



Generator Installation Guidelines

INTRODUCTION

ARCHITECTURAL REVIEW PROCESS

Great care has been taken in the planning, design and construction of English Turn to insure aesthetic harmony with the primary theme of New Orleans architecture, environment and lifestyle. To this end, it is vitally important that this special character not be compromised by housing designs that are improperly conceived, unresolved or poorly executed. Therefore, an Architectural Standards Committee (ASC) will review all proposed construction, designs and plans for:

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

Architectural Design 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 the English Turn Property Owners Association or the Architectural Standards Committee of English Turn.

By encouraging attention to detail and design quality throughout the community, the aesthetic harmony and natural tranquility at English Turn will be enhanced and preserved by the Architectural Standards Committee and Design Guidelines.

The natural landscapes, comprised of Oaks, Cypress, Ash and other trees indigenous to the State of Louisiana, combined with scenic lagoons, create the setting of English Turn. These features along with the Jack Nicklaus designed signature golf course, world class clubhouse and tennis and swimming facilities, combine to make English Turn one of the finest residential and recreational communities in the State of Louisiana.

ARCHITECTURAL STANDARDS COMMITTEE

English Turn is a unique community of custom designed homes. To ensure the community's high standards, a plan review process has been established to review all individual building and landscape plans.

The authority to approve, disapprove or recommend modifications to building and landscape plans are provided by the recorded Covenants, Conditions and Restrictions for English Turn (CC&R's). The CC&R's do not list specific design items necessary for plan approval but have created the Architectural Standards Committee with authority to review and approve or disapprove all individual building and landscape plans. The goal of this Committee is to create an architectural environment that conforms to basic fine quality principles, while simultaneously maintaining the pleasing aesthetic relationships of building-to-site and building-to-building within the community. The Committee does not wish to restrict individual creativity or preferences.

The Architectural Standards Committee is composed of three or more members, who may or may not be members of the Board of Directors of the English Turn Property Owners Association. Additionally, a professional architect may serve as Chairperson of the Committee, to review and make recommendations with respect to all building plans; and a licensed horticulturist and/or a licensed landscape contractor reviews all landscape plans. To explain the review process and what is required for plan approval, the Committee has developed these Design Guidelines. The Committee uses these Guidelines to review projects but may consider individually the merits of any project due to special site conditions. Any project reviewed for special consideration must be shown to benefit the specific site, adjacent areas or the community as a whole.

Before the commencement of any type of construction activity, an "Application for Approval" of such work must be submitted by the property owner or his respective agent to the Architectural Standards Committee. Included with the application shall be such documents and other information as requested by the Committee and outlined in the Design Guidelines. Final approval must be received from the Committee before the start of construction. Upon receipt of ASC approval and a building permit from the City of New Orleans, the property owner can begin vertical construction.

PRE-APPLICATION PROCEDURES

The property owner should familiarize himself and his building team with the requirements of the Architectural Standards Committee and Design Guidelines and confirm that he has the latest Design Guidelines. The Design Guidelines are updated periodically; and the latest revisions of the English Turn Design Guidelines should be obtained from the English Turn POA Office by calling (504) 391-8000.

To ensure the design quality of the community, the ASC requires builder approval, Louisiana licensed architect approval and Louisiana licensed landscape professional approval. Before development of plans and specifications, application for approval of members of the design and building team is made by submitting the following: resume; plans and drawings illustrating past work; references; appropriate photographs depicting examples of previous residential designs; copies of current workers compensation and general liability insurance certificates; contractors license; and current financial statements. Please refer to page 5 for the "English Turn Builder Standards" criteria. Approvals are issued on a "per project basis only". Approval by the ASC must be received **in writing** before work may commence. Any approved builder who has been inactive in the English Turn community for one (1) year must complete a new application for approval by the Architectural Standards Committee.

The City of New Orleans Department of Safety and Permits and the City Planning Commission have jurisdiction over the English Turn Subdivision. They should be contacted at the beginning of the process to ensure compliance with zoning and building code requirements. Compliance with all governmental regulations is the obligation of the lot owner.

DESIGN FEATURES

- a. Main entrance should be located in a position of prominence that is reflected in the design of the facade. The entry should be sheltered on the exterior and include either: a) French doors with or without sidelights or, b) a single door with required sidelights. The main entry should contain more architectural detail than other openings but be consistent in styling.
- b. Consistency of detailing on all elevations should be maintained. Windows and doors should reflect restraint in the variety of types, styles, and sizes. All openings should be articulated with the use of shutters, flat or arched lintels, projecting sills or relief surrounds.
- c. Bay windows are to be carried down to grade or visual support of cantilevered conditions must be expressed. When bay windows are stacked in a two-story configuration, the blank panel between all facets should be articulated.
- d. Masonry or stucco used as a veneer material on the facade of a residence should return around a corner to a logical point of termination. When using a combination of exterior materials the Architectural Standards Committee will carefully review the residence on an individual basis.
- e. Quoins, when utilized in the design, should be expressed on both front and side elevations and on all elevations when the homestead is on the golf course. No high-contrast colors will be allowed.
- f. Roof forms must be well organized and demonstrate the same character on all sides of the residence. Roof design should define the same number of floors on the facade and rear of the residence. The roof covering single story and two story elements should be independent and unconnected; therefore, no roof or roof plane shall extend continuously to cover both single and two story sections of the residence. This policy is not intended to prohibit single story wings extending from the main body of the home. However, the appearance of a single story facade with a two-story rear elevation is not permitted.

The main roof should be pitched, having a minimum slope of eight (8) vertical to twelve (12) horizontal roof, either gabled, hipped or a combination. Shed roof forms are undesirable and discouraged. Roof shape and configuration should be considered during the development of floor plans so as to avoid excessively complex, awkward, or odd roof design. A roof having a minimum pitch less than 8/12 may be allowed if the lesser pitch is more characteristic of a particular architectural style; such as Italianate or Mediterranean influenced architectural types. Projects will be reviewed on a case-by-case basis.
- g. Eaves lines should align wherever possible. Eaves and rakes should be articulated by multiple fascia boards, cove and crown moldings or gutters. Gutters and downspouts shall be used at all eave lines unless deemed inappropriate. All exterior down pipes, (except copper down pipes) should be painted to blend with the residence's exterior color scheme. Acceptable roofing materials shall be natural slate or fiberglass shingle, architectural style equal to Elk Prestique II, Genstar, or GAF Timberline and Woodline. No metal roofs will be allowed, except as part of a Hays Towne and West Indies architectural design. Accent metal roofing is permissible only if constructed of copper or Kynar material with standing seam slope design.

All roof structures such as attic vents, plumbing vents, ridge vents, etc., should be treated or painted to match the roof color or appropriate material.
- h. Flue pipes are required to be encased with a chimney enclosure of masonry, stucco or metal. And in addition must be supported by a foundation at grade when located at an exterior wall. It is required that appropriate chimney caps approved by the ASC be installed on all chimneys. Fireplace chimneys are the only structure which may project out from the side of a dwelling and will be allowed to encroach into the required side yard area to a maximum of eighteen (18") inches. Except for the Fairways, Harbour Town, Pinehurst, Pine Valley and The Villas.

A raised deck and its supports should incorporate materials, which relate to the residence such as brick, stucco or stone. Support columns measuring at least 12" x 12", made of the same material as the house, are encouraged. If wood posts are used, they should be a minimum of 6" x 8" with base and capital detailing. The deck railing design should be attractively detailed.
- i. Garage doors shall be single bay raised panel doors. Double-bay door openings cannot exceed 16' in width and must have architectural detail above the door, i.e. a brick soldier course, stucco banding or a key. The double-bay door will only be allowed in conjunction with a separate single-bay door. Three-bay garages are strongly recommended when the residence contains more than four bedrooms. The use of glass in the top panel of garage doors is not permitted. Modern, 'all-glass' garage doors must have opaque glass. The building elevations and review application form should indicate the intended garage door material, color and finish. Only side-loading garages will be permitted for single-family homes at English Turn except for those homesites deemed an exception by the Committee. All garages require a minimum 28' back up distance

- (with 3' feet between garage and property line for a total minimum of 31'), unless noted elsewhere in this document. Screening with heavy evergreen landscaping is required between the property line and driveway when the garage faces the adjoining property. For the specific lots which upon the approval of the ASC will allow for front loaded garages, no garage door will be allowed within 40' of the front property line. In addition, all front-loaded garages must be offset a minimum of 10' from the front of the structure.
- j. All exterior utility service connections must be provided in unobtrusive and inconspicuous locations. All electric meters and main fuse boxes must be positioned away from view and painted to match the exterior facade of the home, or by providing an enclosed recess in the side of the dwelling, or through approved landscaping and/or screening.
- Exposed electrical equipment, stub-outs, conduit, drain lines, pipes and vents must be painted to match the wall of the home on which they occur. Exterior disconnects for air conditioning equipment, etc. should be mounted at the lowest point acceptable by prevailing building codes. Gas meters, electrical conduit, meters, electrical transformers, cable television boxes and air conditioner equipment and condensers, pool equipment etc. must be adequately screened with landscaping to conceal equipment from view. Landscaping and the construction of driveways or fencing within utility easements are permissible, but the property owner shall be responsible if, in the future, it is necessary to replace improvements, which were removed for access to such utilities.
- k. The installation of emergency generators is permitted only within the setbacks, must stay within the building pad and be properly screened with landscaping or approved fencing. In the Villas, where A/C pads are allowed to encroach side setbacks, generator pads may also encroach.
- l. The selection of bricks acceptable for use in English Turn is limited to the traditional types and sizes historically associated with Louisiana architecture. The ASC recommends that mortar joints be of traditional size and color - 3/8" maximum width, cement gray color. King size brick will be permitted only if finished flush and painted.
- l. Carports will not be allowed.
- m. Sidewalks connecting the house to the street will not be allowed unless the lot is located at the corner of two intersecting streets.
- n. Exterior steps at the front and rear of the structure may project past the required building setback line up to a distance of five (5') feet, provided that no stair tread projecting into the setback area is more than eighteen (18") inches above finished grade.
- o. Aluminum windows articulated with wood trim will be allowed as well as vinyl windows approved by the ASC. Aluminum Screen doors will not be allowed on the front door.
- p. No exposed PVC will be permitted anywhere.
- q. In general, traditional natural materials shall be utilized for all exterior finishes. "Hardboard" or any other composite materials with like characteristics are also allowed. The only exception is the use of an approved typon shutter or Permex shutter. The latter must be operable or as otherwise noted in this document. Vinyl windows, soffit, fascia, and trim are allowed. Vinyl should be "Alcoa" or equal. All vinyl windows shall have 2" mullis or brick mold-like characteristics to give a wooden window appearance. Soffit and fascia shall have break lines in fascia for a wood-like appearance. Soffit porch ceilings shall have "beaded board" look when the style of the house dictates the same.
- r. Skylights and solar collectors are not permitted on roof planes that are visible from the street (see pg. 51).
- s. Ancillary structures such as dog runs, greenhouses, and other similar detached structures must be landscaped. No pre-fab or temporary structures will be allowed.
- t. Play equipment may be permitted if it is adequately landscape-screened. One uniform color is strongly recommended.
- u. No vehicle shall be parked on vacant land or on the street daily, in dangerous curves, or overnight. Garages, driveways and common parking areas in the community are to be used for long-term parking. Notices of violations will be sent to the property owner. Construction related vehicles and equipment on the work site are excluded.
- v. Garage interior measurements are to be not less than 22' X 22'.

REMODELING AND ADDITIONS

Remodeling and additions to existing properties are required to follow the same guidelines as new construction. Construction must be performed a builder chosen by the property owner and approved by the English Turn ASC under the same guidelines as new construction. Additionally, for projects requiring pilings and/or structures, plans must be submitted and stamped by an English Turn approved Louisiana licensed architect, professional or civil engineer. All criteria governing site location, grading and excavating, structures, roofs, landscape and aesthetics will remain the same as the previous submittal. Of particular concern to the Committee will be setbacks, height limits, skylights, solar collectors, recreational features, awnings, gazebos, statues, dog runs, generators, ancillary structures, lighting, antennas, satellite television equipment and all exterior color scheme and/or material changes. Approval by the Architectural Standards Committee is required for exterior remodeling and additions just as it is for new construction.

Smaller projects, including but not limited to: room/porch additions, pool additions, decks, gazebos, landscaping, and restoration-to-match are subject to a 3-month (90-day) completion period. Pools are subject to 150-day completion. Extensions may be granted on a case-by-case basis. All other project approvals expire after (180) days.

Note: Any resident who will be self-contracting a project will be required to produce an itemized construction cost breakdown to verify that the project cost is within the city-permitted limit of < \$7,500. This is in addition to having the English Turn required certificates of insurance (ref. page. 5) and providing the ASC with a copy of the building permit.

CUL-DE-SAC GUIDELINES

The following guidelines apply to all homes constructed on Muirfield Place, Annandale Court, Greenbrier Court, Shoal Creek Drive, Eagle Trace Drive, Castle Pines Drive, Bonita Bay Drive, Bonita Bay Court, Fairway Oaks Drive, Cypress Point Lane, Glen Abbey Way, Spyglass Court, Pinehurst Drive, and Pine Valley Drive in addition to all other guidelines as specified in this document:

Driveways

- Circular drives with two (2) street entrances will not be permitted, with the exception of corner lots.
- Circular drives are permitted only on lots having a minimum lot width of 115' at the front property line.
- Each lot must have sufficient driveway and pad area to accommodate off-street visitor parking. Parallel parking will not be approved within the cul-de-sac portion of the street.
- On Muirfield Place, drives shall be brick, flagstone, concrete with brick border, washed aggregate, or patterned concrete.

Chimneys

- Chimney caps must be brick, stucco, slate, flagstone, or copper.
- Exposed, prefabricated metal or wood covered chimneys will not be approved.

Materials

- Accent metal roofing is permissible only if constructed of copper standing seam material.

GENERATORS

All generators must meet any Parish or State requirements and Fire Codes. If a variance is required and vote of neighbor secured, a low RPM generator (low noise, 1800 RPM or less) would be required. Property Owner must submit manufacturer and model number. Weekly testing should be set on weekdays between 8:00 a.m. – 5:30 p.m. The generator must have landscape screening from street and all neighboring views. An inspection by the ASC must be performed after installation is complete. All generators are approved by the ASC on a case-by-case basis.

LANDSCAPE DESIGN

The Community of English Turn has been planned to utilize the natural elements as much as possible. Oaks, magnolias and other hardwood trees are prolific within the community and it is the intent of the Architectural Standards Committee to maintain the integrity of this landscape when possible. The architecture and location of the residence should always be a determining factor for good landscape design. The Architectural Standards Committee will be concerned with various relationships of house to site, house to house, views, prevailing breeze, solar orientation, views to and from the golf course and other amenities when making decisions regarding specific plans. To insure that the beautiful landscape of the community is preserved and enhanced, the Architectural Standards Committee has the authority to approve or disapprove landscape plans for individual residences. For lots that border the golf course the private club has the authority, along with the Architectural Standards Committee, to review and impose requirements for landscape plans. A fundamental element of the design criteria for landscaping is the need for gardens and lawns to harmonize with the native vegetation, terrain and natural beauty of the community. Throughout English Turn many fine, mature, native specimen trees exist. Many are in prominent view from the streets giving them special significance. In order to take a positive step toward the recognition and protection of such trees, the ASC must approve the removal of any tree on any homestead with a trunk diameter of six (6") inches or more. Owners are encouraged to landscape their lots with plant material that is indigenous to the area. Wherever possible, care should be taken to leave untouched, the existing vegetation and natural amenities. No artificial vegetation shall be used. All yard objects such as solar lights, fountains, and statues must receive prior approval (except for seasonal decorations) however all seasonal decorations must be removed at the end of the season, as that period is generally understood by the community.

LANDSCAPE PLAN CRITERIA

All landscape plans submitted to the ASC must be prepared and stamped by a Landscape professional, approved by the ASC. Landscape professional and Landscape Installation contractors must submit a resume, a copy of their current license and samples of their work in order to be approved by the ASC prior to performing work at English Turn. The landscaping installation must be completed prior to occupancy or owners will be assessed a \$100 fine per day from the date of occupancy of the home until the landscaping installation is satisfactorily complete. To avoid any unnecessary delay and expense, three (3) copies of the landscape plan should be submitted and approved prior to drywall.

Submittal of landscape plans should include a plant list and the reforestation plan. The plant list must indicate the size, quality and spacing of the proposed planting. Areas to be mulched or planted as a lawn should also be shown. In addition, the location of the house, fencing, pool, spa, pool equipment enclosure, gazebo, patios, walks, drives, turnaround, awnings, trash enclosure, air conditioning units, utility meters and any other site features should be noted on the site plan. Screening of air conditioners, pool equipment enclosure, garage (if side loaded) and all utility meter service locations should be noted on the plan. Plants utilized for screening must be an evergreen-type shrub with a minimum size of three (3) gallons at installation, and should be planted at a maximum of 3' on center. Existing vegetation to remain should be specifically located and labeled. The landscape plan shall accurately describe all proposed planting as to location, type and quality. Mulching is required for all planted areas and ten (10') feet from any structure, lawn or plantings. The mulched areas provide a smooth transition to the existing natural vegetation and must be maintained and replenished as needed

REFORESTATION

The preservation of existing trees is very important to English Turn. The ASC understands that clearing and filling, while necessary, will cause a substantial loss of existing trees. To offset this, English Turn requires owners to incorporate new trees in their landscape plans that will help replace the existing trees which require removal. As the new trees mature, they will continue to preserve the wooded character that typifies English Turn.