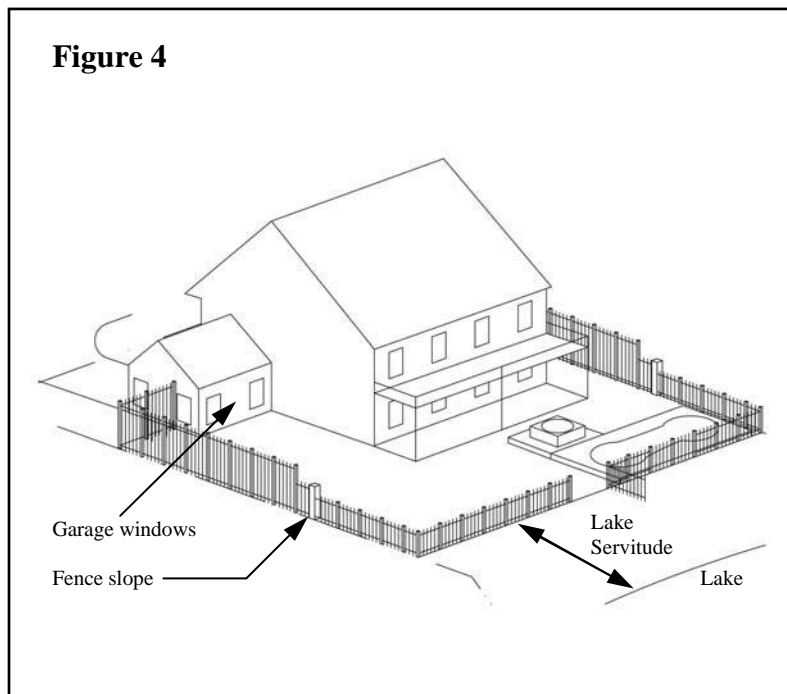
No grading or construction of any type may be done without approval of the Ashton Plantation Architectural Control Committee.

A. **Requirements By Lot Type**

There are special requirements pertaining to certain lot types, including but not limited to the following:

Lake Lots – Homes should be sited to take full advantage of the view, with major rooms located on the lake side of the homes. An exterior wall on the lake side should not be used for a garage, unless windows, doors or other architectural details are provided to avoid the appearance of blank walls. The location of detached garages and storage buildings between the home and the lake is discouraged, but if located here, must conform to the

twenty (20) foot minimum setback from the lake servitude. The placement of detached garages on the lake side of lake lots is not allowed unless windows, doors or other architectural details are provided to avoid the appearance of blank walls. Garage doors may not face toward the lake (Figure 4).



The placement of bulkheads on Lake Lots is allowed under specific design and elevation standards established by the Architectural Control Committee. The Architectural Control Committee must give prior approval to all plans and specifications for any bulkhead improvement prior to the commencement of construction. All bulkheads shall be of the same height or elevation to present a consistent appeal and the finished elevation will be established by the Architectural Control Committee. All bulkheads shall be comprised of a vinyl sheet pile or similar approved material all being of a similar color utilizing treated un-painted pine timbers or deck boards for a cap or top and any necessary crossmember fortifications. Unless otherwise recommended by an engineer, no wood pilings or timbers other than the wood top cap and wood crossmember bracing shall be visible from the Lake or Lot. The Lot Owners shall add topsoil to fill any void that may result between the bulkhead and lot edge and the height of the lot edge should be brought to an elevation equal to the wood cap to prevent a space or void between the lot and bulkhead from being present.

Corner Lots - Homes on corner lots should have front doors facing the lot front, not the lot side. (Figure 5).

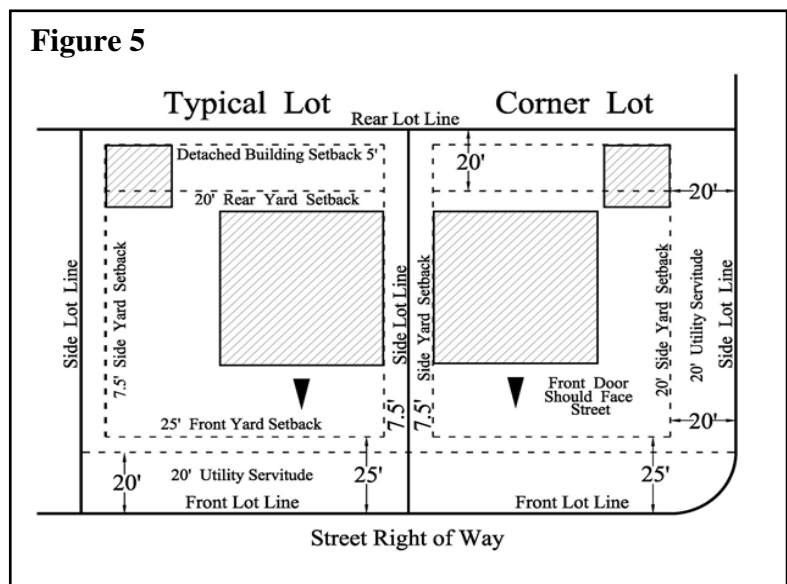
B. Lot Layouts And Setbacks

In addition to standards required by St. Charles Parish, the developer has established minimum requirements for building setbacks for various types of residential structures within Ashton Plantation. The setbacks required, however, are not to be construed as the only setback requirements that will be considered by the Architectural Control Committee. Each homeowner should also conform to the St. Charles Parish Zoning Ordinance, which may impose stricter setback requirements than those specified here. While they are unlikely to be granted, except under very unusual circumstances, variances to minimum setbacks established by the developer will be considered by the Architectural Control Committee on Cul-de-sac lots. Variances to the St. Charles Parish regulations must be sought separately and are the responsibility of the individual owner. Approval of a variance by the Ashton Plantation Architectural Control Committee will be considered on a case-by-case basis; approval by the Architectural Control Committee does not constitute approval by St. Charles Parish, nor does the Architectural Control Committee have any responsibility to seek such variances from St. Charles Parish for individual property owners. The setback requirements, when viewed in total, are intended to ensure that the community will be pleasing in appearance when viewed from the street.

Front yard setbacks

No structure may be located nearer than twenty-five (25) feet from the front property line except for designated cul-de-sac lots, which have a twenty (20) foot setback. There is established a twenty (20) foot wide servitude along the street right of way of each lot reserved for use by the developer for installing,

Figure 5



repairing and maintaining street lights, drainage, water, irrigation, sewer, telephones, cable, electrical, gas or other utilities (Figure 5).

Rear yard setbacks

No home shall be closer than twenty (20) feet from the rear lot lines, except for lake lots where no home shall be located closer than twenty (20) feet from the lake servitude. No detached buildings shall be located nearer than five (5) feet from the rear lot line, except for lake lots where no detached buildings shall be located closer than twenty (20) feet from the lake servitude. All measurements shall be from the sill lines to the edge of the lot lines or the lake servitude, whichever is applicable. (Figure 5).

Side Yard Setbacks

No structures shall be located on any lot nearer than twenty (20) feet from the street side lot line on any corner lot. (Figure 5).

No improvements (other than fences, walkways, landscaping, pools, decks or driveways) shall be located nearer than seven and one-half (7.5) feet to an interior side lot line, thereby maintaining at all times at least a fifteen (15) feet minimum setback from all structures located on adjoining lots. (Figure 5).

Driveways, walkways or pool decks shall not be located nearer than three (3) feet to any side lot line thereby maintaining at least six (6) feet minimum setback on adjoining lots. (Figure 8).

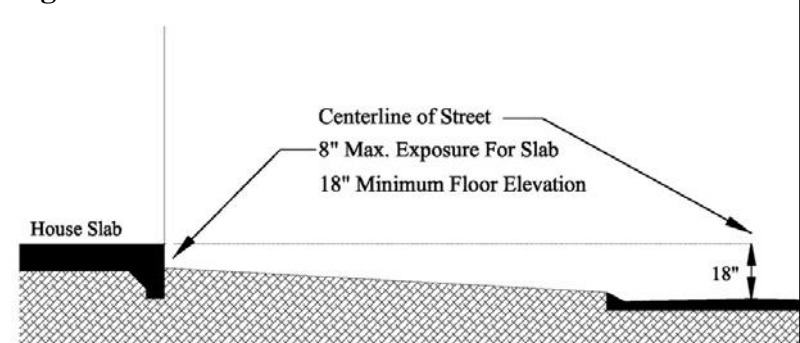
Servitudes

All recorded servitudes and rights-of-way as well as planned and reserved servitudes will be observed and may not have permanent structures built within their boundaries. With the exception of lake servitudes, landscaping and the construction of driveways or fencing within the boundaries of the servitudes are permissible, but the property owner is responsible for all costs of their replacement if, in the future, it is necessary to remove these improvements for access to utilities in the servitude or right-of-way.

Minimum Slab Elevation

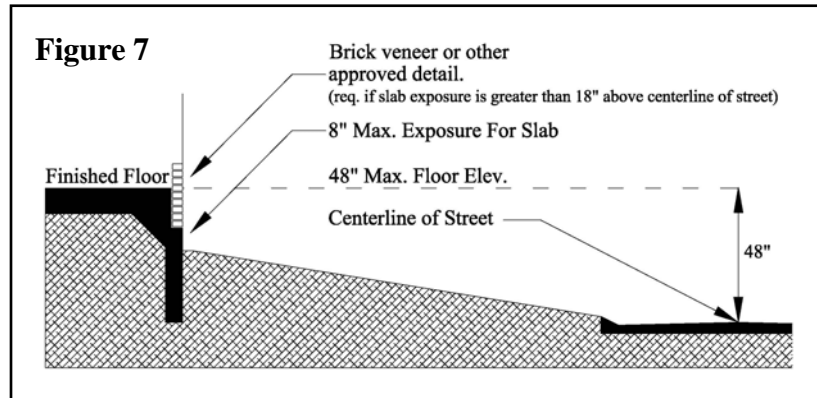
The minimum slab or finished first floor elevation of a residence and / or detached building on any lot shall be eighteen (18) inches above the crown of the street immediately in front of the lot (Figure 6). The maximum slab or finished floor elevation of a residence and any detached building on any lot shall

Figure 6



be forty-eight (48) inches above the crown of the street immediately in front of the lot (Figure 7). All slabs or finished floors greater than eighteen (18) inches above the centerline of the street shall be accomplished with an exposed brick ledge or

other approved architectural finish. The slab or brick ledge grade beam shall not be exposed more than eight (8) inches above the fill surrounding the base of the slab. Retaining walls are not allowed within the boundaries of the lot.



Grading And Drainage

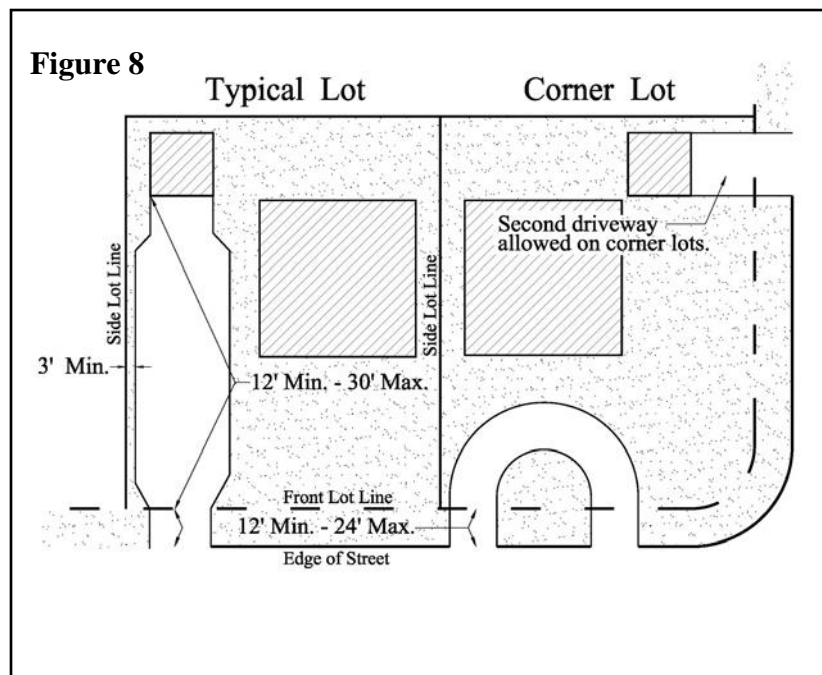
Grading approval must be obtained from the Architectural Control Committee prior to moving or removing any soil from a home site, or adding any fill material to that site. **See Restrictions for important details and requirements.**

Drainage considerations for individual home sites are essential. Water runoff from each individual building site must be accommodated by properly grading all areas so that runoff can be directed to storm drainage facilities, including streets. No lot may drain onto another lot. The back portion of lake lots may drain directly into the lakes. Water runoff and control for each lot is the responsibility of the lot owner. By creatively contouring and incorporating the drainage into the site plan and proposed landscaping, it is possible to minimize problems and even turn drainage provisions into aesthetically pleasing, functional amenities.

Sediment control during construction is required by law and must be maintained on all lots. Sediment control may be accomplished using fencing, mats, bales, etc., that meet current local state and federal regulations.

Access And Driveways

With the exception of corner lots, there shall be one driveway per lot; circular drives are considered one driveway. Two driveways are allowed on corner lots. Between the edge of



the street and the property line of the lot, all driveways shall have a minimum width of twelve (12) feet and a maximum width of twenty-four (24) feet. From the property line of the lot to the porte-cochere, carport or garage, all driveways shall have a minimum width of twelve (12) feet and a maximum width of thirty (30) feet. All driveways must be set back a minimum of three (3) feet from the side property line. The Architectural Control Committee must approve all plans and specifications for any driveway. No driveways or roadways may be constructed on any lot to provide access to any adjoining lot without the prior written consent of the Architectural Control Committee. No residence may be occupied until the driveway for that lot is complete. (Figure 8.)

Sidewalks And Walkways

Each lot owner shall construct a public sidewalk within the street right of way parallel to the entire frontage of the lot. Sidewalks are required on both frontages of a corner lot. The sidewalk must be four (4) feet wide and must be located one (1) foot from the property line within the street right of way. All sidewalks shall comply with the rules of St. Charles Parish and the restrictions.

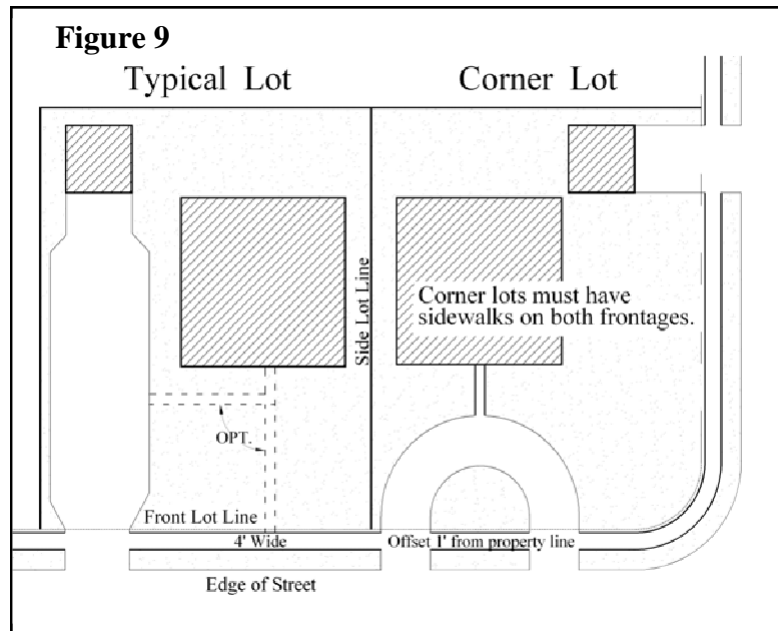
It is the responsibility of the lot owner paving a sidewalk to assure that the sidewalk appropriately and aesthetically matches the elevation of any existing sidewalk to which it will connect.

A paved surface walkway connecting the public sidewalk to the front door of the home is required on all lots. This may include driveways, circle driveways, or straight extensions. (Figure 9).

Pools, Spas, And Covers

The size, shape, and siting of pools and spas must be carefully designed to achieve a feeling of compatibility with the surrounding natural and man-made environment. The location of swimming pools, therapy pools, and spas should consider the following:

- Indoor/outdoor relationship, including views and access
- Views both to and from the pool area from public spaces and neighboring homes
- Terrain (grading and excavation)



Pools, spas and pool decks may not be constructed closer than three (3) feet to the side property line. Pool equipment must be enclosed; the design of the enclosure should be architecturally related to the residence and other structures on the lot. Screening with plant materials is encouraged to lessen noise. All swimming pools must be constructed in-ground; no raised pools are allowed on any lot.

Pools and Spas On Lake Lots

To protect the structural integrity of the lake, certain restrictions and guidelines apply to pool construction on lake lots. Consult the Ashton Plantation Architectural Control Committee prior to pool design for details.

Spas on lake lots may be elevated above ground provided they are constructed behind the building set back lines and are surrounded by a suitable deck and landscape screening or fencing.

On lake lots, pools, spas and pool decks may encroach into the required rear setback area provided they are no more than eighteen (18) inches above finish grade. Pool and spa covers on lake lots, if used, may not extend more than eighteen (18) inches above the coping or pool deck, whichever is lower.

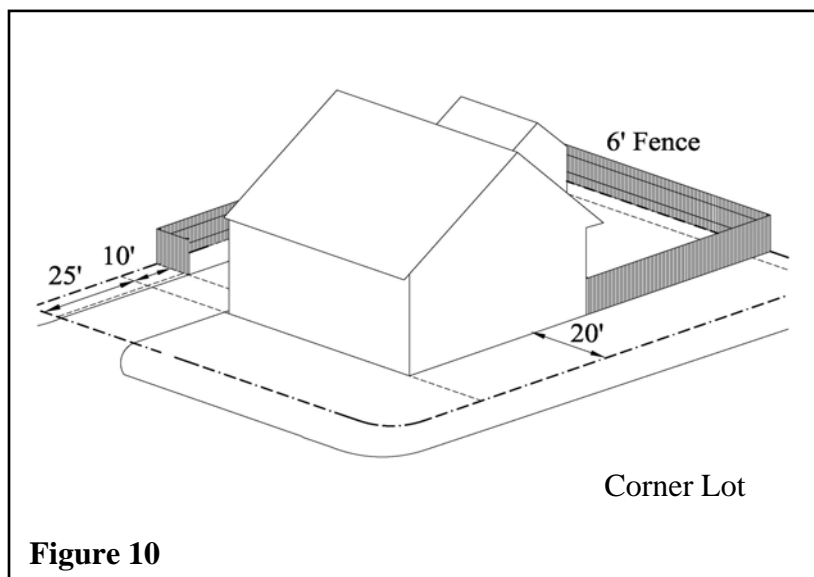
No pools, spas or pool decks may encroach into the lake servitude.

Pool Barriers

Security barriers or fencing surrounding pools or spas must meet any local governmental requirements. Barriers around pools on the lake side of a lake lot must be constructed of wrought iron or other approved material with an open pattern, allowing a view through the fencing.

Fences, Walls, And Gates

Walls and fences should be considered as an extension of the architecture of the residence and a transition of the architectural mass to the natural forms of the site. All walls and fences should be designed to be compatible with the total surrounding environment. Special consideration should be given to the design, placement, impact and views of the wall or fence from neighboring home sites. Fences and walls should be



considered as design elements to enclose and define courtyards, pools and other private spaces, to provide security and to relate building forms to the landscape. All fences must be approved by the Architectural Control Committee prior to installation.

Fences or walls are not allowed in front yards. Fences or walls along side lot lines shall not be located nearer to the street than ten (10) feet behind the front sill of the residence, except that fences or walls along side lot lines on a corner lot may not be built closer to the property line than the side sill of the residence. (Figure 10).

The top of any front yard fencing shall be a constant elevation and may not slope to follow the slope of the ground. The top elevation of any new front lot fence shall match the top elevation of a front yard fence on an adjacent lot.

Fencing of vacant lots is discouraged. On a vacant and unimproved lot that is fenced, the front thirty-five (35) feet will be considered the front yard. Where the vacant lot is adjacent to an improved lot, the area that may be fenced will be determined by the location of the home on the adjacent lot.

All fences must be constructed with any bracing material, stringers, etc. located on the inside of the fence. (Figures 11 and 12).

Figure 11 *Proper – internal bracing*



Figure 12 *Improper – external bracing*



On a vacant lot, no fence may be closer to the front lot line than thirty-five (35) feet. On vacant or unimproved lots owned by an adjoining lot owner, no fence or wall shall be permitted to extend nearer the front than the fence on the adjoining lot with common ownership.

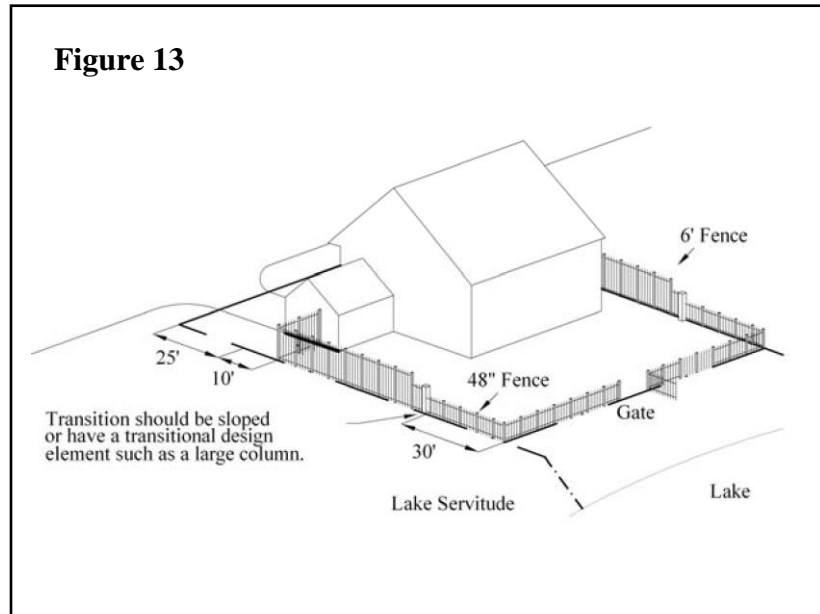
No fences shall be greater than six (6) feet in height. All fences shall be constructed of brick, wrought iron, steel, redwood, cedar, vinyl or similar construction. Chain link, corrugated metal, wire or unfinished concrete or cinder blocks or other unsightly fencing or walls are not allowed.

All fences, walls, and gates must be approved by the Ashton Plantation Architectural Control Committee before commencement of construction.

Fences On Lakes

On a lake lot, a fence shall be constructed as an open wrought iron or steel fence or other material acceptable to the Architectural Control Committee. Any fence parallel to or coterminous with the lake servitude and within thirty (30) feet of the lake servitude, including side lot line fences and fences within the yard, may not be taller than forty- eight (48) inches. The transition from an allowed six

(6) foot height fence to the forty-eight (48) inch height fence should be sloped or should have a transitional design element, such as a large column, at the point where the change in height occurs. No fence shall encroach into the lake servitude. Gates are required to permit the homeowner access to maintain the lake servitude. (Figure 13).



If the forty-eight (48) inch height is not sufficient to contain pets in the yard, the use of an electronic fence is encouraged. A variance for a higher fence will not be granted.

Landscape Design

Attractive and well-maintained landscaping is vitally important to the quality image of any good neighborhood and is especially important to Ashton Plantation. While most of the project area was used for agricultural purposes and is therefore without natural vegetation, the local growing conditions will allow trees, shrubs, flowers, and lawns to mature rapidly given proper selection and good care. Professional design is encouraged for all front yards. Widespread use of flowering shrubs and plants is desired. All areas of lots or sites not covered by buildings, drives, parking, pools, or walks must be planted. All plant materials should be well formed, healthy and disease free when planted, then watered, fertilized, pruned and otherwise maintained throughout their life.

At least fifty (50) percent of the area in front of the residence should be planted.

A minimum of twenty-five (25) percent of the gross front yard area is to be plant beds (plants other than lawn grass). Plantings in bed areas are to be spaced so that the plants will completely cover the bare soil within a three (3) year period. As an example of adequate planting, a 750 square foot bed area might be planted with at least fifty (50) shrubs of a minimum seven (7) gallon planted size (calculated at a maximum spacing of thirty (30) inches apart). Plant bed areas not covered by seven (7) gallon shrubs shall be planted with groundcovers or perennials of a minimum planted size of four (4) inch pots. In the case of annuals, coverage should be achieved within one and a half (1-1/2) months. (Examples: Liriope – 1 gallon @ 15” o.c.; Asian Jasmine – 1 gallon @ 18” o.c.; Broadmoor Juniper – 1 gallon @ 24” o.c.; Pansy – 4” pot @ 8” o.c.).

No installation or construction may be done in the front yards of any homes without approval of the Ashton Plantation Architectural Control Committee.

A. Grading And Sediment Control

(See Also - Site Design: Grading and Drainage)

Landscape berms, if used, should not have slopes that exceed 3:1 and should avoid both the “anthill” and “buried elephant” look. Areas to be planted with annuals and shrubs should be raised at least slightly above adjacent areas of paving or ground cover.

Sediment control is required during construction and at any other time when the soil is exposed in order to keep soil out of lakes and storm sewers and off public streets.

B. Trees

A minimum of three (3) 2" caliper trees must be planted in each front yard. Corner lots will require one (1) additional tree in the side yard facing the street. At least one (1) 2" caliper tree must be planted in each rear yard. Multi-trunk trees must have a minimum of three (3) trunks all with a minimum 2" caliper. All trees must be staked. The required trees must be planted no later than sixty (60) days after the home is substantially completed but the planting of any tree over four (4) inch caliper may be delayed up to six (6) months for appropriate weather conditions.

(A recommended list of trees is included in the Plant Material List)

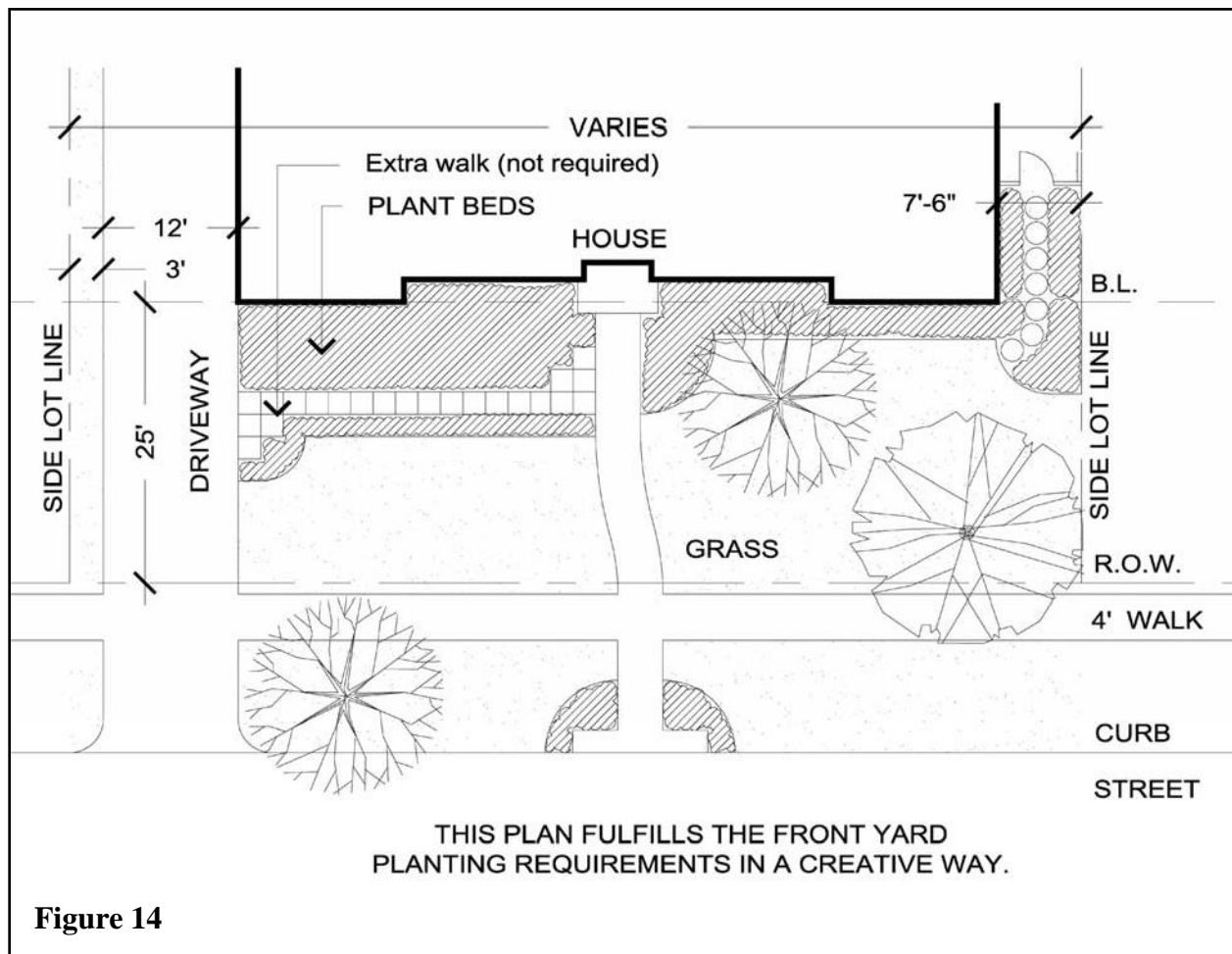


Figure 14

C. Plant Materials - Shrubs

All front yard plantings should include shrubs. Flowering shrubs are preferred. At least fifty (50) seven (7) gallon shrubs must be planted in the front yard of each home; however, the number of shrubs used should be proportional to the space allocated to them so that the space will be reasonably filled and finished in appearance within three years. Corner lots will require

additional foundation planting not included in the fifty (50) seven (7) gallon shrubs. The additional foundation planting will not be required to be seven (7) gallon material.

The rear yard of lake lots must include an ample number of shrubs to create a finished, quality appearance. The exact number of shrubs may vary, depending upon whether the yard design includes a pool, deck, or other structures as may be approved by the Architectural Control Committee.

(A recommended list of shrubs is included in the Plant Material List)

D. Plant Materials – Lawn, Ground Covers, Vines, And Perennials

Lawn areas of front and side yards must be sodded with grade ‘A’ certified sod. On lake lots, the rear yard must be also sodded with grade ‘A’ certified sod. All other lawn areas must be at a minimum seeded with the same species sod used in the front and side yard. A certificate obtained from the sod grower must be submitted to the Architectural Control Committee prior to final approval.

Ground covers other than grasses may be used in front yards but a minimum of six hundred (600) square feet of the front yard area must be grass.

(A recommended list of ground covers, vines and perennials is included in the Plant Material List)

E. Planting Timing

All landscaping shall be installed within sixty (60) days of the substantial completion of the residence, except planting of large trees may be delayed as discussed in “B” above. If the landscaping is not installed within sixty (60) days of the substantial completion of the residence, the Architectural Control Committee has the right, but not the obligation, to cause landscaping to be planted; in this case, the lot owner will be responsible to pay to the Architectural Control Committee 150% of the out of pocket costs of the installation of the landscaping, plus any attorneys fees or other costs incurred by it in collection.

All landscape plans for front yards and rear yards of lake lots, including berms and paved areas, must be approved by the Ashton Plantation Architectural Control Committee before installation or construction. Landscape plans for rear yards of non lake lots are not required.

F. Irrigation

Irrigation is not required but is recommended for all front yards and for the rear yards of lake lots.

G. Site Lighting

Lighting of entry walkways and driveways is encouraged but not required. Site lighting shall not spill-over onto adjacent lots.

(See - Architectural Design: Exterior Building Lighting)

H. Artificial Turf

Artificial turf is prohibited on any lot, except for golf putting greens in the rear yard as may be approved by the Architectural Control Committee.

I. Play And Sport Structures

All play and sport structures shall be prohibited in front yards. No basketball goal shall be installed on or beyond the front façade of any residence including within the front yard setbacks. On corner lots, a basketball goal may be installed beyond the side street façade of the residence but not within the side yard setback.

J. Maintenance

All lots must be maintained to a high standard. Weeds must be removed and grass cut regularly to maintain a maximum height of two and a half (2.5) inches; the frequency of cutting required will depend upon the season. Trees and shrubs should be pruned for shape and proper growth, particularly when they are young. Garbage, trash or rubbish of any kind may not be collected or stored on any lot for more than one (1) week. All lots must at all times be kept in a sanitary, healthful and attractive manner.

Vacant lots must be mowed so that the grass, etc. is no more than six (6) inches high at all times.

No grading, construction or installation of any type may be done without the approval of the Ashton Plantation Architectural Control Committee. Installation of plant material in the rear yard of non-lake lots is excepted.

Miscellaneous

A. Parking

There must be sufficient on-site parking to accommodate all vehicles that regularly spend the night at any individual home; a minimum of two parking spaces must be provided on each lot. Parking may be in garages or carports; any outdoor parking, including guest parking, must be on suitable hard-surface paving. Gravel is not allowed. No vehicle may be parked on the street for more than forty-eight (48) hours. All boats, trailers, and/or recreational vehicles kept on a lot must be parked on each lot behind a fence or in the garage so that they are not visible from the street, lake or reserve.

Paved areas for parking must be approved by the Architectural Control Committee prior to construction.

B. Trash And Refuse

All trash, garbage, or waste matter must be kept in adequate containers constructed of metal, plastic or masonry materials, with tightly fitting lids, and must be maintained in a clean and sanitary condition, screened from the street or adjacent property. Open storage of any materials or equipment, except that normally used for residential purposes, may not be kept on any lot except during active, approved construction.

C. Outdoor Communications Equipment

No exterior antennas for television, C.B., ham or other radios, nor any satellite dishes in excess of twenty-four (24) inches in diameter may be placed on the exterior or in the yard of any home or accessory building. The location of satellite dishes of twenty-four (24) inches or less must be approved by the Architectural Control Committee prior to installation.

D. Lake Piers

Lake lots shall not have piers.

E. Construction Debris Practices

During construction of improvements, the lot owner shall place or cause to be placed on the lot an adequate container for the disposal of construction debris, trash or waste matter. During construction of improvements, the lot owner must keep the street in front of his lot clear of the container, construction debris, fill, trash or waste matter. It is the responsibility of the lot owner to insure that any construction debris, trash or waste matter generated during construction is placed in the above specified container on at least a daily basis. Upon completion of the improvements, all construction materials shall either be removed from the lot, or stored in a suitable enclosure on the lot.

Procedures and Submissions

A. General

The property owner should familiarize himself and his building team with the requirements of the Declaration of Covenants and Restrictions for Phase 1-A/1-B of Plantation Lakes at Ashton Plantation and with this document, the Phase 1-A/1-B Design Guidelines.

All new construction, subsequent construction, remodeling with exterior exposure, expansion or demolition of structures, and changes, additions, or deletions to the site, lighting or landscaping must be reviewed and approved by the Architectural Control Committee prior to commencement of any building or on-site construction activity.

B. Fees And Deposits

Prior to the construction of a new residence, a security deposit of \$1,200 will be deposited with the Architectural Control Committee as security for compliance with the restrictions. Prior to the construction of other improvements such as a pool or an addition to the residence, a security deposit of \$200 will be deposited with the Architectural Control Committee.

A fee of \$350 to reimburse the Architectural Control Committee for its cost to review the plans and specifications for a new residence will be charged against the deposit. The deposit, less any fees, dues then owed or other charges incurred will be returned to the lot owner within sixty (60) days after the completion of the improvements and the installation of the landscaping in accordance with the terms of the restrictions.

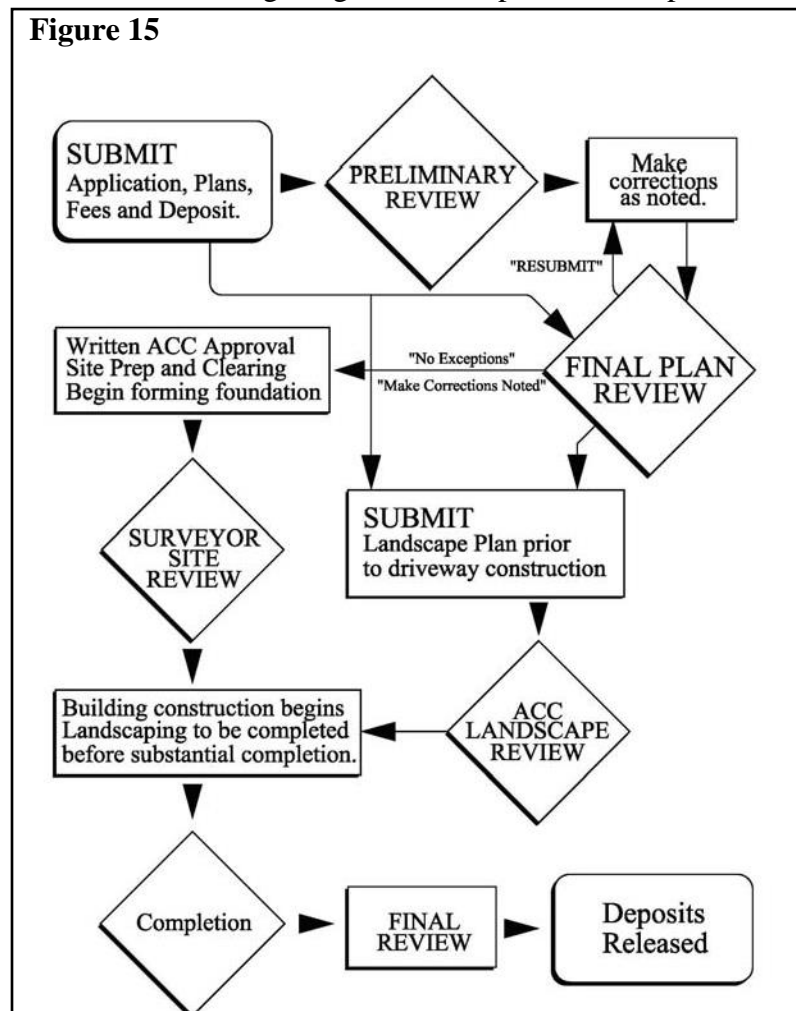
C. Plan Review Procedure

Plans may be submitted to the Architectural Control Committee at the following location:

Home Plans:

Brady P. Garrity, AIA
Garrity & Accardo Architects
2401 Whitney Ave.
Gretna, LA 70056
504-366-4475

Figure 15



Landscape Plans:

Guy Grissom Design, LLC
5500 Prytania Street #623
New Orleans, LA 70115
504-415-5094

Each submittal for home plan review must be accompanied by an Application For New Construction Form (Appendix A) and a check for the security deposit. See Figure 15 for Flow Chart.

It is recommended that the property owner submit preliminary drawings for review. This can save time by catching errors early in the design process. It is not mandatory; the owner may elect to submit only final drawings. The review fee is the same for one or both reviews. Along with the preliminary plans, the owner must submit a complete Application for New Construction form (Appendix A) and the security deposit. A preliminary design review does not constitute final approval on any aspect of the design. After approval of the preliminary drawings, the owner may submit final drawings when they are ready.

A separate form, the Application for Modification (Appendix B) is required for any exterior renovations, remodeling, or additions.

Step 1 – Preliminary Drawing Requirements (2 sets of drawings)

- 1) SURVEYOR’S SITE PLAN (stamped by a registered surveyor in the State of Louisiana) showing:
 - a) Existing tree locations, type and size.
 - b) Existing set grade elevations (max. 50’ grid); high point of lot, street and existing curb elevations of each property line.
 - c) Property line boundaries and all building lines, setbacks, and servitudes.
 - d) Minimum flood elevation determination.
- 2) PROPOSED SITE PLAN showing:
 - a) All of the above (surveyor’s site plan), footprint of house, garage, drives, etc.
 - b) Proposed finish floor elevations.
 - c) Proposed site drainage for construction (prior to landscaping). Note this is to be shown with contour lines or adequate spot elevations.
 - d) Driveway and curb cut elevations.
 - e) Other site improvements (walks, walkways, pools, etc.).
 - f) Building outline.
- 3) PROPOSED BUILDING FLOOR PLAN AND ELEVATIONS showing:
 - a) Floor plan drawn at $\frac{1}{4}'' = 1'$ scale (Unless 24'' x 36'' format requires $\frac{1}{8}''$ scale).
 - b) Exterior elevations.
 - c) Proposed exterior material, window and door types, shutters, etc.

- d) Roof peak height dimensions.

Step 2 – Final Drawing Requirements (2 sets of drawings)

- 1) **SITE PLAN** (1" = 20') **SHOWING:**
 - a) All information from the surveyor's site plan (see above).
 - b) Finish floor elevations.
 - c) Proposed site drainage for construction (prior to landscape). Show elevation contours or adequate spot elevations.
 - d) Driveway and guest parking with curb cut elevations and dimensions.
 - e) Sidewalks, walkways, and entry walks with point elevations.
 - f) Air conditioning compressor locations.
 - g) Landscape (patios, courtyards, fountains, additional walks, pools and pool decks, etc., may be submitted with landscape plans).
 - h) Building outline.
 - i) All servitude locations and types.
 - j) Fencing location and type (may be submitted with landscape plans).
 - k) Any other site improvements.
- 2) **LANDSCAPE PLAN** (1" = 20') minimum
May be submitted after construction begins. See Step 6 for requirements.
- 3) **FIRST FLOOR PLAN** (1/4" = 1', unless 24" x 36" format requires 1/8" scale) showing:
 - a) Plan of all rooms, and spaces including decks, patios, stoops, retaining walls, trash enclosures or garbage can storage, air conditioning compressors, etc. Front entry steps with sizes, materials and finishes, driveway and turnaround area and walks and walkways. Show all dimensions.
- 4) **SECOND FLOOR PLAN** (1/4" = 1' unless 24" x 36" format requires 1/8" scale) showing:
 - a) Indicate all interior spaces and draw to scale lower roof projections, roof overhangs, and chimney locations. The second floor plan should correspond with the first floor plan and site plan orientation.
- 5) **ROOF PLAN** (1/4" = 1') showing:
 - a) All roof areas and corresponding slopes.
 - b) Roof material and color. Samples for review may be requested by the Architectural Control Committee (ACC).
 - c) Label and locate all roof vents, projections, gutters, downspouts, crickets, chimneys, flashing, skylights, and vents.
- 6) **BUILDING ELEVATIONS** (1/4" = 1") showing:
 - a) Elevations of all exterior sides must be drawn. Elevations are to articulate material, finish, window types, shutters, trims, fascia details, and other architectural detailing. The proposed finish grades at residence and detached buildings must be indicated along with decks and exterior stairs.

- b) The elevations should indicate height from first floor to ceiling height and uppermost roof peak.
- 7) **SCHEDULES**
 - a) Door schedule.
 - b) Window schedule.
 - c) Finish schedule.
- 8) **EXTERIOR DETAILS** at appropriate scale (Very Important). All details required for construction, particularly exterior details including, but not limited to:
 - a) Typical exterior wall section.
 - b) Column details.
 - c) Chimney details.
 - d) Shutter details.
 - e) Dormer details.
- 9) **COMPLETE SPECIFICATIONS:** “Blanket or Universal specifications” are not acceptable. The specifications must apply directly to the particular residence. Specifications may be shown on plan sheets.

Step 3 – Plan Review Completion

After construction documents have been reviewed, one set of documents will be returned to the property owner with one of the following stamps: “No exceptions taken” (construction may proceed), “Make corrections noted” (construction may proceed with noted corrections to plans implemented), or “Resubmit” (construction may not proceed). If in the event plans must be submitted more than twice, an additional review fee may be levied. The property owner or agent will be advised in advance of any impending problem.

Step 4 – Site Clearing And Preparation

Based on the construction document review, approval to clear the site and prepare the site for construction (excavation or fill) may be granted. This approval must be obtained from the ACC in writing before any site work can commence. All construction deposits must be obtained prior to site clearing and preparation.

Step 5 – Site Review

After plan approval, the owner may proceed with foundation forming. Prior to the installation of plumbing lines, the owner’s surveyor must inspect the site and verify in writing that the slab or foundation is located correctly and is set at the proper floor elevation, according to the approved set of construction documents. The surveyor shall confirm this in writing to the ACC.

Step 6 – Landscape Plan Submittal

Two (2) sets of landscape plans and specifications shall be submitted at a minimum scale of 1" = 20'. The landscape plans should be submitted with the construction drawings, but may be submitted at a later date provided they are approved prior to driveway construction.

The landscape plans shall show the following on the site plan:

- Botanical name, common name, size of all plant material with leaders to each plant grouping
- Plant material drawn to scale showing ultimate spread at one growing season.
- Indicate all sod areas with the species noted
- Plant schedule noting quantity, botanical name, common name, size of all plant material. Also the type of mulch to be used and the depth of the mulch.
- A complete set of planting specifications for bed preparation, sodding, installation, bed edge treatment, and tree and shrub planting detail.
- Physical Address, square and lot number
- Owner's name and phone number
- Landscape planner's name and phone number
- North arrow and scale.

Landscape plans shall include all information shown on the proposed site plan. In addition, the plans shall show all landscape elements such as street names, driveway, mailbox, walks, patios, walls, fountains, pool, fencing, decks, etc., with appropriate spot elevations or drainage patterns and wall and fencing heights.

Step 7 – Landscape Installation And Construction Completion

Landscape installation shall be completed within 60 days of substantial completion of the home.

Step 8 – Final Review

After landscape installation and construction are complete, a final review of the project must be obtained from the ACC. Final review approval must be obtained prior to the sale of the home or release of any deposits.

D. Time Frames

In the event the Architectural Control Committee fails to approve or disapprove the final plans and specifications for the improvements within thirty (30) days after said final plans and specifications, including all changes and amendments that may be required, have been submitted to it in writing along with the appropriate fee and/or deposit, approval will not be required and the provisions of the restrictions will be deemed to have been fully performed; provided, however, the failure of the Architectural Control Committee to approve or disapprove such plans and specifications within the thirty (30) day review period shall not allow any improvements to

be constructed, altered or placed on any lot in a manner inconsistent with or in violation of any provision of these restrictions. Additionally, the thirty (30) day review period shall not commence until (i) all of the final plans and specifications for the improvements and landscaping have been delivered to the Architectural Control Committee, (ii) all amendments to the plans, as requested by the Architectural Control Committee, have been made to the plans and delivered to the Architectural Control Committee and (iii) all mandated fees and deposits have been delivered to the Architectural Control Committee. Any delay by the lot owner or its contractor or architect in failing to submit the necessary documentation shall interrupt the commencement of the thirty (30) day review period.

Plant Material List

Variations from the lists requested because of unusual circumstances will be reviewed by the Architectural Control Committee. The plants on this recommended list are generally suitable to conditions in the St. Charles Parish area. However, in selecting plants from this list, careful consideration should be given to their horticultural requirements as compared to the particular conditions they must endure in a given location. Any soil, water, or other tests necessary to determine the existing conditions on a particular site are the responsibility of the individual lot owner.

Trees

Botanical Name	Common Name
Acer buergerianum	Trident Maple
Acer rubrum	Red Maple
Betula nigra and vars.	River Birch
Carya illinoensis & vars.	Pecan
Cercis Canadensis & vars.	Redbud
Chionanthus virginicus	Fringe tree
Cornus florida & vars.	Dogwood
Crataegus marshallii	Parsley Leaf Hawthorn
Fraxinus pennsylvanica vars.	Green Ash
Halesia Carolina or diptera	Silver bell
Ilex species and vars.	Holly
Lagerstroemia faurei hybrids	Hybrid Crape Myrtle
Lagerstroemia indica vars.	Crape Myrtle
Liquidambar styraciflua & vars.	Sweetgum
Ligustrum japonicum (tree form)	Wax Leaf Ligustrum
Magnolia grandiflora & vars.	Southern Magnolia
Magnolia deciduous vars.	Magnolia
Magnolia soulangiana & vars.	Saucer Magnolia
Magnolia virginiana	Sweet Bay Magnolia
Myrica cerifera	Southern Bayberry
Platanus occidentalis	Sycamore
Pinus elliottii	Slash Pine
Pinus Taeda	Loblolly Pine
Pistacia chinensis	Chinese Pistache
Prunus caroliniana	Cherry Laurel
Pyrus calleryana & vars.	Callery Pear
Pyrus kawakami	Evergreen Pear
Quercus falcata & vars.	Southern Red Oak
Quercus Macrocarpa	Burr Oak
Quercus nuttallii	Nuttall Oak
Quercus phellos	Willow Oak
Quercus shumardii	Shumard Oak
Quercus texana	Texas Red Oak
Quercus virginiana	Live Oak
Salix babylonica	Weeping Willow
Taxodium distichum	Bald Cypress
Ulmus crassifolia	Cedar Elm
Ulmus parvifolia & vars.	Evergreen Elm

Shrubs

Botanical Name	Common Name
Alpinia zerumbet 'Variegata'	Variegated Ginger
Aucuba japonica & vars.	Aucuba
Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry
Buxus microphylla japonica	Japanese Boxwood
Callistemon citrinus	Lemon Bottlebrush
Camellia japonica vars.	Japonica Camellia
Camellia sasanqua vars.	Sasanqua Camellia
Chamaerops humilis	Mediterranean Fan Palm
Cleyera japonica	Japanese Cleyera
Cycas revoluta	King Sago Palm
Elaeagnus pungens vars.	Elaeagnus
Eriobotrya x 'Coppertone'	Coppertone Loquat
Fatsia japonica	Fatsia
Feijoa sellowiana	Pineapple Guava
Ilex cassine & vars.	Dahoon Holly
Ilex cornuta vars.	Chinese Holly
Ilex decidua	Possumhaw
Ilex vomitoria & vars.	Yaupon Holly
Ixora coccinea	Ixora
Juniperus spp. & vars.	Juniper
Lagerstroemia indica (dwarf vars.)	Dwarf Crape Myrtle
Ligustrum japonicum & vars.	Wax Leaf Ligustrum
Loropetalum chinensis vars	Purple Fringe Flower
Mahonia bealei	Leatherleaf Mahonia
Myrica cerifera	Southern Bayberry
Nandina domestica	Nandina
Nerium oleander (hardy vars.)	Oleander
Pittosporum tobira & vars.	Pittosporum
Pyracantha spp. & vars.	Pyracantha
Raphiolepis indica vars.	Indian Hawthorne
Rhododendron (Azalea) spp. & vars.	Azalea
Rosa 'Knockout'	Knockout Rose
Rosa 'Nearly Wild'	Nearly Wild Rose
Viburnum japonicum	Japanese Viburnum
Viburnum odoratissimum	Sweet Viburnum
Viburnum suspensum	Sandankwa Viburnum
Viburnum tinus & vars.	Laurustinus Viburnum
Yucca recurvifolia	Curved Leaf Yucca

Groundcovers

Botanical Name	Common Name
Ajuga reptans & vars.	Ajuga
Asparagus densiflorus 'Sprenger'	Sprenger Asparagus
Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry
Cyrtomium falcatum	Holly Fern
Hedera canariensis & vars.	Algerian Ivy
Hedera helix & vars.	English Ivy
Ilex cornuta (dwarf vars.)	Dwarf Chinese Holly
Juniperus spp. & vars.	Juniper
Liriope muscari & vars.	Liriope
Lonicera japonica chinensis	Purple Japanese Honeysuckle
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Nandina
Ophiopogon japonicus	Monkey Grass
Ophiopogon japonicus 'Nanus'	Dwarf Monkey Grass
Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum
Pyracantha 'Red Elf'	Red Elf Pyracantha
Pyracantha 'Ruby Mound'	Ruby Mound Pyracantha
Trachelospermum asiaticum & vars.	Japanese Star Jasmine
Trachelospermum jasminoides & vars.	Confederate Jasmine
Zoysia tenuifolia	Koren Grass

Grass

Botanical Name	Common Name
Cynodon dactylon	Common Bermuda
Cynodon hybrids	Hybrid Bermuda
Festuca arundinacea	Tall Fescue Ky-31
Lolium multiflorum	Annual Rye Grass
Stenotaphrum secundatum	St. Augustine Grass
	Centipede Grass

Vines

Botanical Name	Common Name
Bignonia capreolata	Crossvine
Clematis dioscoreifolia	Sweet Autumn Clematis
Clytostoma callistegioides	Lavendar Trumpet Vine
Ficus pumila	Climbing Fig Vine
Gelsemium sempervirens	Carolina Jessamine
Lonicera japonica chinensis	Purple Japanese Honeysuckle
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Lonicera sempervirens & vars.	Trumpet Honeysuckle
Millettia megasperma	Evergreen Wisteria
Parthenocissus tricuspidata	Boston Ivy
Rosa banksiae 'Lutea'	Yellow Lady Banks Rose
Trachelospermum jasminoides	Confederate Jasmine

Wisteria sinensis vars.

Chinese Wisteria

Perennials

Botanical Name

Common Name

Aster frikartii
Chrysanthemum maximum vars.
Coreopsis spp. & vars.
Cyrtomium falcatum
Fern spp.
Gerbera jamesonii vars.
Hemerocallis vars.
Hymenocallis spp.
Iris vars.
Liriope vars
Tulbaghia violacea

Frikarti Aster
Shasta Daisy
Coreopsis
Holly Fern
Fern
Gerbera Daisy
Daylily
Basketflower
Louisiana Iris
Liriope
Society Garlic

Annuals

**Spring Planting
(March/April)**

**Fall Planting
(October/November)**

Geraniums
Lantana vars.
Periwinkle
Petunia (lasts only through May)
Purslane
Scarletta Begonia
Marigolds
Portulaca
Zinnia

Calendula
Pansy
Snapdragons
Dianthus

Wildflowers

Botanical Name

Common Name

Rudbeckia hirta
Buchloe dactyloides
Coreopsis
Trifolium incarnatum
Phlox drummondii
Liatris pycnostachya
Gaillardia pulchella
Monarda citriodora
Ratibida columnaris
Verbena tenuisecta
Echinacea purpurea
Lupinus texensis
Castilleja indivisa
Coreopsis lanceolata

Black-eyed Susan
Buffalograss
Coreopsis varieties
Crimson Clover
Drummond Phlox
Gay Feather
Indian Blanket
Lemon Mint
Mexican Hat
Moss Verbena
Purple Coneflower
Texas Bluebonnet
Texas Paintbrush
Ticksee

**AUTHORIZATION OF THE
ARCHITECTURAL CONTROL COMMITTEE
FOR ASHTON PLANTATION ESTATES, L.L.C.**

**UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF JEFFERSON**

This AUTHORIZATION OF THE ARCHITECTURAL CONTROL COMMITTEE for ASHTON PLANTATION ESTATES, L.L.C. is dated as of this 18th day of August, 2021 and is by and among:

**LOUIS M. ANDOLSEK
BRADY GARRITY
AND
GUY GRISSOM**

who declare that they are the members of the Architectural Control Committee (the "ACC") for Ashton Plantation Estates, L.L.C. (the "Company") and its development known as Plantation Lakes at Ashton Plantation (the "Subdivision"), and that they do hereby agree as follows:

1. that Louis M. Andolsek (the "Authorized Representative") is authorized, on behalf of the ACC and the Company to prepare Amended and Restated Guidelines for the Subdivision's Declaration of Covenants and Restrictions to incorporate the amendments to the Covenants and Restrictions set forth in the First Act of Amendment of Declaration of Covenants and Restrictions for Phase 1-A and 1-B of the Subdivision (the "Amendment").
2. that the Authorized Representative is authorized, directed and empowered for and on behalf of the ACC and Company to take such other actions as he deems necessary, proper, and/or advisable, in his sole and uncontrolled discretion, to incorporate the provisions of the Amendment into the existing Guidelines and to carry out the intent of these resolutions, the execution thereof by the Authorized Representative to fully evidence the ACC's and the Company's approval thereof.
3. that all prior actions by the Authorized Representative for and on behalf of the ACC and the Company in connection with the Amendment are, in all respects, hereby ratified, confirmed and adopted, with such actions to the extent they were done prior to the date of this authorization shall be given retroactive effect.

THUS DONE AND PASSED, in multiple originals, on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunto sign their names with appearers.

WITNESSES:

ARCHITECTURAL CONTROL COMMITTEE



Witnesses printed name: Maya Laviolette

By: 

Louis M. Andolsek, Member



Witnesses printed name: Camille M. Cantwell

By: 

Brady Garrity, Member

By: 

Guy Grissom, Member



ASHTON PLANTATION
ARCHITECTURAL CONTROL COMMITTEE

Appendix A. PHASE 1A/B APPLICATION FOR NEW CONSTRUCTION

Please read the instructions on back of form before completing the application.
Allow a maximum of 30 days for review.

Please read the instructions on this page carefully *before* completing the Application for New Construction on the following page.

The Ashton Plantation Architectural Control Committee utilizes a complete package application procedure. The application is considered when all required documentation has been received. If your application is incomplete it will be returned unprocessed.

PLEASE PRINT LEGIBLY IN BLACK INK.

1. Give your complete legal name.
2. Give the address where your evaluation should be mailed.
3. Complete the entire application; please sign and date the form.
4. Include in the application a check for the security deposit in the amount of **\$1,200.00**. A fee of **\$350.00** to reimburse the Architectural Control Committee for its cost to review the plans and specifications will be charged against the deposit.
5. Include two sets of drawings for review.
6. It is recommended that homeowners check with St. Charles Parish to obtain necessary permits and building code information.
7. **Important:** All applications must be mailed or delivered to:

The Ashton Plantation Architectural Control Committee	
Home Plans	Landscape Plans
<i>Brady P. Garrity, AIA Garrity + Accardo Architects 2401 Whitney Ave. Gretna, LA 70056 504-366-4475 bgarrity@garrityaccardo.com</i>	<i>Guy Grissom Guy Grissom Design, LLC 5500 Prytania Street #623 New Orleans, LA 70115 504-415-5094 guygrissomdesignllc@gmail.com</i>

Application for New Construction



Date: _____

Homeowners Name: _____

Address: _____ Lot No.: _____ Square No.: _____

Home Phone: _____ Daytime Phone: _____

Estimated Start Date: _____ Est. Completion: _____

Security Deposit: _____ Amount: _____

A fee of \$350.00 to reimburse the Architectural Control Committee for its cost to review the plans and specifications will be charged against the deposit.

TYPE OF REVIEW BEING REQUESTED

PRELIMINARY REVIEW (2 sets of drawings)

- | | | |
|--------------------------------------|--|---|
| <input type="checkbox"/> Site Survey | <input type="checkbox"/> Proposed Site Plans | <input type="checkbox"/> Floor plans and Elevations |
|--------------------------------------|--|---|

FINAL REVIEW (2 sets of drawings)

- | | | |
|---|--|--------------------------------------|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Landscape plans | <input type="checkbox"/> Floor plans |
| <input type="checkbox"/> Roof Plan | <input type="checkbox"/> Elevations | <input type="checkbox"/> Schedules |
| <input type="checkbox"/> Exterior details | <input type="checkbox"/> Specifications | |

RESUBMITTAL (2 sets of drawings)

- | | | |
|---|--|--------------------------------------|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Landscape plans | <input type="checkbox"/> Floor plans |
| <input type="checkbox"/> Roof Plan | <input type="checkbox"/> Elevations | <input type="checkbox"/> Schedules |
| <input type="checkbox"/> Exterior details | <input type="checkbox"/> Specifications | |

Permission is hereby granted for members of the Architectural Control Committee and appropriate Ashton Plantation Homeowners Association representatives to enter the property to make reasonable observations and inspections of the work requested herein and the completed project.

Homeowner Signature: _____

The Ashton Plantation Architectural Control Committee

Received: _____ Reviewed: _____ Completed Review: _____

No Exceptions taken: _____ Make Corrections Noted: _____ Resubmit: _____

Permission is hereby granted by The Ashton Plantation Architectural Control Committee to reproduce this form.



ASHTON PLANTATION ARCHITECTURAL CONTROL COMMITTEE

Appendix B. APPLICATION FOR MODIFICATION

Please read the instructions on back of form before completing the application.
Allow a maximum of 30 days for review.

Please read the instructions on this page carefully *before* completing the Application For Modification on the following page.

The Ashton Plantation Homeowners Association utilizes a complete package application procedure. The application will be considered when all required documentation has been received. If your application is incomplete it will be returned unprocessed.

1. PRINT LEGIBLY IN **BLACK INK**.
2. Give your complete legal name.
3. Give the address where your evaluation should be mailed.
4. Complete the entire application; please sign and date the form. Include with the application a check for **\$200.00** to reimburse the Architectural Control Committee for its cost to review the plans and specifications. Complete the entire application; please sign and date the form. The required deposit shall be made out to "APHOA" and submitted to the APHOA office at 400 Lac Verret Street, Luling, LA. 70070.
5. For minor modifications, submit a drawing, product brochure, or description of the planned addition with location clearly marked on diagram or survey.
6. For moderate or major modifications, the applicant shall provide two (2) sets of drawings with the following and as required by the Design Guidelines and the Declaration of Covenants & Restrictions for Plantation Lakes at Ashton Plantation:
 - a. A site plan, (1"=20') showing exact location of modification being requested in relation to your property lines. A State of Louisiana registered survey plat clearly showing property lines, existing improvements, and proposed modification(s). Existing fences, decks, walkways, driveways, etc. should also be indicated.
 - b. A brief description of the modification, drawings, exterior elevations, floor plan, detail of materials to be used, pictures, catalogue pages, brochures, or color samples **must be** included.
7. Homeowners check with St. Charles Parish to obtain necessary permits and building code information.
8. **Important:** All applications must be mailed or delivered to:

The Ashton Plantation Architectural Control Committee	
Home Plans	Landscape Plans
<i>Brady P. Garrity, AIA Garrity + Accardo Architects 2401 Whitney Ave. Gretna, LA 70056 504-366-4475 bgarrity@garrityaccardo.com</i>	<i>Guy Grissom Guy Grissom Design, LLC 5500 Prytania Street #623 New Orleans, LA 70115 504-415-5094 guygrissomdesignllc@gmail.com</i>

9. **NOTE:** The Homeowner must notify the above Reviewer when work is completed so that a Final Inspection can be done to verify compliance with the approved Plans. Upon receipt of the formal Work Approval letter, the APHOA will return the deposit, minus the review fees, to the Homeowner.



APPLICATION FOR MODIFICATION

Date: _____

Homeowner's Name: _____

Address: _____ Lot No.: _____ Square No.: _____

Home Phone: _____ Daytime Phone: _____

Estimated Start Date: _____ Est. Completion: _____

TYPE OF MODIFICATION BEING REQUESTED

a) MINOR

- | | | | |
|--|--|---|-----------------------------------|
| <input type="checkbox"/> Arbor | <input type="checkbox"/> Change in House Color | <input type="checkbox"/> Play Equipment | <input type="checkbox"/> Statuary |
| <input type="checkbox"/> Basketball Goal | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Other |

For minor modifications, please see #5 on first page of this form.

b) MODERATE

- | | | |
|--------------------------------|---|--------------------------------|
| <input type="checkbox"/> Deck | <input type="checkbox"/> Gazebo | <input type="checkbox"/> Other |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Screened Porch | |

c) MAJOR

- | | | |
|--|--|--------------------------------|
| <input type="checkbox"/> Room Addition | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Other |
|--|--|--------------------------------|

For moderate and major modifications, please see #6 on first page of this form.

Permission is hereby granted for members of the Architectural Control Committee and appropriate Ashton Homeowners Association representatives to enter the property to make reasonable observations and inspections of the modification request and completed project.

I have discussed this modification with my neighbors who will be directly impacted by the proposed modification. (Please circle Yes / No)

Homeowner Signature: _____

The Ashton Plantation Architectural Control Committee

Received: _____ Reviewed: _____ Completed Review: _____

Application Approved: _____ Application Denied: _____

Permission is hereby granted by The Ashton Plantation Architectural Control Committee to reproduce this form.