

Lafitte's Cove Estates Homeowners Association (LACHA) Design Review Guidelines

Rev. 0, 2006

Introduction

Architectural Review Process

Great care has been taken in the planning, design and construction of Lafitte's Cove Estates to insure the aesthetic harmony and lifestyle. These Design Review Guidelines have been established to provide property owners, architects and contractors a set of parameters for the preparation of drawings and specifications. Oral representations cannot be relied upon as correctly stating representations of LACHA. To insure the community's high standards, a plan review process has been established to review all individual building and landscape plans.

Architectural Review Committee

The Architectural Review Committee (ARC) is composed of three members appointed by the Developer during the Control Period and thereafter by the Board of Directors of the Association. The committee has the authority to approve, disapprove or recommend modifications to building and landscape plans. All approvals or disapprovals are decided by a majority vote of the ARC. The goal of this committee is to create an architectural environment that conforms to the basic fine quality principles, while simultaneously maintaining the pleasing aesthetic relationships of building-to-building and building-to-site within the community. Final approval must be received from the committee before the start of construction and landscaping.

Design Review Procedure

A design review procedure is established to insure compliance with the requirements outlined in these Design Review Guidelines, which follows a step-by-step review format. Prior to construction approval by the ARC, no site clearing, and property grading or house construction can be started.

1. Completed application form and a set of construction drawings submitted to the Architectural Review Committee (ARC) chairperson.
2. Approval/Disapproval by ARC will be accomplished within twenty-one, (21) working days. If required information is missing, the construction drawings and application form will be returned for completion.
3. The application form and all other material necessary for the ARC to approve a lot/site improvement and residence construction shall be sent to the ARC Chairperson:

Current ARC Chairperson:

Robert Meith

926 Chinquapin Place

Houston, TX 77094

Phone: 832-321-4090

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4. Any subsequent improvement plans for the property after the initial ARC approval must again be submitted to the ARC for review and disposition. This includes but is not limited to drainage systems, planting of large trees, gazebos, pool houses, fences, gates, awnings, patio covers, other detached buildings.

Construction Drawings

Construction drawings 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 include the following information:

Sheet One: Site Plan

1. Existing Topography and proposed finish grades, significant trees and unique features shall be located and indicated on the plan. This plan shall include proposed methods of handling all on site drainage to include downspouts and subsurface drainage where applicable.
2. Slab elevations (home and driveway) must be indicated with respect to site grades and the crown of the street and shall be entered on the application form where indicated.
3. Driveway material and shape, mailbox, curb cut locations, sidewalks, patios, fences, pools, pool equipment, entry walks and air condition equipment are to be located and drawn to scale.
4. Rear deck and or patio size, location and material shall be indicated.
5. The plan should indicate all proposed structures, i.e., pool houses, cabanas, gazebos, improvements, fencing, building lines, easements and setback lines.
6. An architectural stamp and signature on the first sheet of the plan to be retained by the ARC during construction shall be affixed.

Sheet Two: First Floor Plan

1. Decks, patios, stoops, retaining walls, air conditioning, front entry steps sizes, materials and finishes, driveway and turn-a-rounds, walks and interior walls and spaces should be located and drawn to scale.
2. The orientation of the first floor plan should correspond with the site plan and reflect second floor interior overhangs.

Sheet Three: Second Floor Plan

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

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Sheet Four: Roof Plan

1. Indicate all roof areas and corresponding slopes. Show and label the roof material and color.
2. Label and indicate all roof vents, skylights and projections. All roof projections and other structures extending above the roof surface should be treated or painted to appear the same color as the roof material and shall be located to the rear of the building.

Sheet five and six: Building Elevations

1. All elevations are to articulate building materials, color, finish, and trim and fascia details. The proposed finished grades against exterior elevations must be indicated along with stairs, gutters, down spout location, material and shape.
2. The exterior elevations should indicate maximum building height from the first floor finished grade to the uppermost roof peak. Maximum slab exposure after landscaping should be 6" at grade.
3. The exterior elevations should be labeled to correspond with the floor plans and site orientation.

Sheet Seven: Details and Schedules

1. Identify scale used for each drawing/sheet

Sheet Eight and Nine: Foundation

1. Identify foundation configuration, reinforcements, piling and all associated spacing.

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Stop Work Orders

With primary concern for residential elevations, accessory structures and their location on the site plan, landscape design and covenant compliance, the ARC will observe the construction site to insure the approved plans are being adhered to. Any deviation from the design features of the approved plans or design guideline defeats the purpose of the review process. Any deviation from the approved plans, or commencing construction prior to "Final Approval" of the plans by the ARC, will result in a "STOP WORK ORDER" being issued. Duplicate "Stop Work Orders" will be given to the builder and the property owner, but it is the responsibility of the builder to cease all work on the construction until all issues have been resolved. The ARC will notify the builder and owner once the "Stop Work Order" has been rescinded. Failure to adhere to the "Stop Work Order" will result in immediate legal action by the ARC to secure a "Temporary Restraining Order" (TRO) and an "Injunction" against all further work on the property until all issues have been resolved. **The property owner will be responsible for all costs, including but not limited to court costs and reasonable attorney fees, incurred by LACHA and the ARC in securing a "TRO" and "Injunction."**

Acknowledgement

By your signature below you agree to have read, understood and accepted to above restrictions, regulations and instructions:

Signature of Property Owner