

GRANDE HILLS ESTATES SUBDIVISION

RULES AND REGULATIONS FOR CONTRACTORS
AND HOME BUILDERS

PREPARED BY
THE GRANDE HILLS ARCHITECTURAL CONTROL COMMITTEE

SECTION 1 GENERAL PROVISIONS AND DEFINITIONS

1.1 General Provisions

1.1.1 Before work of any kind, except survey work and soil analysis, is undertaken in Grande Hills Estates Subdivision, a Certificate to Proceed shall be obtained from the Grande Hills Architectural Control Committee (GHACC). A Certificate to Proceed shall be issued only after the GHACC has reviewed and approved an application containing all the information normally submitted to the proper St. Tammany Parish authority for a building permit, together with such additional information as required by these Rules and Regulations.

1.1.2 The GHACC shall have thirty (30) days after receipt of all required documents to approve or disapprove any application for construction for any structure. Should the application be denied, the denial letter shall be accompanied by a list of deficiencies, which must be addressed by the applicant, before resubmitting the application. Approval or disapproval of a resubmitted application, shall be given by the GHACC within fifteen (15) days after receipt of the completed resubmission.

1.1.3 A Certificate to Proceed, issued by GHACC, shall be prominently displayed at the location of the work authorized therein, together with all other permits issued by Parish Governing Authorities and/or other governing authorities having jurisdiction over the work to be done.

1.2 Definitions

A. Applicant - a legal person requesting authorization from the GHACC to construct, or cause to be constructed, a building or other improvements on a legal lot within Subdivision.

B. GHACC - the Grande Hills Architectural Control Committee as established pursuant to Section III of the Deed Restrictions and Covenants imposed on Grande Hills Estates Subdivision by act in COB _____ Folio _____ of the official records of St. Tammany Parish, Louisiana.

C. Improvements - Dwelling houses, roadways, fences, sewerage treatment facilities, drainage facilities, barns and other such structures to be constructed within Subdivision.

D. Deed Restrictions and Covenants - restrictions and covenants imposed on the land within Grande Hills Estates Subdivision by Lexington Hills Partnership for the benefit of all land owners filed on record in COB _____ Folio _____ of the official records of St. Tammany Parish,

Louisiana.

E. Parish Governing Authority - depending on the context, the St. Tammany Parish Zoning Commission, the St. Tammany Parish Engineering Department or any successor thereto, having jurisdiction over the subject matter discussed in the text. The responsibilities of each may overlap in some instances, in which event, the term Parish Governing Authority shall refer to as many of the above entities as have jurisdiction and responsibility.

F. Structure - all manner of buildings, swimming pools, fences, accessory buildings, walls, porches, decks, tents, towers, driveways, parking lots, streets, roads, sidewalks, recreational facilities and other such items constructed on property within Grande Hills Estates Subdivision.

SECTION 2 INFORMATION TO BE FURNISHED BY APPLICANT

2.1 An applicant shall submit to GIACC, the following:

A. Five (5) site plans showing:

i. Lot identification.

ii. Lot dimensions, servitude dimensions, right-of-way dimensions, and set-back dimensions.

iii. Licensed surveyors name and plot reference number. The GIACC may request a current stamped survey.

iv. Topographical information, relative to center line of street, for existing and proposed ditches or swales, grades proposed for structure floors, site drainage grades, subsurface inverts and sized (if any), culverts head walls and fencing.

B. Five (5) complete sets of plans and specifications, prepared in a professional manner, to display graphically to scale and dimension, the scope and detail of the proposed structure(s), including:

i. Floor plan and elevations of each exterior wall.

ii. Cross sections sufficient to describe the structure.

iii. Wall sections of each construction condition.

iv. Foundation plans and details.

v. Schedules of openings and finishes.

vi. Details of stairs and special construction.

vii. Structural framing plans showing size and members and design loads.

viii. Electrical plans and schedules.

ix. HVAC plans and schedules.

- x. Landscape plan.
- xi. Roof plan.
- xii. Written specifications.

2.2 GIACC reserves the right to waive certain requirements for Drawings and Specifications listed in Section 2.1, depending on the size and type of Structure proposed. During the approval process, GIACC may require additional drawings and specifications, and review time will not begin to run until all required documents are submitted.

SECTION 3 APPLICABLE CONSTRUCTION STANDARDS

3.1 The following construction and use codes, with the latest amendments thereto, shall apply to all proposed construction.

- i. St. Tammany Parish Land Use Regulatory Ordinance No. 523.
- ii. The Standard Building Code: Southern Building Code Congress International, Inc.
- iii. National Fire Protection Association, Inc.; NFPA 111-1B01.
- iv. Louisiana State Fire Marshall Act.
- v. Sanitary Code, State of Louisiana.
- vi. National Electric Code.

3.2 Standards of Approval

3.2.1 GIACC may disapprove a submittal on the basis of aesthetics alone. It is not the intention of GIACC to impose its preference for or against certain architectural styles, but to prevent construction of a structure for purposes of economy only, so that it is substantially void of aesthetic and design considerations.

3.2.2 It is the responsibility of each applicant to perform all zoning and code research prior to submittal. If, during early review, it is apparent to GIACC that this research has not been done, the submittal may be returned without further comment.

3.2.3 In the event that only minor corrections to plans and specifications are required for approval, GIACC may allow these corrections to be marked on the plans of record and signed by the applicant. The applicant's copy of the approved documents must be available at all times during construction, at the job site.

3.2.4 GIACC field inspector shall have full authority to stop construction of any project that is not in compliance with approved

documents or these requirements, and may require corrective action regardless of the stage of construction. A decision of the field inspector may be appealed to the GIACC.

3.2.5 Changes may be requested by an applicant, in accordance with the above procedures, at his expense, after approval has been granted by GIACC. Copies of approved revised documents shall be kept on file with GIACC and at the job site.

SECTION 4 SPECIFIC REQUIREMENTS

4.1 Greenbelts

4.1.1 Greenbelts shall be preserved, by and at the expense of owners of the lots on which they are situated, in a well-groomed natural state.

4.1.2 Scatterings of flowering shrubs and trees shall be introduced throughout the greenbelt area in an informal pattern.

4.1.3 Fencing may be employed adjoining a greenbelt area, but must be located on the side of the greenbelt opposite the street or road.

4.1.4 Fencing along the greenbelt property line, of any residential site, must be uniform in design. Designs shall be submitted to GIACC for approval.

4.1.5 Fencing for residential lots shall not extend into the required front yard, unless specifically approved by GIACC. Front yard fencing, where approved, must be of wood construction, and may not exceed five (5) feet in height. Wood is to be either redwood, cedar or pressure treated lumber.

4.1.6 No barbed wire fence will be permitted on any property line or within 100 feet of the front property line.

4.1.7 No fence of any kind will be permitted within 25 feet of the rear property line of any lot bordering on the 55 acre lake. Side line fencing of these lake lots will be permitted to extend to the normal water line level.

4.2 Horse Paths and Jogging Paths

4.2.1 The owners of lots with greenbelts adjoining streets or roads, are required to clear and maintain a path meandering through the greenbelt for its entire length and joining with such paths at the border of adjoining lots. Such path shall be either for horse back riding, jogging or both, as designated by the GIACC.

4.2.2 A horseback riding path and jogging path shall be

constructed for a width of fifteen (15) feet.

4.2.3 Where paths cross roadways, a sign shall be installed and the roadway marked in such fashion as to distinguish the use.

4.4 Lake

4.4.1 Docks, piers, or other such structures constructed for a distance not more than twenty (20) feet from the lot line into the lake, and not more than thirty (30) feet along the lot line, except the bulkheadings along the property line, with a three (3) foot wide or less walkway on top may be constructed for the full width of the lot.

4.4.2 No houseboats shall be permitted in the lake or allowed to moor next to any permitted dock, pier, bulkhead or similar structure.

4.4.3 Boats moored to a permitted dock, pier, bulkhead or similar structure, shall not extend into the lake further than thirty (30) feet from the property line.

4.4.4 No boats powered by gas or diesel combustion motors shall be allowed on the lake at any time.

4.5 Minimum Living Area - No single family residence shall be constructed with a living area less than 1500 square feet.

SECTION 5 PROCEDURE DURING CONSTRUCTION

5.1 Protection of Existing Conditions

5.1.1 Permanent culverts and headwalls or temporary devices approved by GHACC shall be installed at all access locations.

5.1.2 During construction, all existing roadways shall be kept clear of mud or debris. Failure to so maintain the streets shall result in the Homeowners Association assessing applicant cost of performing such work.

5.1.3 Construction sites shall be kept free and clear of trash and debris.

5.1.4 Temporary toilets shall be provided on all construction sites.

5.1.5 Concrete trucks shall not wash out in any location other than the actual construction site.

5.1.6 Drainage shall be maintained at all times at the construction site. Temporary ditches or pumping may be required.

5.1.7 Temporary fences shall be erected in order to prevent hazards or disruption of other activities.

5.1.8 Construction sheds and storage area shall be maintained in

an orderly manner. Signs shall be limited in number and size to identify contractors (one per lot, not to exceed 4' X 8'). Signs shall not be nailed to trees.

5.2 Protection of Existing Utilities

5.2.1 Locations of all existing utilities and drainage devices are available from GIACC. These utilities shall be protected during construction. Any damage shall be corrected immediately, regardless of time of day or weather conditions. Failure to comply shall result in repairs being performed by the Homeowners' Association, and the cost being charged to the offending party and/or applicant.

SECTION 6 ADMINISTRATION AND ENFORCEMENT

6.1 Violations

6.1.1 Any violation of these Rules and Regulations, results in revocation of the Certificate to Proceed.

6.1.2 Any site clearing or construction started without a GIACC Certificate to Proceed, or not in compliance with approved documents, shall be discontinued by verbal direction of GIACC, to be followed in writing, indicating the nature of the violation and necessary action required. No further work shall be permitted, until the violation has been resolved to the satisfaction of the GIACC.

6.2 Complaints of Violations

6.2.1 All complaints of violations shall be investigated by the GIACC field inspector.

6.2.2 Notice of the violation shall be given the offending party, (and Applicant, if different from the offending party), who shall correct or cease said violations immediately.

6.2.3 Failure to correct or cease violations immediately or as soon thereafter as practicable may result in revocation of the Certificate to Proceed.

6.2.4 In addition to the foregoing, the GIACC or any other authorized party, may seek redress against an offending party, as provided in the Deed Restrictions and Louisiana Law.

6.3 Severability

6.3.1 The invalidity or unenforceability of any provision in the Rules and Regulations, shall not affect the validity or enforceability of any other provision, or any valid enforceable part of a provision of these Rules and Regulations.

6.3.2 These Rules and Regulations are intended to be in addition to, and not in place of, the laws and ordinances of the Parish of St. Tammany, and State of Louisiana; and, in the event of conflict between any provision of these Rules and Regulations, and any provision of law and/or ordinance, the stricter provision shall apply.

GRANDE HILLS ARCHITECTURAL
CONTROL COMMITTEE

BY:  _____

CHAIRMAN