



## BUILDING AND DESIGN GUIDELINES

*The following summary is only a brief description of the Declaration of Covenants, Conditions and Restrictions and the "Design and Construction Code" handbook; both of which are legal documents that govern the property. Each lot owner shall be obligated to comply with all provisions of the Declaration and the Code, whether or not summarized here.*

- The overall design and quality of the homes in Audubon Square will be enhanced through the use of "Traditional Southern" architectural designs including the styles of Greek Revival, Georgian, West Indies and the Colonial Styles of French and Spanish; all styles typically found in the cities of New Orleans, Charleston and Savannah.
- The Architectural Review Board (the "Review Board") shall be responsible for maintaining the high standards of construction and design criteria set forth in the Declaration of Covenants, Conditions and Restrictions and the supplement entitled Design and Construction Code (the "Code").
- Lot owners will be required to use the services of a designer and a licensed, residential contractor. Both the designer and contractor must be approved by the Review Board (see Developer for a current list). Plans and specifications must be submitted to the Review Board for approval prior to commencement of any work.
- **Minimum Size** – The minimum square footage of living area shall be 2,000 square feet for all lots.
- **Raised Elevations** – Lots in Audubon Square are higher than normal by design. Residents are encouraged to maintain or raise the finished floor at the front elevation thirty (30) inches from the sidewalk and use steps to enhance the overall look of the homes in Audubon Square with a traditional raised cottage feel.
- **Porches** – Integral to the look of a traditional neighborhood are porches, and comparable outdoor spaces, within conversational distance of sidewalks. Inviting architectural elements will be required of all home designs including porches, courtyards, balconies, terraces or stoops. Front porches must be at least eight (8) feet deep to adequately shade the area and to give room to walk past furniture.
- **Exterior Materials** – Stucco, brick and wood or cement board siding are permitted. No change of exterior material may occur at an outside corner.
- **Windows** – Windows visible from a public street must have the appearance of a true wood window with exterior mullions to simulate divided lights. Aluminum and vinyl clad windows are encouraged. Wood windows should only be used with adequate protection from the elements.
- **Garages** shall be entered from the rear alley (lots 1-14; 45-82). Where lots are not alley loaded (lots 15-44), garage placement shall be set a minimum of ten (10) feet behind the front building façade. Maximum width for garage doors that face a public street is ten (10) feet. When doors face a public street, residents are required to dress up the garage with lighting, setbacks, arbors and custom door designs.
- **Driveways** shall be composed of an approved material including concrete and brick. Lots 1-14 and 45-82 may not place a driveway or parking area in the front of the lot. Driveways placed at lots 15-44 shall remain parallel to side property line as shown on the Driveway Plan.
- **Outdoor surfaces** – Patios, porches and pathways visible from a public street must be composed of stone, brick, painted wood (porches and balconies only), or concrete with sufficient trim. Stained concrete may be approved on a case by case basis. All homes must have a pathway from the front of the home to the sidewalk; a connection from the sidewalk to street is optional.
- **Fences and Walls** shall not exceed thirty six (36) inches in height in front of the front building line and eight (8) feet in height behind the front building line. All fencing and walls visible from a street or alley must be composed of true wrought iron, wrought iron style aluminum, masonry, or wood as set forth in the Code. All fencing and walls must be approved by the Review Board. {END}



## COMMUNITY RULES AND REGULATIONS

*The following summary is only a brief description of the Declaration of Covenants, Conditions and Restrictions and the "Design and Construction Code" handbook; both of which are legal documents that govern the property. Each lot owner shall be obligated to comply with all provisions of the Declaration and the Code, whether or not summarized here.*

- **Membership** in the Property Owner's Association (POA) is required. Dues estimated at \$300 per year will cover cost of ownership, management and maintenance of the landscaped common area by a professional lawn care company year round. Payment of dues or assessments is enforced by property liens and through personal obligation of the lot owner.
- **Street Trees** – The planting of street trees is important because it demarcates the boundary between automobiles and people. Shade trees have been planted by the Developer between the back of curb and sidewalk and each lot owner is responsible for the health and protection of the tree(s) in front of their lot. No plantings other than street trees, ground covers and grasses will be allowed between the sidewalk and street.
- **Alleys** – The use of Alleys is integral to creating an attractive streetscape that highlights the fronts of homes with porches and courtyards. Along with hiding the garages, the alley also allows for large utility boxes to be placed in the rear as well as garbage bins for pickup. Maintenance of alleys is the responsibility of the POA.
- **Parking** – All residences must provide a minimum of three (3) off street parking places and all automobiles owned or used by Owner shall be parked in a garage, carport or otherwise screened from the view of any public street. On-street parking will be limited to visitors for a forty eight (48) hour period of time.
- **Screening** – All air conditioning compressors, utility boxes, meters and pool equipment shall be visually screened from the street and alley by appropriate fencing, screening or landscaping.
- **Private Sanitary Sewer** – Audubon Square's sewer and wastewater collection and treatment is provided by a private wastewater company and a private on site sewer treatment plant. Refer to Section 7.4 of the Declaration for additional information.
- **Mailboxes** – in an effort to simplify the streetscape and highlight street trees and homes, a cluster box unit will be placed at the entry of each alley to avoid multiple individual box units at each lot. Lots 15-44 will have individual mailboxes; refer to the Code for specific mailbox requirements.
- **Maintenance** – Lot owners are responsible for maintaining all Improvements on their lot in "like new" condition. Lot owners are also responsible for maintaining vacant lot(s) and free of debris at all times. The POA may contract with a landscape company to mow all vacant lots at lot owner's expense.
- **Domestic Pets** shall not be of such kind or disposition, or kept in such numbers, as to cause a nuisance.
- **Plan Review Fee** of \$150 shall be payable upon submission of construction plans.
- **Construction Deposit** of \$500 per lot is required prior to construction to insure a clean job site, protection of infrastructure including all improvements, street trees and landscaping, and compliance with the Code. *{END}*