



# DESIGN GUIDELINES 2020 TABLE OF CONTENTS

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## **INTRODUCTION**

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### **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.

## ENGLISH TURN BUILDER STANDARDS

The following items must be submitted to the Architectural Standards Committee (ASC) for consideration of approval to build a home on behalf of a Property Owner in English Turn. Submit a fully completed AIA Contractor's Qualification Statement (AIA form A305). Indicate the following items on the form:

1. Company Resume reflecting a minimum of five (5) years of full-time residential building experience in the Greater New Orleans area.
2. Within the last five (5) years, must have built homes comparable to the style and price range of home (excluding lot cost) being presented to the ASC. The following outlines the minimum number of homes built within the last five (5) years in the respective price range of the proposed home:
  - a) \$250,000 - \$500,000 price range = 5 homes
  - b) \$500,000 - \$750,000 price range = 4 homes
  - c) Over \$750,000 = 2 homes
3. In House Financial Statements reflecting \$500,000 net worth and \$50,000 in liquid assets (including cash, stocks, and bonds);
4. Certificates of Insurance issued in the name of the Builder and naming English Turn as additional insured -- copy provided to English Turn POA with the following minimum limits:
  - a) General Liability \$ 1,000,000
  - b) Workers Compensation \$ 500,000
  - c) Automobile \$ 500,000
5. Copy of Current State of Louisiana Residential Contractors License. All practices of Contractor are to conform to standards of practice and code of conduct as established by the National Association of Home Builders (NAHB) for Residential Contractors;
6. Two favorable referrals from Architects who are current AIA members;
7. ASC requires that all bills generated by subcontractors and vendors related to the construction of the residence be paid by General Contractor. However, upon approval from the Contractor, owner may purchase products or goods for Contractor installation;
8. Minimum of five (5) favorable Trade references with Company name, address, and phone number;
9. Minimum of five (5) favorable Residential (or above min. in #2) Client references with Client name, address, and phone number within past five (5) years;
10. Plans and drawings illustrating past work;
11. Appropriate photographs depicting examples of previous residential designs;
12. Submission of builder / owner contract and proposal, including landscaping, cleanup, and trash haul budgets;
13. Builders will only be approved for the construction of one house at any time. The ASC, as a general rule, will not consider further projects until the City of New Orleans has issued a certificate of occupancy for the current home. However, the committee will consider allowing the construction of more than one home on a case-by-case basis with a maximum limit of two (2) homes under construction concurrently. Builder approvals are issued on a "per project basis only". Approval by the ASC must be received in writing before work may commence.
14. Any other factors the ASC may consider in its sole discretion (ex. current workload, etc.).
15. AIA Form #A305, completed in its entirety

Please note that a mandatory introduction either in person, via email, telephone call or Zoom with the ASC Coordinator is necessary for each-and-every new construction project prior to preliminary submission to assist with Design Guidelines and the ASC process.

## DESIGN REVIEW PROCEDURE

A design review procedure is established to ensure compliance with the requirements outlined in the Design Guidelines, which follow a simple step-by-step review format. In order to expedite the Architectural Standards Committee design review, the process is structured to achieve a smooth and timely review from preliminary plan submittal to final site inspection and construction approval. If building in the community for the first time, it is mandatory that the property owner and their building team (Architect and Builder) meet with the Architectural Standards Committee Coordinator to discuss any elements of the design concept that may raise questions and concerns. This meeting will acquaint all concerned with the design review process and avoid misinterpretations, delays or unnecessary expenses.

The Architectural Standards Committee design review process usually involves two (2) submittals, preliminary and final, to incorporate the comments of the ASC. A copy of the submittals will remain at the POA Office for future reference. Please note that a final ASC site inspection is required before the return of the construction deposit. The final inspection should be requested by the owner.

The following represents the necessary steps involved in the process of building a residence in English Turn.

- **SITE INSPECTION AND CLEARING**
- **PRELIMINARY APPROVAL OF RESIDENCE AND SITE PLAN & PAYMENT OF ASC REVIEW FEE (\$450)**
- **CHANGES/ADDITIONS PER ASC RECOMMENDATIONS**
- **FINAL APPROVAL OF RESIDENCE AND SITE PLAN INCLUDING GRADING FORM, PLAN, & CONSTRUCTION DEPOSIT (\$5,000) FROM OWNER TO POA**
- **BEGIN CONSTRUCTION**
- **SUBMITTAL OF LANDSCAPE PLAN AND RESIDENTIAL COLOR SCHEME**
- **FINAL SITE INSPECTION AND APPROVAL**

The ASC has established a schedule for plan submittal, review and meeting with the owner/agent to discuss any questions or concerns. The established schedule permits a timely review of submitted designs and allows lot owners and agents to accurately plan their construction schedules.

Plans for review must be submitted to the ASC Coordinator at the POA office. A completed "Application for Approval" (Exhibit "A"), available from the ASC and in the exhibits of these Guidelines, must accompany each submittal, and three (3) complete sets of drawings.

The ASC meets regularly to review plans and is prepared to address concerns of any property owner or respective agent regardless of their stage in the review process. The owner or his agent may attend review meetings that address their design submittal to expedite approval by helping to resolve any review issues. Appointments to attend the meeting may be obtained by contacting the ASC Coordinator.

A one-time ASC processing fee will be charged for review of the design submittal for each residence. The property owner shall pay the fee of \$450. All ASC processing fees should be made payable to the English Turn Property Owners Association and are due upon submittal of the Preliminary Plan. Final approval will not be granted until this processing fee is paid in full. The committee shall have the right to increase this fee from time to time as stated in the Covenants, Conditions and Restrictions for the English Turn Community. The fee has been established to partially cover the expense of reviewing plans and related data, and to compensate any consulting architects, landscape architects, inspectors, urban designers, or attorneys retained by the Committee.

The application for approval, appropriate fee, and all other material necessary for the ASC to approve a residence should be sent to:

Architectural Standards Committee  
English Turn Property Owners Association  
13 Clubhouse Drive  
New Orleans, LA 70131

Business hours are 9:00 a.m. to 5:00 p.m., Monday through Friday. The telephone number is (504) 391-8000.

The ASC has developed a standard method for reviewing submittal. Plans should be submitted on minimum 24"x 36" sheets with the "Application for Approval" (Exhibit "A") bound to the upper left-hand side of Sheet One. Drawings must be arranged in the order outlined and include all of the following information:

**SHEET ONE:                                 SITE PLAN**

SCALE: 1" = 20' (minimum)

- a. Existing topography and proposed finish grades, significant trees, unique site features, and extreme site conditions should be located and indicated on the plan. Plans submitted for construction will not be accepted, without this data. This plan shall include proposed method of handling all on **site drainage** to include downspouts and subsurface drainage where applicable.
- b. Slab elevations must be indicated with respect to site grades and the crown of the street in addition to all other information requested on the "Grading Submittal Form" (Exhibit B). Indicate proposed slab elevation with final plan submission. Slab survey and Benchmark must be submitted.
- c. Driveway material and shape, mailbox, curb cut locations, sidewalks, patios, fences, pools, pool equipment, entry walks, utility meter and transformer locations, air conditioning equipment and garbage enclosure are to be located and drawn to scale.
- d. Rear deck and/or patio size, location and material should be indicated. Columns for the deck at the lower level should be located on first floor plan.
- e. Indicate garage back-up distance from center of garage and proposed screening (if applicable).
- f. The plan should illustrate all proposed structures, improvements, fencing, building, lines, utility easements and setback lines.
- g. Retaining wall locations, size, designs, height and finish must be shown. Retaining walls connecting to the house must be concrete and faced with the finish of the residence's exterior walls with which the retaining wall comes in contact.

**SHEET TWO:                                 FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

- a. Decks, patios, stoops, retaining walls, trash enclosures, air conditioning and utility screening, electric and gas meter locations, front entry step sizes, materials and finishes, driveway and turnaround, walks and interior walls and spaces should be located and drawn to scale.
- b. The orientation of the first-floor plan should correspond with the site plan and reflect second floor interior overhangs.

**SHEET THREE:                                 SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

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

**SHEET FOUR:                                 ROOF PLAN**

SCALE: 1/4" = 1'-0"

- a. Indicate all roof areas and corresponding slopes. Show and label the roof material and color.
- b. Locate and label all roof vents, skylights, projections, and solar collectors. All roof vents, projections and other structures extending above the roof surface should be treated or painted to appear the same color as the roof material.

**SHEETS FIVE & SIX: BUILDING ELEVATIONS**

SCALE: 1/4"=1'0"

- a. All elevations are to articulate building materials, color, finish, window types, trim, and fascia details. The proposed finish grades against the exterior elevations must be indicated, along with enclosures and/or landscaping for A/C condensing units, utility meter locations, trash enclosures/screens, decks and stairs, gutters and down spout location, material and shape.
- b. The exterior elevations should indicate maximum building height from first floor finished grade to the uppermost roof peak. The maximum building height permitted is thirty-eight (38') feet (this measurement is based on a mid-height between fascia and ridge). Maximum slab exposure after landscaping should be 8" at grade. May require a drop brick ledge. Slab survey and Benchmark must be submitted prior to the pouring of the foundation.
- c. The exterior elevations should be labeled to correspond with the floor plans and site orientation.

**SHEET SEVEN: DETAIL AND SCHEDULES**

SCALE: As required

- a. Identify scale used for each drawing/sheet.
- b. Show detailed exterior wall sections and soffit details.



## **SITE INSPECTION AND CLEARING**

The lot owner or agent shall request that the ASC make a site inspection before lot clearing and construction. The owner or agent should clearly mark the proposed house, property lines, sewer and water tie-ins and setbacks. Staking shall include a continuous ribbon encircling the area to be cleared and marking any additional trees to be removed which are located outside the encircled area. These trees shall be marked individually or in groups. The purpose of the site inspection is to ensure compliance with the Design Guidelines, and to simplify site preparation before completion of plans to prevent any unnecessary damage to specimen trees and other unique site features. Inspection will be made within two (2) working days of the request; however, it is preferred that they be scheduled for Tuesday or Thursday afternoons. Authorization to proceed with clearing and construction will be issued immediately after the inspection. To arrange for a site inspection, contact the ASC Coordinator.

## **CONSTRUCTION DEPOSIT**

A \$5,000 deposit will be required for approved builders to be made to the ASC by the owner. To the extent that the amount is drawn down for any reason, the Property Owner must immediately return the deposit amount for \$5,000 or applicable amount within (3) three business days of request made. All construction deposits are due with final plan submission and checks should be made payable to "English Turn Property Owners Association." A \$2,500 deposit is required for pool installations.

The purpose of the construction deposit is to ensure a clean job site, overall community appearance and, that the residence is built and landscaped according to the approved plans. The "General Rules for all English Turn Contractors and Service Personnel" (page 55) outlines what is expected of personnel on the job site and site cleanliness. Weekly inspection of all job sites and the community by the Director of Operations will keep the Committee informed of any violations within the community. A written five (5) day notice will be issued to the lot owner or agent to correct any violation. If the violation has not been corrected within the five (5) day period, the offending condition will be corrected by English Turn and the cost will be charged to the construction deposit. The cost of corrections will be deducted from the construction deposit until the deposit is exhausted. The lot owner will then be billed for any additional expenses or other remedies as permitted under the English Turn CCR's. The design review process aids in creating a fine quality community and enhancing the appearance and value of the property. If upon final inspection, no violations are noted, the construction deposit will be returned in full.

## **STOP WORK ORDERS**

With primary concern for residential elevations, accessory structures and their location on the site plan, and landscape design, the ASC will observe the home site during construction to ensure the approved plans are being accurately constructed. Any deviation from the design features of the approved plans or Design Guidelines defeats the purpose of the review process. If any deviation from the approved plans occurs, or construction is started prior to "Final Approval" by the ASC, a "Stop Work Order" (Exhibit "D") will be issued. The term of a "Stop Work Order" may vary based on the time necessary to resolve the open issue(s). "Stop Work Orders" will be given to the builder and the owner but it is the responsibility of the builder to abide by the "Stop Work Order". If work continues on a construction site on which a "Stop Work Order" has been issued, the English Turn Director of Operations will shut down the construction site. Once all open issues have been resolved, the builder will receive notice from the ASC that the "Stop Work Order" has been rescinded.

## **DESIGN REVIEW PROCESS**

### **Pre-Preliminary Plan:**

The ASC encourages those who are building in the community for the first time to submit conceptual or schematic plans for pre-preliminary design review. Although not required, this initial review may prevent unnecessary expense and delay by avoiding the development of plans that do not conform to the guideline requirements or approved residential styles.

A meeting to review pre-preliminary design sketches may be arranged at the request of the property owner or his agent by contacting the ASC Coordinator at (504) 391-8000. The Coordinator will review, with the owner or agent, the design approach to confirm the intent to follow the Design Guidelines and the appropriateness of the design concept.

### **Preliminary Plan:**

In order to fully utilize the preliminary design review, a completed site plan and the preliminary architectural drawings, as outlined in the Design Review Procedure, should be included in the preliminary plan submittal. The plan submittal should also include a completed "Application for Approval" (Exhibit "A"). ASC will review all drawings and note any modifications or changes that may be needed along with a checklist of outstanding items. A "Final Plan" submittal and approval, along with a copy of the Building Permit issued by the City of New Orleans, will be required prior to the onset of construction.

### **Final Plan:**

The final design submittal should include all the requirements of the ASC and applicable stipulations of the Design Guidelines, together with comments from previous meetings and design reviews. Upon final agreement of the items requiring modification, as indicated on the final submittal, all parties shall affix signatures on the comment sheet attesting to the agreement. One set of documents will then be returned to the property owner marked "Approved As Submitted," "Approved As Noted," or "Resubmit" (rejected).

### **Grading Form & Plan:**

The purpose of the "Site Grading Form" (Exhibit "B") and site grading plan are to insure that adjoining sites are drained properly. The grading plan should incorporate the existing site grades as well as the proposed finished elevations of the slab, brick ledge, walks, drives, etc., and the existing grades of the adjoining sites (including elevations of slabs, brick ledges, ground adjacent to slab, property corners, and property line mid-points). You can obtain the standard "Site Grading Form" from the ASC Coordinator at the Property Owners' Association Office. Final approval will not be granted by the ASC unless a "Site Grading Form" and plan have been submitted and approved.

### **Color Scheme:**

As noted in the plan description section of the Design Review Procedure, the residential color scheme is required prior to completion of framing. All items to be reviewed for color should be submitted as one comprehensive color scheme. These items include any material which will be visible from the outside of the house such as brick/stucco, roof, trim color, shutter color, brick drive/walkway pavers, awnings, etc. Upon requesting approval for brick selection, place a minimum of 25 bricks of selected color at the construction site. Color scheme must match samples submitted. Failure to match submitted sample may result in re-submittal for color change.

### **Landscaping:**

Landscape plans, an integral part of the site plan, must be submitted prior to installation of flatwork. Accompanied by the Landscape Plan Application" (Exhibit "C"), the landscape plan will show size, spacing, quality and quantity of plants drawn, sized and spaced to scale. A complete plant list is required with the landscape plan, as well as a sod classification form from the State of Louisiana. The property owner is required to provide a copy of the building contract evidencing a sufficient landscape allowance (see allowance schedule on page 53) along with a copy of the contract with the landscape contractor.

### **ASC Approval:**

Notwithstanding anything to the contrary, the ASC specifically reserves the right to, but in no event is obligated to, reject, at any stage of the design review process, an application for proposed new construction or any alteration or alterations to an existing dwelling if the ASC determines, in its reasonable discretion that:

- i) the interior floor plan or design is in substantial nonconformity with the surrounding community,
- ii) the proposed new construction or alteration(s) would have a materially adverse impact on the value of the homes in the surrounding community or
- iii) the proposed new construction or alteration(s) substantially violates the purposes of the design guidelines.

Rejection due to the foregoing shall be made by a majority of the members. There is no appellate process for rejected submissions. See English Turn's Covenants, Conditions & Restrictions (CC&Rs) Article 10.05, page 49.

### **Approval Expiration:**

The ASC will retain the final drawings and approved documents for a maximum of one hundred eighty (180) days subsequent to the date of the signed approval. If construction work has not begun, or a continuance has not been obtained by the lot owner or owner's agent within the above time period, the approval will then automatically expire. A re-application and re-approval, including applicable fee, subject to any new guidelines or regulations, will then be necessary to begin construction.

### **Field Changes/Modification:**

Deviation from the design features of the approved plans or Design Guidelines defeats the purpose of the review process. The Committee may require that the condition be corrected per the approved plans, resulting in a charge to the lot owner for the expense, or a "Stop Work Order" will be issued until the deviation has been addressed. Any and all modifications to the original "Final Approved Plan" must be submitted to the ASC for approval prior to implementation. The Modification Fee of \$450 will be due at time of submission of plans to the Committee for a major modification such as any additions to the structure (i.e. dormer, new roof, etc.) or new structures (i.e. pools, cabana, major fence, etc.). No additional fee will be charged for a minor change or modification in the opinion of the ASC (i.e. satellites, awnings, replacement of roof shingles, etc.). The ASC has the right to require a construction deposit depending upon the scope of the work requested. Please contact the ASC Coordinator for additional information.

### **Final Site Inspection:**

Upon completion of each home and landscaping, the owner or owner's representative must make a formal written request to the ASC for "Final Inspection." The owner or owner's representative should furnish the ASC with As Built grades, which can be submitted on the surveyor's standard form.

### **Variance Procedures:**

Article 10.08 of the Declaration of Covenants, Conditions, and Restrictions for English Turn Subdivision, registered in Conveyance Office Book 823-A, Folios 101-136, Orleans Parish, Louisiana, grants the Architectural Standards Committee the sole and absolute discretion to grant variances. Should a property owner or builder seek a variance, the following guidelines shall be followed:

- 1) Request for a variance must be submitted in writing to the Architectural Standards Committee. The request must include a written description; plot plan, \$75 Variance Procedure Fee and elevation drawing to fully describe the variance.
- 2) The Architectural Standards Committee in its discretion may decide to deny the request and notify the property owner or builder of its decision.
- 3) Should the Architectural Standards Committee elect to consider approval of the variance the following procedures may apply:
  - A. The ASC Coordinator must send written notification of the requested variance via U.S. Mail or email, with "read receipt" to all adjacent property owners, as well as a copy to the ASC. Adjacent property owners are those who own a property which shares any common property line with the property for which the variance is requested and any property owner whose lot is within 150' linear street feet of the center front property line of the subject lot. The notice will include a written description of the variance requested and any information the ASC determines necessary. Additionally, the adjacent owner will be notified of any other pertinent documents that can be viewed at the POA Office during regular business hours.
  - B. Consider any comments by adjacent property owners on the proposed variance. All comments must be made in writing and directed to the Committee within seven (7) days from the date of receipt of notice of variance by property owner. An adjacent owner may present written comments in person, to the ASC, at their next regularly scheduled ASC meeting. The ASC meets at 9:00 a.m. on Wednesday mornings. Meeting day and time are subject to change. Those who desire to present their comments in person must make an appointment by calling the English Turn Property Owners Association Office at (504) 391-8000, 24 hours prior to the regularly scheduled Committee meetings.
  - C. Render a decision, in its sole discretion to approve or deny the variance request after due consideration, but no longer than thirty (30) days from the date the request was first presented.

Notice of the ASC's decision will be made in writing to the owner or builder requesting the variance and the adjacent property owners, as described in "A" above.

## **SITE PLANNING**

The siting of a house is a vitally important design decision. The site plan concept developed for each residence should reflect functional needs, but also be sensitive to the site's unique characteristics and architecture of the surrounding community. Therefore, it is important that the sitting and three-dimensional character of each home be carefully studied and designed to achieve a good balance of site utilization, orientation, and aesthetic appearance.

To accurately assess the design opportunities of each home site, an individual site survey must be conducted. The site survey should determine the site's topography, locate significant trees, and identify unique site characteristics. While the site survey is being conducted, the design opportunities presented by the site should also be studied. This study requires walking the site, locating the best views to and from the home site and structures, dominant solar orientation, prevailing breeze, soil conditions, vegetation type and quality, and any other special site features, which may influence the design. During the site survey, an inventory of the existing terrain should be recorded for analysis when detailed site planning is underway. The proposed structure and its elevations should be carefully sited in relationship to the existing terrain. With the information provided by the detailed site analysis, the design team can effectively optimize the design opportunities of the site.

## **SITING**

The Architectural Standards Committee shall consider each site independently; however, careful consideration shall be given to each individual plan's impact upon adjacent home sites and view corridors. Care must be taken to locate each structure, whenever possible, to minimize infringement upon adjacent structures and home sites, view corridors and natural amenities of the area. Consideration in this regard includes the following:

1. Topography of the site and surrounding home sites
2. Utilization of lagoons
3. Distant and intimate views of the home site
4. Distant and intimate views of the home site from adjacent lots and the golf course, if applicable
5. Existing vegetation type and quality
6. Existing water and drainage patterns
7. Driveway access
8. Height of proposed & adjacent structures

## **BUILDING SETBACKS**

The New Orleans City Planning Commission and the Department of Safety and Permits have established minimum standards for building setbacks for various types of residential structures within Orleans Parish. The setbacks required in Orleans Parish, however, are not to be construed as the only setback requirements that will be considered and approved by the Committee. Setbacks are not subject to variance requests.

The Architectural Standards Committee has established setback requirements, when viewed in total, which ensure that the community will be pleasing in appearance when viewed from the street and, equally important, from the golf course. Each architect planning a home at English Turn should carefully consider the natural characteristics of the site and work within the review process in order to achieve the long-term aesthetic goal of the community.

It is strongly advised that the owner, builder and architect, as well as all others included in the building project (i.e. pool contractor, fence contractor, landscape architect, landscape contractor, etc.), be familiar with all applicable setback requirements before entering into the design phase of the residence. For more information, please contact the ASC office at (504) 391-8000.

The following pages list the setbacks, which have been established for each lot in each specific area of the English Turn Community:

**ESTATES – PHASE 1 (POD A) – SETBACK SCHEDULE**

<b><u>LOT#</u></b>	<b><u>FRONT</u></b>	<b><u>REAR</u></b>	<b><u>LEFT SIDE</u></b>	<b><u>RIGHT SIDE</u></b>	<b><u>DRIVEWAY ORIENTATION</u></b>
1A	60'	40'	60'/40'	20'	SIDE (R)
2A	60'	40'/60'	20'	20'	SIDE (R)
3	60'	60'	20'	20'	SIDE (L)
4	60'	40'	20'	60'	SIDE (L)
5	60'	40'	60'	20'	SIDE (R)
6	60'	60'/40'	20'	20'	SIDE (L)
7	60'	60'	20'	20'	SIDE (L)
8	60'	40'	20'	60'	SIDE (R)
9	60'	40'	20'	20'	SIDE (R)
10	60'	40'	20'	20'	SIDE (R)
11	40'	40'	15'	15'	SIDE (R)
12	40'	40'	15'	15'	SIDE (R)
13	40'	40'	15'	15'	SIDE (R)
14	40'	40'	15'	15'	SIDE (R)
15	40'	40'	40'/15'	15'	SIDE (R)
16	40'	40'	15'	15'	SIDE (R)
17	40'	40'	15'	15'	SIDE (R)
18	40'	40'	15'	40'	SIDE (L)
19	40'	40'	15'	15'	SIDE (R)
20	40'	40'	15'	15'	SIDE (R)
21	40'	40'	15'	15'	SIDE (R)
22	40'	40'	15'	15'	SIDE (R)
23	40'	40'	15'	15'	SIDE (R)
24	40'	40'	15'	15'	SIDE (R)
25	40'	40'	15'	15'	SIDE (R)
26	40'	40'	15'	15'/40'	SIDE (R)
27	40'	40'	15'	15'	SIDE (R)
28	40'	40'	15'	15'	SIDE (R)
29	40'	40'	15'/40'	15'	SIDE (L)
30	40'	15'	40'	40'	SIDE (R)
31	40'	40'	15'	15'	SIDE (R)
32	40'	40'	15'	15'	SIDE (R)
33	40'	40'	15'	15'	SIDE (R)
34	40'	40'	15'	15'	SIDE (R)
35	40'	40'	15'	15'	SIDE (R)
36	40'	40'	15'	15'	SIDE (R)
37	40'	40'	15'	15'	SIDE (R)
38	40'	40'	15'	15'	SIDE (R)
39	40'	40'	15'	15'	SIDE (L)
40	40'	40'	15'	15'	SIDE (R)
42A	40'	15'	40'	40'	SIDE (L)
43	40'	15'	40'	15'	SIDE (L)
44	40'	40'	15'	15'	SIDE (L)
45	40'	40'	15'	15'	SIDE (L)
46	40'	40'	15'	15'	SIDE (L)
47	40'	40'	15'	40'	SIDE (R)
48	40'	15'	40'	15'	SIDE (L)
49	40'	40'	15'	15'	SIDE (R)
50	40'	40'	15'	15'	SIDE (R)
51	40'	40'	15'	15'	SIDE (R)
52	40'	40'	15'	15'	SIDE (R)
53	40'	15'	15'	40'	SIDE (R)
54	40'	40'	5'	15'	SIDE (L)

**ESTATES – PHASE 1 (POD A) – SETBACK SCHEDULE (continued)**

<b><u>LOT#</u></b>	<b><u>FRONT</u></b>	<b><u>REAR</u></b>	<b><u>LEFT SIDE</u></b>	<b><u>RIGHT SIDE</u></b>	<b><u>DRIVEWAY ORIENTATION</u></b>
55	40'	40'	15'	15'	SIDE (L)
56	40'	40'	15'	15'	SIDE (L)
57	40'	40'	15'	15'	SIDE (L)
58	40'	40'	15'	15'	SIDE (L)
59	40'	40'	15'	15'	SIDE (L)
60	40'	40'	15'	15'	SIDE (L)
61	40'	40'	15'	15'	SIDE (L)
62	40'	40'	15'	15'	SIDE (L)
63	40'	40'	15'	15'	SIDE (L)
64	40'	40'	15'	15'	SIDE (L)
65	40'	40'	15'	15'	SIDE (L)
66	40'	40'	15'	15'	SIDE (L)
67	40'	40'	15'	15'	SIDE (L)
68	40'	40'	15'	15'	SIDE (L)
69	40'	40'	15'	15'	SIDE (L)
70	40'	40'	15'	15'	SIDE (L)
71	40'	40'	15'	15'	SIDE (L)
72	40'	40'	15'	15'	SIDE (L)
73	40'	40'	15'	15'	SIDE (L)
74	40'	40'	15'	15'/40'	SIDE (L)
75	40'	40'	15'/40'	15'	SIDE (L)
76	40'	40'	15'/40'	15'	SIDE (L)
77	40'	40'	15'	15'	SIDE (L)
78	40'	40'	15'	15'	SIDE (L)
79	40'	40'	15'	20'	SIDE (L)
80	40'	10'	40'	30'	SIDE (R)
81	30'	40'	10'	10'	FRONT (R)
82	30'	40'	10'	10'	FRONT (R)
83	30'	40'	10'	30'	FRONT (R)
84	30'	40'	30'	10'	FRONT (R)
85	30'	40'	10'	10'	FRONT (R)
86	30'	40'	10'	10'	FRONT (R)
87	30'	40'	10'	10'	FRONT (R)
88	30'	40'	10'	10'	FRONT (R)
89	30'	40'	10'	10'	FRONT (R)
90	30'	40'	10'	10'	FRONT (R)
91	30'	40'	10'	10'	FRONT (R)
92	30'	40'	10'	10'	FRONT (R)
94A	30'	40'	10'	60'	FRONT (R)
95	30'	40'	30'	10'	FRONT (L)
96	30'	40'	10'	10'	FRONT (L)
97	30'	40'	10'	10'	FRONT (L)
98A	30'	40'	10'	10'	FRONT (L)
100A	30'	40'	10'	10'	FRONT (L)
101	30'	40'	10'	10'	FRONT (L)
102	30'	40'	10'	10'	FRONT (L)
103	30'	40'	10'	10'	FRONT (L)
104	30'	40'	10'	10'	FRONT (L)
105	40'	10'	30'	40'	SIDE (L)
106	60'	40'	20'	20'	SIDE (L)
107	60'	40'	20'	20'	SIDE (L)
108	60'	40'	20'	20'	SIDE (L)

**ESTATES – PHASE 1 (POD A) – SETBACK SCHEDULE (continued)**

<b><u>LOT#</u></b>	<b><u>FRONT</u></b>	<b><u>REAR</u></b>	<b><u>LEFT SIDE</u></b>	<b><u>RIGHT SIDE</u></b>	<b><u>DRIVEWAY ORIENTATION</u></b>
<b>109</b>	60'	40'	20'	20'	SIDE (L)
<b>110</b>	60'	40'	20'	20'	SIDE (L)
<b>111</b>	60'	40'	20'	20'	SIDE (L)
<b>112</b>	60'	40'	20'	20'	SIDE (L)

NOTES:

- Plot Plans for the above-referenced lots are available at the Property Owners Association office.
- Permission must be obtained from the ASC to remove **any** trees.
- In addition to the Design Guidelines for the entire English Turn community, the following items have been established as guidelines specific to the Estates:
  - 1) For lots 44, 45, 46, 49, 50, 51, 52, 76, 77, 78, 79, a rear yard encroachment will be allowed for pools, but no closer than 15' from the side property line and 20' from the rear property line. For lots 81, 82, 85, 86, 87, 88, a rear yard encroachment will be allowed for pools, but no closer than 10' from the side property line and 20' from the rear property line. Pool decks will be allowed to encroach into the setback area, but no closer than 10' to any property line.
  - 2) For lots 42A, 43, 47, 48, 53, 80, 83, and 84, all structures must be located within the building pad. This will include, but will not be limited to, cabanas, gazebos, garages, pools, patios and fences.
  - 3) Pools and equipment enclosures must be architecturally related to the residence and other structures in their placement, mass and detail. Such structures shall be screened or treated so as to avoid distracting noise or view.

**Rear Yard Setbacks for Golf Course Lots in Phase 1 (Pod A)**

Cabanas, gazebos, garages, pools, patios and fences, in the rear of a golf course lot will be permitted with prior ASC approval on a case-by-case basis. The ASC will determine setback lines in each case.

The Muirfield Community, Lots 89-103, may have pools and fences within 40' of the rear property line.

**Rear Yard Setbacks for Wall Lots in Phase 1 (Pod A)**

The rear yard setback for these specific lots will delineate the maximum rear setback to the residential and garage structures. It should be noted that the brick wall sits approximately 2½ feet into the property and should be considered in planning of the site. Structures such as cabanas, gazebos, pools, patios and fences will be allowed within the rear setback. Pools may be placed 10' from the wall, subject to ASC approval, and pool decks may be extended 5' from the wall (15' total). Cabanas and gazebos may be placed 10' from the wall.

Muirfield Community Materials:

All primary exterior building materials shall be stucco and/or brick.

Wood may be used only as an accent material.

**ESTATES – PHASE 2 (POD B) – SETBACK SCHEDULE**

<b><u>LOT #</u></b>	<b><u>FRONT</u></b>	<b><u>REAR</u></b>	<b><u>LEFT SIDE</u></b>	<b><u>RIGHT SIDE</u></b>	<b><u>DRIVEWAY ORIENTATION</u></b>
1	40'	40'	15'	15'	SIDE (R)
2	40'	40'	15'	15'	SIDE (R)
3	40'	40'	15'	15'	SIDE (R)
4	40'	40'	15'	15'	SIDE (R)
5	40'	40'	15'	15'	SIDE (R)
6	20'	20'	40'	30'	SIDE (R)
7	30'	40'	10'	10'	FRONT (R)
8	30'	40'	15'	15'	FRONT (R)
9	30'	40'	15'	15'	FRONT (R)
10	30'	40'	15'	15'	FRONT (R)
11	30'	40'	15'	15'	FRONT (R)
12	30'	40'	15'	15'	FRONT (R)
13	30'	10'	30'	40'	SIDE (L)
14	40'	40'	15'	15'	SIDE (R)
15	40'	40'	15'	15'	SIDE (R)
16	40'	40'	15'	15'	SIDE (R)
17	40'	40'	15'	15'	SIDE (R)
18	20'	40'	40'	30'	SIDE (R)
19	30'	40'	10'	10'	FRONT (R)
20	30'	40'	15'	15'	FRONT (R)
21	30'	40'	15'	15'	FRONT (R)
22	30'	40'	15'	15'	FRONT (R)
23	30'	40'	15'	15'	FRONT (R)
24	30'	40'	10'	10'	FRONT (R)
25	20'	10'	30'	40'	SIDE (L)
31	40'	40'	15'	15'	SIDE (L)
32	40'	40'	15'	15'	SIDE (L)
33	40'	40'	15'	15'	SIDE (L)
34	40'	40'	15'	15'	SIDE (L)
35	40'	40'	15'	15'	SIDE (L)
36	40'	40'	15'	15'	SIDE (L)
37	40'	40'	15'	15'	SIDE (L)
38	40'	40'	15'	15'	SIDE (L)
39	40'	40'	15'	15'	SIDE (L)
40	40'	40'	15'	15'	SIDE (L)
41	40'	40'	15'	15'	SIDE (L)
42	40'	40'	15'	15'	SIDE (L)
43	40'	40'	15'	15'	SIDE (L)
44	40'	40'	15'	15'	SIDE (L)
45	40'	40'	15'	15'	SIDE (L)



NOTES:

- Plot Plans for the above-referenced lots are available at the Property Owners Association office.
- Permission must be obtained from the ASC to remove **any** trees.
- In addition to the Design Guidelines for the entire English Turn community, the following items have been established as guidelines specific to the Estates:
  - 1) For lots 7, 8, 12, 19, 22, 23 and 24, a rear yard encroachment will be allowed for pools, but no closer than 15' from the side property line and 20' from the rear property line. Pool decks will be allowed to encroach into the setback area, but no closer than 10' to any property line.
  - 2) For Lots 6, 13, 18 and 25, all structures must be located within the building pad. This will include, but will not be limited to, cabanas, gazebos, garages, pools, patios and fences.
  - 3) Pools and equipment enclosures must be architecturally related to the residence and other structures in their placement, mass and detail. Such structures shall be screened or treated so as to avoid distracting noise or view.

### **Rear Yard Setbacks for Golf Course Lots - Phase 2 (Pod B)**

Cabanas, gazebos, garages, pools, patios and fences, in the rear of a golf course lot will be permitted with prior ASC approval on a case-by-case basis. The ASC will determine setback lines in each case.

### **Rear Yard Setbacks for Brick Wall Lots and Concrete Wall Lots - Phase 2 (Pod B)**

The rear yard setback for these specific lots will delineate the maximum rear setback to the residential and garage structures. It should be noted that the brick wall sits approximately 2½ feet into lots that back up to the brick wall and should be considered in planning of the site. Other structures such as gazebos, pools, patios and fences will be allowed within the rear setback. Pools may be placed 10' from the brick wall, and pool decks may be extended to 5' from the wall. On lots 10, 11, 14-17, 20, and 21 along the concrete wall, the pools may be placed 10' from the wall, and pool decks may be extended 7 ½' from the wall. Cabanas and gazebos may be placed 10' from either the brick wall or concrete wall, subject to ASC approval.

**ROSEDOWN – PHASE 3, SECTION 1 (POD C1) – SETBACK SCHEDULE**

<b><u>LOT #</u></b>	<b><u>FRONT</u></b>	<b><u>REAR</u></b>	<b><u>LEFT SIDE</u></b>	<b><u>RIGHT SIDE</u></b>	<b><u>DRIVEWAY ORIENTATION</u></b>
1	40'	40'	15'	15'	SIDE (R)
2	40'	40'	15'	15'	SIDE (R)
3	40'	40'	15'	15'	SIDE (R)
4	40'	40'	15'	15'	SIDE (R)
5	40'	40'	15'	15'	SIDE (R)
6	60'	40'	20'	20'	SIDE (L)
7	60'	40'	20'	20'	SIDE (L)
8	60'	40'	20'/60'	20'	SIDE (L)
9	60'	40'	20'	20'	SIDE (L)
10	60'	40'	20'	20'	SIDE (L)
11	60'	40'	20'	20'	SIDE (L)
12	60'	40'	20'	20'	SIDE (L)
13	60'	40'	20'	20'	SIDE (L)
14	60'	40'	20'	20'	SIDE (L)
15	60'	40'	20'/40'	20'	SIDE (L)
16	60'	40'	20'	40'	SIDE (R)
17	60'	40'	20'	20'	SIDE (R)
18	60'	40'	20'	20'	SIDE (R)
19	60'	40'	20'	20'	SIDE (R)
20	60'	40'	20'	20'	SIDE (R)
21	60'	40'	20'	20'	SIDE (R)
22	60'	40'	20'	20'	SIDE (R)
23	60'	40'	20'	20'	SIDE (L)
95	40'	20'	20'	20'	SIDE (R)

NOTES:

- Plot Plans for the above-referenced lots are available at the Property Owners Association office.
- Permission must be obtained from the ASC to remove **any** trees.
- In addition to the Design Guidelines for the entire English Turn community, the following items have been established as guidelines specific to Rosedown:
  - 1) Sub-surface drainage is required and roof drains/downspouts must be tied in. Where rear drainage already exists, sub-surface drainage from the home must be tied-in to the existing drainage system.

**Pool/Deck Placement in Rosedown – Phase 3, Section 1 (Pod C1) is as follows:**

1. No pools are allowed outside the building pad area.
2. Pools and equipment enclosures must be architecturally related to the residence and other structures in their placement, mass and detail. Such structures shall be screened or treated so as to avoid distracting noise or view.

**THE PARKS – PHASE 3, SECTION 2 (POD C2) – SETBACK SCHEDULE**

<b><u>LOT #</u></b>	<b><u>FRONT</u></b>	<b><u>REAR</u></b>	<b><u>LEFT SIDE</u></b>	<b><u>RIGHT SIDE</u></b>	<b><u>DRIVEWAY ORIENTATION</u></b>
1	30'	20'	20'	10'	SIDE (L)
2	30'	20'	10'	10'	SIDE (L)
3	30'	20'	10'	20'	SIDE (L)
4	40'	40'	15'	40'	SIDE (L)
5	40'	40'	15'	15'	SIDE (L)
6	40'	40'	15'	15'	SIDE (L)
7	40'	40'	15'	15'	SIDE (L)
8	40'	40'	15'	15'	SIDE (L)
9	40'	40'	15'	15'	SIDE (L)
10	40'	20'/40'	15'	15'	SIDE ( )
11	30'	30'	10'	15'	SIDE (R)
12	30'	30'	10'	10'	SIDE (R)
13	30'	30'	10'	10'	SIDE (R)
14	30'	30'	10'	10'	SIDE (R)
15	30'	30'	10'	10'	SIDE (R)
16	30'	30'	10'	10'	SIDE (R)
17	30'	30'	10'	10'	SIDE (R)
18	30'	30'	10'	10'	FRONT (L)
19	30'	30'	10'	10'	FRONT (L)
20	30'	30'	10'	10'	FRONT (L)
21	30'	30'	10'	10'	FRONT (L)
22	30'	30'	10'	10'	FRONT (L)
23	30'	30'	10'	10'	FRONT (L)
24	30'	30'	10'	10'	FRONT (L)
25	30'	30'	10'	10'	FRONT (L)
26	30'	30'	10'	10'	FRONT (L)
106	30'	40'	10'	10'	FRONT (R)
107	30'	40'	10'	15'	SIDE (R)
108	30'	40'	10'	10'	FRONT (R)
109	30'	40'	10'	10'	FRONT (R)
110	30'	40'	10'	10'	FRONT (R)
111	30'	40'	10'	10'	FRONT (R)
112A	30'	40'	10'	10'	SIDE (R)
114A	30'	40'	10'	10'	SIDE (R)
115	30'	40'	10'	10'	SIDE (R)
116	30'	40'	10'	10'	SIDE (R)
117	30'	40'	10'	10'	SIDE (R)
118	30'	40'	10'	10'	SIDE (R)

NOTES:

- Plot Plans for the above-referenced lots are available at the Property Owners Association office.
- Permission must be obtained from the ASC to remove **any** trees.
- In addition to the Design Guidelines for the entire English Turn community, the following items have been established as guidelines specific to the Parks:
  - 1) All front loaded garages must be offset a minimum of 10' from the front of the structure and for garages specifically on lots, 1, 3, and 107, the garage structure must be setback a minimum of 25' from the street to allow for off-street parking.
  - 2) A minimum total garage backup distance of 29', including a 2' buffer between the driveway and the property line, has been established. In addition, a buffer of 2' must be allowed between the driveway and any slab structure, with the exception of the garage entrance.
  - 3) Circular drives will not be allowed for lots 18-26.
  - 4) Sub-surface drainage is required and roof drains/downspouts must be tied in. Where rear drainage already exists, sub-surface drainage from the home must be tied-in to the existing drainage system.

**Pool/Deck Placement in the Parks - Phase 3, Section 2 (Pod C2) is as follows:**

1. For lots 4-9, pools and decks are *not* allowed outside of the building pad.
2. For lots 1-3 the pool may encroach the rear setback by 20' and the deck may encroach the rear setback an additional 10' (30'total).
3. For lots 10-26, the pool may encroach the rear setback along the Donner Canal by 10', and the deck may encroach the rear setback an additional 5' (15' total).
4. For lots 106 – 118 the pool may encroach the rear-building pad by 10' and the deck may encroach the rear setback an additional 5' (15' total).
5. Pools and equipment enclosures must be architecturally related to the residence and other structures in their placement, mass and detail. Such structures shall be screened or treated so as to avoid distracting noise or view

**THE PARKS – PHASE 3, SECTION 3 (POD C3) – SETBACK SCHEDULE**

<b><u>LOT #</u></b>	<b><u>FRONT</u></b>	<b><u>REAR</u></b>	<b><u>LEFT SIDE</u></b>	<b><u>RIGHT SIDE</u></b>	<b><u>DRIVEWAY ORIENTATION</u></b>
57	30'	20'	10'	10'	SIDE (R)
58	30'	20'	10'	10'	SIDE (R)
59	30'	20'	10'	10'	SIDE (R)
60	30'	20'	5'	15'	SIDE (R)
61	30'	20'	5'	15'	SIDE (R)
62	30'	20'	5'	15'	SIDE (R)
63	30'	20'	5'	15'	SIDE (R)
64	30'	20'	5'	15'	SIDE (R)
65	30'	20'	10'	10'	FRONT (R)
66	30'	20'	10'	10'	FRONT (R)
67	30'	20'	10'	10'	FRONT (L)
68	30'	40'/20'	10'	10'	FRONT (L)
69	30'	40'	10'	10'	FRONT (L)
70	30'	40'	10'	10'	FRONT (L)
71	30'	40'	10'	10'	FRONT (L)
72	30'	40'	10'	10'	FRONT (L)
73	30'	40'	10'	10'	FRONT (L)
74	30'	40'	10'	10'	FRONT (L)
75	30'	40'	10'	10'	FRONT (L)
76	30'	40'	10'	10'	FRONT (L)
77	30'	40'	10'	10'	FRONT (L)
78	30'	40'	15'	10'	SIDE (L)
79	30'	40'	10'	10'	FRONT (L)

NOTES:

- Plot Plans for the above-referenced lots are available at the Property Owners Association office.
- Permission must be obtained from the ASC to remove **any** trees.
- In addition to the Design Guidelines for the entire English Turn community, the following items have been established as guidelines specific to the Parks:
  - 1) The front-loaded garage on lots 65 - 77 and lot 79 must be offset a minimum of 10' from the front of the structure.
  - 2) On lot 78, the garage structure must be setback a minimum of 25' from Oak Hills Lane to allow for off-street parking.
  - 3) A minimum total garage backup distance of 29', including a 2' buffer between the driveway and the property line has been established. In addition, a buffer of 2' must be allowed between the driveway and any slab structure, with the exception of the garage entrance.
  - 4) Circular drives will not be allowed for lots 57-65 and 70-77.
  - 5) Sub-surface drainage is required and roof drains/downspouts must be tied in. Where rear drainage already exists, sub-surface drainage from the home must be tied-in to the existing drainage system.

**Pool/Deck Placement in the Parks – Phase 3, Section 3 (Pod C3) is as follows:**

1. For lots 57-68 along the concrete wall, pools may be placed ten 10' feet from the wall and pool decks may be extended 7 ½' from the wall.
2. For lots 69 and 78 the pool may encroach the rear setback by 20' and the deck may encroach the rear setback an additional 10' (30' total).
3. For lots 70-77 and 79, the pool may encroach the rear setback by 10' and the deck may encroach the rear setback an additional 5' (15' total).
4. Pools and equipment enclosures must be architecturally related to the residence and other structures in their placement, mass and detail. Such structures shall be screened or treated so as to avoid distracting noise or view.

**THE PARKS – PHASE 3, SECTION 4 (POD C4) – SETBACK SCHEDULE**

<b><u>LOT #</u></b>	<b><u>FRONT</u></b>	<b><u>REAR</u></b>	<b><u>LEFT SIDE</u></b>	<b><u>RIGHT SIDE</u></b>	<b><u>DRIVEWAY ORIENTATION</u></b>
48	30'	20'	5'	15'	SIDE (R)
49	30'	20'	5'	15'	SIDE (R)
50A	30'	20'	5'	15'	SIDE (R)
51A	30'	20'	5'	15'	SIDE (R)
53A	30'	20'	5'	15'	SIDE (R)
54A	30'	20'	5'	15'	SIDE (R)
55	30'	20'	5'	15'	SIDE (R)
56	30'	20'	10'	10'	SIDE (R)
80	30'	40'	5'	15'	SIDE (R)
81	30'	40'	10'	15'	SIDE (L)
82	30'	40'	15'	5'	SIDE (L)
83	30'	40'	15'	5'	SIDE (L)
84	30'	40'	15'	5'	SIDE (L)
85	30'	40'	15'	5'	SIDE (L)
86	30'	40'	15'	5'	SIDE (L)
87	30'	40'	15'	5'	SIDE (L)
88	30'	40'	15'	5'	SIDE (L)
89	30'	40'	15'	5'	SIDE (L)

NOTES:

- Plot Plans for the above-referenced lots are available at the Property Owners Association office.
- Permission must be obtained from the ASC to remove **any** trees.
- In addition to the Design Guidelines for the entire English Turn community, the following items have been established as guidelines specific to the Parks:
  - 1) No front-loaded garages will be allowed in Phase 3, Section 4 (Pod C4).
  - 2) On lot 81 the garage structure must be setback a minimum of 25' from Oak Hills Lane to allow for off-street parking.
  - 3) On lot 48 the garage structure must be setback a minimum of 25' from Forest Oaks Drive to allow for off-street parking.
  - 4) A minimum total garage backup distance of 29', including a 2' buffer between the driveway and the property line has been established. In addition, a buffer of 2' must be allowed between the driveway and any slab structure, with the exception of the garage entrance.
  - 5) Circular drives will not be allowed for lots 48, 49, 55, 56, 82-84 and 86-88.
  - 6) Sub-surface drainage is required and roof drains/downspouts must be tied in. Where rear drainage already exists, sub-surface drainage from the home must be tied-in to the existing drainage system.

**Pool/Deck Placement in the Parks – Phase 3, Section 4 (Pod C4) is as follows:**

1. For lots 48-56 along the concrete wall, pools may be placed ten 10' feet from the wall and pool decks may be extended 7 ½' from the wall.
2. For lot 81, the pool may encroach the rear setback by 20' and the deck may encroach the rear setback an additional 10' (30' total).
3. For lot 80 and lots 82-89, the pool may encroach the rear setback by 15' and the deck may encroach the rear setback an additional 5' (20' total).
4. Pools and equipment enclosures must be architecturally related to the residence and other structures in their placement, mass and detail. Such structures shall be screened or treated so as to avoid distracting noise or view.

**LAKES – PHASE 4, SECTION 1 (POD D1) – SETBACK SCHEDULE**

<b><u>LOT #</u></b>	<b><u>FRONT</u></b>	<b><u>REAR</u></b>	<b><u>LEFT SIDE</u></b>	<b><u>RIGHT SIDE</u></b>	<b><u>DRIVEWAY ORIENTATION</u></b>
1	40'	40'	15'	15'	SIDE (L/R)
2	40'	40'	15'	15'	SIDE (L/R)
3	40'	40'	15'	15'	SIDE (L/R)
4	40'	40'	15'	15'	SIDE (L/R)
5	40'	40'	15'	15'	SIDE (R)
6	40'	40'	15'	15'	SIDE (L/R)
7	40'	40'	15'	15'	SIDE (L/R)
8	40'	40'	15'	15'	SIDE (L/R)
9	40'	40'	15'	15'	SIDE (L)
10	40'	40'	15'	15'	SIDE (L)
11	40'	40'	15'	15'	SIDE (L)
12	40'	40'	15'	15'	SIDE (L)
13	40'	40'	15'	15'	SIDE (R)
29	40'	50'	15'	15'	SIDE (R)
30	40'	50'	15'	15'	SIDE (R)
31	40'	50'	15'	10'	SIDE (L/R)
42	40'	40'	15'	15'	SIDE (L/R)
43	40'	40'	15'	15'	SIDE (L/R)
44	40'	40'	15'	15'	SIDE (L/R)
45	40'	40'	15'	15'	SIDE (L/R)
46	40'	40'	15'	20'	SIDE (L/R)
47	30'	40'	10'	10'	SIDE (L/R)
48	30'	40'	10'	10'	FRONT (R)
49	30'	40'	10'	10'	FRONT (R)
50	30'	40'	10'	10'/40'	FRONT (R)
51	30'	40'	10'	10'	FRONT (R)
52	30'	40'	10'	10'	SIDE (R)
53	30'	40'	10'	10'	SIDE (R)
54	20'	10'	30'	40'	SIDE (L)
55	20'	10'	40'	30'	FRONT (R)
56	30'	40'	10'	10'	FRONT (R)
57	30'	40'	10'	10'	FRONT (R)
58	30'	40'	10'	40'/10'	FRONT (R)
59	30'	40'	10'	10'	FRONT (R)
60	30'	40'	10'	40'/10'	FRONT (R)
61	30'	40'	10'	10'	FRONT (R)
62	30'	40'	10'	10'	FRONT (L)
63	30'	40'	10'	10'	FRONT (L)
64	30'	10'	30'	40'	SIDE (L)

NOTES:

- Plot Plans for the above-referenced lots are available at the Property Owners Association office.
- Permission must be obtained from the ASC to remove **any** trees.
- In addition to the Design Guidelines for the entire English Turn community, the following items have been established as guidelines specific to the Lakes:
  - 1) For lots 29-31, the only fencing allowed in the rear yard setback is open iron with a maximum fence height of 5'. The fence may be installed 20' from the rear property line.

**Pool/Deck Placement in the Lakes Phase 4, Section 1 (Pod D1) is as follows:**

1. For lots 1-31, the pool may encroach the rear setback by 20', and the pool deck may encroach the rear setback an additional 5' (25' total).
2. For lots 42-64, pool setbacks are 15' from the side property line and 20' from the rear property line. Deck setbacks are 10' from the side and rear property lines.
3. Pools and equipment enclosures must be architecturally related to the residence and other structures in their placement, mass and detail. Such structures shall be screened or treated so as to avoid distracting noise or view.



## LAKES – PHASE 4, SECTION 2 (POD D2) – SETBACK SCHEDULE

<u>LOT #</u>	<u>FRONT</u>	<u>REAR</u>	<u>LEFT SIDE</u>	<u>RIGHT SIDE</u>	<u>DRIVEWAY ORIENTATION</u>
65/66	20'	10'	40'	30'	SIDE (R)
67	30'	40'	10'	10'	FRONT (R)
68	30'	40'	10'	10'	FRONT (R)
69	30'	40'	10'	10'	FRONT (R)
70	30'	40'	10'	10'	FRONT (R)
71	30'	40'	10'	10'	FRONT (R)
72	30'	40'	10'	10'	FRONT (R)
73	30'	40'	10'	10'	FRONT (R)
74	30'	40'	10'	10'	FRONT (R)
75	30'	40'	10'	10'	FRONT (R)
76	30'	40'	10'	10'	FRONT (R)
77	30'	40'	10'	10'	FRONT (R)
78	30'	40'	10'	10'	FRONT (L)
79	30'	40'	10'	10'	FRONT (L)
80	30'	40'	10'	10'	FRONT (L)
81	30'	40'	10'	10'	FRONT (L)
82	30'	40'	10'	30'	FRONT (L)
83	30'	40'	30'	10'	FRONT (L)
84	30'	40'	10'	10'	FRONT (L)
85	30'	40'	10'	10'	FRONT (L)
86A	30'	20'	30'	30'	SIDE (R)

**NOTES:**

- Plot Plans for the above-referenced lots are available at the Property Owners Association office.
- Permission must be obtained from the ASC to remove any trees.
- In addition to the Design Guidelines for the entire English Turn community, the following items have been established as guidelines specific to the Lakes:
  - 1) Lot 86A fronts on English Turn Drive.
  - 2) Sub-surface drainage is required and roof drains/downspouts must be tied in. Where rear drainage already exists, sub-surface drainage from the home must be tied-in to the existing drainage system.

**Pool/Deck Placement in the Lakes Phase 4, Section 2 (Pod D2) is as follows:**

1. For lots 65-73 and 77-86A, pool setbacks are 15' from the side property line and 20' from the rear property line. Deck setbacks are 10' from the side and rear property lines.
2. For lots 74-76, the pool may encroach the rear setback by 20', and the pool deck may encroach the rear setback an additional 5' (25' total). Pools may be located 15' from the side property line, and decks 10' from the side property line.
3. Pools and equipment enclosures must be architecturally related to the residence and other structures in their placement, mass and detail. Such structures shall be screened or treated so as to avoid distracting noise or view.

## LAKES / BONITA BAY – PHASE 4, SECTION 3 (POD D3) – SETBACK SCHEDULE

<u>LOT #</u>	<u>FRONT</u>	<u>REAR</u>	<u>LEFT SIDE</u>	<u>RIGHT SIDE</u>	<u>DRIVEWAY ORIENTATION</u>
<b>14</b>	35'	20'	30'	50'/40'	SIDE (L)
<b>15</b>	30'	40'	10'	10'	FRONT (L)
<b>16</b>	30'	40'	10'	10'	FRONT (L)
<b>17</b>	30'	40'	10'	10'	FRONT (L)
<b>18</b>	30'	40'	10'	10'	FRONT (L)
<b>19</b>	30'	40'	10'	10'	SIDE/ FRONT (L)
<b>20</b>	30'	40'	10'	10'	FRONT (L)
<b>21</b>	30'	40'	10'	10'	SIDE/ FRONT (L)
<b>22</b>	30'	40'	10'	10'	SIDE/ FRONT (L)
<b>23</b>	30'	40'	10'	10'	SIDE/ FRONT (L)
<b>24</b>	30'	40'	10'	10'	SIDE/ FRONT (L)
<b>25</b>	30'	40'	10'	10'	FRONT (L)
<b>26</b>	30'	40'	10'	10'	FRONT (L)
<b>27</b>	30'	40'	10'	10'	FRONT (R)
<b>28</b>	30'	40'	10'	10'	SIDE (R)

**NOTES:**

- Plot Plans for the above-referenced lots are available at the Property Owners Association office.
- Permission must be obtained from the ASC to remove **any** trees.
- In addition to the Design Guidelines for the entire English Turn community, the following items have been established as guidelines specific to the Lakes:
  - 1) Lot 14 fronts on English Turn Drive.
  - 2) For lots 23-28, the only fencing allowed in the rear yard setback is open iron with a maximum fence height of 5'. The fence may be installed 20' from the rear property line.
  - 3) A minimum total garage backup distance of 28', including a 3' buffer between the driveway and the property line has been established.

**Pool/Deck Placement in the Lakes Phase 4, Section 3 (Pod D3) is as follows:**

1. For lots 18-22, no pools are allowed outside the building pad.
2. For lot 14, the pool, deck and fencing may encroach the right setback by 10'.
3. For lots 15-17 and 23, the pool, deck and fencing may encroach the rear setback by 10'.
4. For lots 24-28, the pool may encroach the rear setback by 20', and the pool deck may encroach the rear setback an additional 5' (25' total).
5. Pools and equipment enclosures must be architecturally related to the residence and other structures in their placement, mass and detail. Such structures shall be screened or treated so as to avoid distracting noise or view.

**LAKES – PHASE 4, SECTION 4 (POD H) – SETBACK SCHEDULE**

<b><u>LOT #</u></b>	<b><u>FRONT</u></b>	<b><u>REAR</u></b>	<b><u>LEFT SIDE</u></b>	<b><u>RIGHT SIDE</u></b>	<b><u>DRIVEWAY ORIENTATION</u></b>
32	40'	50'	15'	15'	SIDE (L/R)
33	40'	50'	15'	15'	SIDE (L/R)
34	40'	50'	15'	15'	SIDE (L/R)
35	40'	50'	15'	15'	SIDE (R)
36	40'	50'	15'	15'	SIDE (R)
38	40'	50'	15'	15'	SIDE (R)
39	40'	50'	15'	15'	SIDE (L/R)
40	40'	50'	15'	15'	SIDE (L/R)
41	40'	50'	15'	15'	SIDE (L/R)
87	35'	35'	15'	15'	SIDE (L)
88	35'	35'	15'	15'	SIDE (L/R)
89	35'	35'	15'	15'	SIDE (L)
90	35'	35'	15'	15'	SIDE (L)
91	35'	35'	15'	15'	SIDE (L)
92	35'	20'	20'	30'	SIDE (R)
93	30'	35'	10'	10'	FRONT (R)
94	30'	35'	10'	10'	FRONT (R)
95	30'	65'	10'	10'	FRONT (L/R)
96	30'	65'	10'	10'/35'	FRONT (R)
97	30'	35'	10'	10'	FRONT (L)
98	30'	35'	10'	10'	FRONT
99	35'	20'	30'	20'	SIDE (L)
100	40'	50'	15'	15'	SIDE (L/R)
101	40'	50'	15'	15'	SIDE (R)
102	40'	50'	15'	15'	SIDE (R)
103	40'	50'	15'	15'	SIDE (R)
104	30'	40'	15'	30'	SIDE (L)
105	30'	50'	15'	15'	SIDE (L)
106	30'	50'	15'	15'	SIDE (L)
107	30'	50'	15'	15'	SIDE (L)
108	30'	60'/50'	15'	15'	SIDE (R)
109	30'	60'	15'	15'	SIDE (R)
110	30'	60'	15'	15'	SIDE (R)
111	30'	60'	15'	15'	SIDE (R)
112	30'	60'	15'	15'	SIDE (R)

NOTES:

- Plot Plans for the above-referenced lots are available at the Property Owners Association office.
- Permission must be obtained from the ASC to remove **any** trees.
- In addition to the Design Guidelines for the entire English Turn community, the following items have been established as guidelines specific to the Lakes:
  - 1) Lots 92 and 99 must front on English Turn Drive.
  - 2) Lots 104 and 112 must front on Pebble Beach Drive.
  - 3) For lots 32-41, 100-103 and 105-107, the only fencing allowed in the rear yard setback is open iron with a maximum fence height of 5' outside of the building pad. The fence may be installed 20' from the rear property line.
  - 4) Sub-surface drainage is required and roof drains/downspouts must be tied in. Where rear drainage already exists, sub-surface drainage from the home must be tied-in to the existing drainage system.

**Pool/Deck Placement in the Lakes Phase 4, Section 4 (Pod H) is as follows:**

1. For lots 32-41 and 100-107, the pool may encroach the rear setback by 20', and the pool deck may encroach the rear setback an additional 5' (25' total). For lots 108-112 the pool, deck, and fence may be placed 40' from the rear property line.
2. For lots 87-99, pool setbacks are 15' from the side property line and 20' from the rear property line. Deck setbacks are 10' from the side and rear property lines.
3. Pools and equipment enclosures must be architecturally related to the residence and other structures in their placement, mass and detail. Such structures shall be screened or treated so as to avoid distracting noise or view.

## HARBOUR TOWN – PHASE 4, SECTION 5 (POD J) – SETBACK SCHEDULE

<u>LOT #</u>	<u>FRONT</u>	<u>REAR</u>	<u>LEFT SIDE</u>	<u>RIGHT SIDE</u>	<u>DRIVEWAY ORIENTATION</u>
1	20'	55'	6'	20'	FRONT (L)
2	20'	55'	6'	6'	FRONT (L)
3	20'	55'	6'	6'	FRONT (L)
4	20'	55'	6'	6'	FRONT (L)
5	20'	55'	6'	6'	FRONT (L)
6	20'	55'	6'	6'	FRONT (L)
7	20'	55'	6'	6'	FRONT (L)
8	20'	55'	6'	6'	FRONT (L)
9	20'	55'	6'	6'	FRONT (L)
10	20'	55'	6'	6'	FRONT (L)
11	20'	55'	6'	6'	FRONT (L)
12	20'	50'	6'	6'	FRONT (L)
13A	20'	50'	6'	6'	FRONT (L)
14A	20'	50'	6'	6'	FRONT (L)
15A	20'	50'	6'	6'	FRONT (L)
16A	20'	50'	6'	6'	FRONT (L)
17A	20'	50'	6'	6'	FRONT (L)
18A	20'	50'	6'	6'	FRONT (R)
19A	20'	50'	6'	6'	FRONT (R)
20A	20'	50'	6'	6'	FRONT (R)
21A	20'	50'	6'	6'	FRONT (R)
22A	20'	50'	6'	6'	FRONT (R)
24	20'	50'	6'	6'	FRONT (R)
25	20'	50'	6'	6'	FRONT (R)
26	20'	50'	18.5'	6'	FRONT (R)

**NOTES:**

- Plot Plans for the above-referenced lots are available at the Property Owners Association office.
- Permission must be obtained from the ASC to remove **any** trees.
- In addition to the Design Guidelines for the entire English Turn community, the following items have been established as guidelines specific to the Harbour Town:
  - 1) Fencing will be allowed in the rear yard at a maximum height of 5'. The proposed fencing must be submitted to the ASC for approval prior to installation.
  - 2) For lots 12-26, fencing is allowed 20' from the rear property line.
  - 3) Design architecture for the remaining homes to be constructed in the Harbour Town development must, as faithfully as possible, conform to the architectural integrity of the existing homes in the Harbour Town development.
  - 4) Design guidelines for the Harbour Town development mandate the exterior of homes be designed in the Federal Architectural Style, with brick as the primary exterior building material, in earth tones. Stucco banding above the garage doors, and all windows, and stucco chimneys will match the existing designs, and are required. All windows shall be divided light, and match the existing style. Chimney caps similar to the existing design are required. Certain exterior elements, such as gables, may be constructed of stucco. Roofs are to be of fiberglass architectural shingles, with pitches to match the existing homes, which are 9 over 12, and 10 over 12. Drives and walks must be of stained concrete. Garage doors must be painted, and color should match color used for stucco banding and chimneys. Front lawns shall be sprinkled. A substantial amount of landscaping should be installed in the front yards, similar to the existing yards. While the guidelines would allow some latitude within the Federal Style, contrasting styles such as French Country, Mediterranean, Contemporary, and so on would not be allowed.

**Pool/Deck Placement in Harbour Town Phase 4, Section 5 (Pod J) is as follows:**

1. For lots 1-11, the pool, deck and fence may be placed 40' from the rear property line.
2. For lots 12-26, pools may be placed up to 30' from the rear property line. Decking is allowed up to 25' from the rear property line. Fences are allowed 20' from the rear property line.

**ISLAND CLUB - PHASE 4, SECTION 6 (POD J2) – SETBACK SCHEDULE**

<b><u>LOT #</u></b>	<b><u>FRONT</u></b>	<b><u>REAR</u></b>	<b><u>LEFT SIDE</u></b>	<b><u>RIGHT SIDE</u></b>	<b><u>DRIVEWAY ORIENTATION</u></b>
13	30'	50'	15'	15'	SIDE (L)
14	30'	50'	15'	15'	SIDE (L)
15	30'	50'	15'	15'	SIDE (L)
16	30'	50'	15'	15'	SIDE (L)
17	30'	50'	15'	15'	SIDE (L)
18	30'	50'	15'	15'	SIDE (L)
19	30'	50'	15'	15'	SIDE (L)
20	30'	50'	15'	15'	SIDE (L)
21	30'	50'	15'	15'	SIDE (L)
22	30'	50'	15'	15'	SIDE (L)
23	30'	50'	15'	15'	SIDE (L)
24	30'	50'	15'	15'	SIDE (L)
25	30'	50'	15'	15'	SIDE (L)
58	30'	20'	15'	15'	SIDE (R)
59	30'	20'	15'	15'	SIDE (L)
60	30'	20'	15'	15'	SIDE (R)
61	30'	20'	15'	15'	SIDE (R)
62	30'	20'	15'	15'	SIDE (R)
63	30'	20'	15'	15'	SIDE (R)
64	30'	20'	15'	15'	SIDE (R)

NOTES:

- Plot Plans for the above-referenced lots are available at the Property Owners Association office.
- Permission must be obtained from the ASC to remove **any** trees.
- In addition to the Design Guidelines for the entire English Turn community, the following items have been established as guidelines specific to Island Club:
  - 1) For side-loading garages, the ASC requires adequate screening by use of landscaping, a wall, fencing, or a combination of these elements. Unless otherwise noted in this document, a minimum of 27' back-up distance is required for the garage turnaround area, with an additional 2' buffer between the edge of the driveway and the property line (total minimum of 29').
  - 2) For lots 58-64 fences may be placed on the rear property line.
  - 3) Sub-surface drainage is required and roof drains/downspouts must be tied in. Where rear drainage already exists, sub-surface drainage from the home must be tied-in to the existing drainage system.

**Pool/Deck Placement in Island Club Phase 4, Section 6 (Pod J2) is as follows:**

1. For lots 13-25 pools, decks and/or fences may be placed 40' from the rear property line.
2. For lots 58-64 pools may be placed 10' from the rear property line and decking placed 5' from the lot line.

**WEST LAKES – PHASE 4, SECTION 6 (POD J2) – SETBACK SCHEDULE**

<b><u>LOT #</u></b>	<b><u>FRONT</u></b>	<b><u>REAR</u></b>	<b><u>LEFT SIDE</u></b>	<b><u>RIGHT SIDE</u></b>	<b><u>DRIVEWAY ORIENTATION</u></b>
1	30'	50'	10'	30'	SIDE (L)
2	30'	50'	10'	10'	SIDE (L)
3	30'	50'	10'	10'	SIDE (L)
4	30'	50'	10'	10'	SIDE (L)
5	30'	50'	10'	10'	SIDE (L)
6	30'	50'	10'	10'	SIDE (L)
7	30'	50'	10'	10'	SIDE (L)
8	30'	50'	10'	10'	SIDE (L)
9	30'	50'	10'	10'	SIDE (L)
10	30'	50'	10'	10'	SIDE (L)
11	30'	50'	10'	10'	SIDE (L)
12	30'	50'	10'	10'	SIDE (L)
44A	30'	20'	10'	10'	SIDE (R)
45A	30'	20'	10'	10'	SIDE (R)
46A	30'	20'	10'	10'	SIDE (R)
47A	30'	20'	10'	10'	SIDE (R)
48A	30'	20'	10'	10'	SIDE (R)
49A	30'	20'	10'	10'	SIDE (R)
50A	30'	20'	10'	10'	SIDE (R)
51A	30'	20'	10'	10'	SIDE (R)
53	30'	20'	30'	30'	SIDE (L)
54A	30'	20'	10'	10'	SIDE (R)
55A	30'	20'	10'	10'	SIDE (R)
56	30'	30'	10'	10'	SIDE (R)
57	30'	20'	30'	30'	SIDE (R)

NOTES:

- Plot Plans for the above-referenced lots are available at the Property Owners Association office.
- Permission must be obtained from the ASC to remove **any** trees.
- In addition to the Design Guidelines for the entire English Turn community, the following items have been established as guidelines specific to the West Lakes:
  - 1) For side-loading garages, the ASC requires adequate screening by use of landscaping, a wall, fencing, or a combination of these elements. Unless otherwise noted in this document, a minimum of 27' back-up distance is required for the garage turnaround area, with an additional 2' buffer between the edge of the driveway and the property line (total minimum of 29').
  - 2) Lots 53 and 57 must front on English Turn Drive, facing North.
  - 3) The only fencing allowed in the rear yard setback is open iron.
  - 4) For lots 1-12 fencing is allowed 20' from the rear property line.

**Pool/Deck Placement in the West Lakes Phase 4, Section 6 (Pod J2) is as follows:**

- 1 For lots 1-12, the pool may be placed 30' from the rear property line and decking placed 25' from the rear property line.
- 2 For lots 44A-51A, 54A, and 55A, the pool may be placed 10' from the rear property line and decking may be placed 5' from the rear property line.
- 3 For lots 53 and 57, the pool may be placed 20' from the rear (South) property line (within the building pad) and decking may be placed 10' from the rear (South) property line.
- 4 For lot 55A and 56, the pool setback is 10' from side property lines and 20' from the rear property line. Deck setbacks are 10' from side and rear property lines.



**FAIRWAYS (POD E) – SETBACK SCHEDULE**

<b><u>LOT #</u></b>	<b><u>FRONT</u></b>	<b><u>REAR</u></b>	<b><u>LEFT SIDE</u></b>	<b><u>RIGHT SIDE</u></b>	<b><u>DRIVEWAY ORIENTATION</u></b>
1	30'	20'	7.5'	7.5'	FRONT (R)
2	30'	20'	7.5'	7.5'	FRONT (R)
3	30'	20'	7.5'	7.5'	FRONT (R)
4	30'	20'	7.5'	7.5'	FRONT (R)
5	30'	20'	7.5'	7.5'	FRONT (R)
6	30'	20'	7.5'	7.5'	FRONT (R)
7	30'	20'	7.5'	7.5'	FRONT (R)
8	30'	20'	7.5'	7.5'	FRONT (R)
9	35'	20'	7.5'	7.5'	FRONT (R)
10	35'	20'	7.5'	7.5'	FRONT (R)
11	35'	20'	7.5'	7.5'	FRONT (R)
12	35'	20'	7.5'	7.5'	FRONT (R)
13	35'	20'	7.5'	7.5'	FRONT (R)
14	35'	20'	7.5'	7.5'	FRONT (R)
15	35'	20'	7.5'	7.5'	FRONT (R)
16	35'	20'	7.5'	7.5'	FRONT (R)
17	35'	20'	7.5'	7.5'	FRONT (R)
18	35'	20'	7.5'	7.5'	FRONT (R)
19	35'	20'	7.5'	7.5'	FRONT (R)
20	35'	20'	7.5'	10'	FRONT (R)
21	35'	20'	10'	7.5'	FRONT (R)
22	35'	20'	7.5'	7.5'	FRONT (R)
23	35'	20'	7.5'	7.5'	FRONT (R)
24	35'	20'	7.5'	7.5'	FRONT (R)
25	35'	20'	7.5'	7.5'	FRONT (R)
26	35'	20'	7.5'	7.5'	FRONT (R)
27	30'	20'	7.5'/ 25' (e)	7.5'/ 25' (e)	FRONT
28	30'	20'	10'/7.5'	10'/ 7.5'	FRONT (L)
29	30'	20'	7.5'	7.5'	FRONT (L)
30	30'	20'/ 5'0(a)	7.5'	7.5'	FRONT (L)
31	30'	50'	7.5'	7.5'	FRONT (L)
32	30'	50'	7.5'	7.5'	FRONT (L)
33	30'	50'	7.5'	7.5'	FRONT (L)
34	30'	50'	7.5'	7.5'	FRONT (L)
35	30'	50'	7.5'	10'	FRONT (L)
36	30'	20'	7.5'	7.5'	FRONT (L)
37	30'	20'	7.5'/20' (b)	7.5'/20'(b)	FRONT (L)
38	35'	20'	7.5'/17.5' (c)	7.5'/ 17.5' (c)	SIDE Rear Location
39	35'	20'	7.5'	7.5'	SIDE Rear Location
40	35'	20'	7.5'	7.5'	SIDE Rear Location
41	35'	20'	7.5'	7.5'	SIDE Rear Location
42	35'	20'	7.5'	7.5'	SIDE Rear Location
43	35'	20'	7.5'	7.5'	SIDE Rear Location
44	35'	20'	7.5'/ 17.5' (c)	7.5'/ 17.5' (c)	REAR Entry Location
45	30'	20'	7.5'/20'(b)	7.5'/20'(b)	FRONT (L)
46	30'	30'/50' (d)	7.5'	7.5'	FRONT (L)
47	30'	50'	7.5'	7.5'	FRONT (L)
48	30'	50'	7.5'	7.5'	FRONT (L)
49A	30'	40'	7.5'	7.5'	FRONT (L)
50A	30'	40'	7.5'	7.5'	FRONT (L)
51A	30'	40'	7.5'	7.5'	FRONT (L)
52	30'	40'	7.5'	7.5'	FRONT (L)
53	30'	40'	7.5'	7.5'	FRONT (L)
54	30'	40'	7.5'	7.5'	FRONT (L)

**FAIRWAYS (POD E) – SETBACK SCHEDULE (continued)**

<b><u>LOT #</u></b>	<b><u>FRONT</u></b>	<b><u>REAR</u></b>	<b><u>LEFT SIDE</u></b>	<b><u>RIGHT SIDE</u></b>	<b><u>DRIVEWAY ORIENTATION</u></b>
55	30'	40'	7.5'	7.5'	FRONT (L)
56	30'	40'	7.5'	7.5'	FRONT (L)
57	30'	30'	7.5'	7.5'	FRONT (L)
58	30'	30'	7.5'	7.5'	FRONT (L)
59	30'	30'	7.5'	7.5'	FRONT (L)
60	30'	30'	7.5'	7.5'	FRONT (L)
61	30'	30'	7.5'	7.5'	FRONT (L)
62	30'	50'	10'	7.5'	FRONT (L)
63	30'	50'	7.5'	7.5'	FRONT (L)
64	30'	50'	7.5'	7.5'	FRONT (L)
65	30'	50'	7.5'	7.5'	FRONT (L)
66	30'	50'	7.5'	7.5'	FRONT (L)
67	30'	50'	7.5'	7.5'	FRONT (L)
68	30'	50'	7.5'	7.5'	FRONT (L)
69	30'	50'	7.5'	10'	FRONT (L)
70	30'	50'	7.5'	7.5'	FRONT (L)
71	30'	50'	7.5'	7.5'	FRONT (L)
72	30'	50'	7.5'	7.5'	FRONT (L)
73	30'	50'	7.5'	7.5'	FRONT (L)
74	30'	50'	7.5'	7.5'	FRONT (L)
75	30'	50'	7.5'	7.5'	FRONT (L)
76	30'	50'	7.5'	7.5'	FRONT (L)

**20' on Drainage Servitude property line and 50' on Golf Course property line**  
**7 ½' at abutting property line and 20' at street side property line**  
**7 ½' at abutting property line and 17 ½' at street side property line**  
**30' at abutting property line of lot 76, and 50' on Golf Course property line**  
**7 ½' at abutting property line and 25' at street side property line**

**NOTES:**

- Plot Plans for the above-referenced lots are available at the Property Owners Association office.
- Permission must be obtained from the ASC to remove **any** trees.
- In addition to the Design Guidelines for the entire English Turn community, the following items have been established as guidelines specific to the Fairways:
  - 1) 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 and for the garages specifically on lots 37, 38, 44, and 45, the garage structure must be setback a minimum of 25' from the street (Cypress Point Lane) to allow for off street parking.
  - 2) On the rear of lots 39 - 43 in the Fairways an access of 15' has been established as the maximum amount of open area allowed on the rear of these specific lots. In addition, the linear footage of the rear property line remaining after allocation of the 15' driveway access must be screened by use of ASC approved landscaping. On lots 38 and 44 in the Fairways, any open area beyond the 17 ½' side yard setback must be landscaped at the rear property line.
  - 3) For side-loading garages, the Architectural Standards Committee requires adequate screening by use of landscaping, a wall, fencing or a combination of these elements. A minimum of twenty-six (26') foot back up distance is required for the garage turnaround area with an additional two (2') buffer between the edge of the driveway and the property line (total minimum of 28').
  - 4) The only approved fence is open black iron or black anodized aluminum. For Golf Course lots, the fence may be placed 40' from the rear property line.
  - 5) For lots 49 – 56, there is an existing iron fence on the bulkhead.

- 6) For lot 48, the fence may run from the intersection at the bulkhead on the right property line to the 40' setback at the left property line.
- 7) On lots 1 - 76 in the Fairways, A/C pads will be allowed outside of the side yard setback only.
- 8) Circular drives will not be allowed.

**Pool/Deck placement in the Fairways (Pod E) is as follows:**

1. For golf course lots, pools, spas and decks will be allowed within the fence perimeter, which is (25') of the rear property line.
2. For lots 1-27, pools may be placed 10' from the wall and pool decks may extend to the wall.
3. For lots 28 & 29, pools may be placed 10' from any property line and decking placed 5' from any property line.
4. For lot 30, the pool may extend to within 10' of the left/rear property line and deck to within 5' of the left/rear property line. The pool and decking at the right/rear property line can encroach to a maximum of 10' into rear setback.

**Rear Yard Setbacks for Wall Lots in the Fairways are further defined as follows:**

The rear yard setback for these specific lots will delineate the maximum rear setback to the residential and garage structures. It should be noted that the wall sits approximately 2.5' into the property and should be considered in the planning of the site. Other structures such as gazebos, pools, patios and fences will be allowed within the rear setback, with the exception of those noted in the section above entitled "Pool/Deck Placement in the Fairways".

**THE POINT – PHASE 5, SECTION 1 (POD F) – SETBACK SCHEDULE**

<b><u>LOT #</u></b>	<b><u>FRONT</u></b>	<b><u>REAR</u></b>	<b><u>LEFT SIDE</u></b>	<b><u>RIGHT SIDE</u></b>	<b><u>DRIVEWAY ORIENTATION</u></b>
<b>1</b>	30'	50'	30'	15'	SIDE (R)
<b>2</b>	30'	50'	15'	15'	SIDE (R)
<b>3</b>	30'	50'	15'	15'	SIDE (R)
<b>4</b>	30'	50'	15'	15'	SIDE (R)
<b>5</b>	30'	50'	15'	15'	SIDE (R)
<b>6</b>	30'	50'	15'	15'	SIDE (R)
<b>7</b>	30'	50'	15'	15'	SIDE (R)
<b>8</b>	30'	50'	15'	15'	SIDE (R)
<b>9</b>	30'	50'	15'	15'	SIDE (R)
<b>10</b>	30'	50'	15'	15'	SIDE (R)
<b>11</b>	30'	50'	15'	15'	SIDE (R)
<b>12</b>	30'	50'	15'	15'	SIDE (R)
<b>42</b>	30'	20'	20'	30'	SIDE (L)
<b>55</b>	30'	40'	15'	15'	SIDE (R)
<b>56</b>	30'	40'	15'	15'	SIDE (R)
<b>57</b>	30'	40'	15'	15'	SIDE (R)
<b>58</b>	30'	40'	15'	15'	SIDE (R)
<b>59</b>	30'	40'	15'	15'	SIDE (R)

NOTES:

- Plot Plans for the above-referenced lots are available at the Property Owners Association office.
- Permission must be obtained from the ASC to remove **any** trees.
- In addition to the Design Guidelines for the entire English Turn community, the following items have been established as guidelines specific to the Point:
  - 1) Lots 1 and 42 front on Eagle Point Drive with no driveway allowed to connect to English Turn Drive.
  - 2) A/C pads may be placed within the 15' side setback and may encroach a maximum of 5' for the A/C pad.
  - 3) For side-loading garages, the ASC requires adequate screening by use of either landscaping, a wall, fencing, or a combination of these elements. Unless otherwise noted in this document, a minimum back-up distance of 27' is required for the garage turnaround area with an additional 2' buffer between the edge of the driveway and the property line (total minimum of 29').
  - 4) Sub-surface drainage is required and roof drains/downspouts must be tied in. Where rear drainage already exists, sub-surface drainage from the home must be tied-in to the existing drainage system.

**Pool/Deck Placement in The Point (Pod F) is as follows:**

1. For lots 1-3, 42, and 55-59, the pool may encroach the rear setback by 15' and the deck may encroach the rear setback an additional 5' (20' total).
2. For lots 4-12, the pool, deck and/or fence may be placed 40' feet from rear property line.

**PINEHURST – PHASE 6 (POD G1) – SETBACK SCHEDULE**

<b><u>LOT #</u></b>	<b><u>FRONT</u></b>	<b><u>REAR</u></b>	<b><u>LEFT SIDE</u></b>	<b><u>RIGHT SIDE</u></b>	<b><u>DRIVEWAY ORIENTATION</u></b>
1	20'	20'	7.5'	10'	FRONT (L)
2	20'	20'	7.5'	7.5'	FRONT (L)
3	20'	20'	7.5'	7.5'	FRONT (L)
4	20'	20'	7.5'	7.5'	FRONT (L)
5	20'	20'	7.5'	7.5'	FRONT (L)
6	20'	20'	7.5'	7.5'	FRONT (L)
7	20'	20'	7.5'	7.5'	FRONT (L)
8	20'	20'	7.5'	7.5'	FRONT (L)
9	20'	20'	7.5'	7.5'	FRONT (L)
10	20'	20'	7.5'	7.5'	FRONT (L)
11	20'	20'	7.5'	7.5'	FRONT (L)
12	20'	20'	7.5'	7.5'	FRONT (L)
13	20'	20'	7.5'	7.5'	FRONT (L)
14	20'	20'	7.5'	7.5'	FRONT (L)
15	20'	20'	7.5'	7.5'	FRONT (L)
16	20'	20'	7.5'	7.5'	FRONT (L)
17	20'	20'	7.5'	7.5'	FRONT (L/R)
18	20'	20'	7.5'	7.5'	FRONT (R)
19	20'	20'	7.5'	7.5'	FRONT (R)
20	20'	20'	7.5'	7.5'	FRONT (R)
21	20'	20'	7.5'	7.5'	FRONT (R)
22	20'	20'	7.5'	7.5'	FRONT (R)
23	20'	20'	7.5'	7.5'	FRONT (R)
24	20'	20'	7.5'	7.5'	FRONT (R)
25	20'	20'	20'	20'	SIDE (R)
26	20'	20'	20'	10'	SIDE (L)
27A	20'	20'	7.5'	7.5'	FRONT (L)
28A	20'	20'	7.5'	7.5'	FRONT (L)
29A	20'	20'	7.5'	7.5'	FRONT (L)
30A	20'	20'	7.5'	7.5'	FRONT (L)
32	20'	20'	7.5'	20'	FRONT (L)
33	20'	20'	7.5'	7.5'	FRONT (L)
34	20'	20'	7.5'	7.5'	FRONT (L)
35	20'	20'	7.5'	7.5'	FRONT (L)
36A	20'	20'	7.5'	7.5'	FRONT (L)
37A	20'	20'	7.5'	7.5'	FRONT (L)
38A	20'	20'	7.5'	7.5'	FRONT (L)
40A	20'	20'	7.5'	7.5'	FRONT (L)
41	20'	10'	10'	20'	SIDE (R)

NOTES:

- Plot Plans for the above-referenced lots are available at the Property Owners Association office.
- Permission must be obtained from the ASC to remove **any** trees.
- In addition to the Design Guidelines for the entire English Turn community, the following items have been established as guidelines specific to Pinehurst:
  - 1) All front loaded garages must be offset a minimum of 10' from the front of the structure.
  - 2) In Pinehurst, a minimum garage backup distance of 28' including a 2' buffer zone between the driveway and the property line has been established.
  - 3) Circular drives will not be allowed.
  - 4) A/C pads will be allowed outside of the side yard setback only.

**Pool/Deck Placement in Pinehurst Phase 6 (Pod G1) is as follows:**

- 1 For lots 17-25, no deck or pool may encroach into the defined setback area.
- 2 For lots 26-41, the pool may be placed 15' from the rear property line and the deck may be placed 10' from the rear property line.
- 3 Other structures such as gazebos, pools, patios and fences will be allowed within the rear setback, with the exception of those located along the Parkway brick wall (lots 1-10), where pools may be placed 10' from the wall and pool decks may be extended to the wall. For lots 11-17 along the concrete wall, pools may be placed 10' from the wall and pool decks maybe placed 7<sup>1/2</sup> ' from the wall.

**PINE VALLEY – PHASE 7 (POD G2) – SETBACK SCHEDULE**

<u>LOT #</u>	<u>FRONT</u>	<u>REAR</u>	<u>LEFT SIDE</u>	<u>RIGHT SIDE</u>	<u>DRIVEWAY ORIENTATION</u>
1A	20'	52'	7.5'	20'	FRONT (L)
2A	20'	52'	7.5'	7.5'	FRONT (L)
3A	20'	52'	7.5'	7.5'	FRONT (L)
4A	20'	52'	7.5'	7.5'	FRONT (L)
6	20'	52'	10'	7.5'	FRONT (L)
7	20'	52'	7.5'	10'	FRONT (L)
8	20'	52'	20'	7.5'	FRONT (L)
9	20'	42'	20'	22.5	FRONT (L)
10	20'	N/A *	7.5'	20'	FRONT (R)
11	20'	20'	7.5'	7.5'	FRONT (R)
12	20'	20'	7.5'	7.5'	FRONT (R)
13	20'	20'	7.5'	7.5'	FRONT (R)
14	20'	20'	7.5'	7.5'	FRONT (R)
15	20'	20'	20'	7.5'	FRONT (R)

\* See Plot Plan – Setback is determined by converging setbacks

NOTES:

- Plot Plans for the above-referenced lots are available at the Property Owners Association office.
- Permission must be obtained from the ASC to remove **any** trees.
- In addition to the Design Guidelines for the entire English Turn community, the following items have been established as guidelines specific to Pine Valley:
  - 1) All front loaded garages must be offset a minimum of 10' from the front of the structure.
  - 2) In Pine Valley, a minimum garage backup distance of 28' including a 2' buffer zone between the driveway and the property line has been established.
  - 3) Circular drives will not be allowed.
  - 4) A/C pads will be allowed outside of the side yard setback only.
  - 5) Sub-surface drainage is required and roof drains/downspouts must be tied in. Where rear drainage already exists, sub-surface drainage from the home must be tied-in to the existing drainage system.

**Pool/Deck Placement in Pine Valley Phase 6, Section 2 (Pod G2) is as follows:**

1. For lots 1-9, no deck or pool may encroach into the defined setback area.
2. For lots 10-13 due to existing subsurface drainage, the pool may be placed 10' from the rear property line (approximately 18' from the concrete fence and the deck may be placed 10' from the rear property line.
3. For lots 14 and 15 the pool may be placed 15' from the rear property line and the deck may be placed 10' from the rear property line.
4. Other structures such as gazebos, pools, patios and fences will be allowed within the rear setback, with the exception of those located along the Parkway brick wall, where pools may be placed ten 10' feet from the wall and pool decks may be extended 7.5' from the wall/concrete fence on lots 11-17. For lots 1-10 along the concrete wall, the pools may be placed 10' from the brick wall, and decks may extend to the brick wall.

**THE MANORS (POD M) – SETBACK SCHEDULE**

<b><u>LOT #</u></b>	<b><u>FRONT</u></b>	<b><u>REAR</u></b>	<b><u>LEFT SIDE</u></b>	<b><u>RIGHT SIDE</u></b>	<b><u>DRIVEWAY ORIENTATION</u></b>
<b>1</b>	50'	50'	50'	50'	SIDE/REAR
<b>2</b>	50'	50'	50'	50'	SIDE/REAR
<b>3</b>	50'	50'	50'	50'	SIDE/REAR
<b>4</b>	50'	50'	50'	50'	SIDE/REAR
<b>5</b>	50'	50'	50'	50'	SIDE/REAR
<b>6</b>	50'	50'	50'	50'	SIDE/REAR
<b>7</b>	40'	40'	15'	15'	SIDE (R)
<b>8</b>	40'	40'	15'	15'	SIDE (R)
<b>9</b>	40'	40'	15'	15'	SIDE (L)
<b>10</b>	40'	40'	15'	15'	SIDE (L)
<b>11</b>	40'	40'	15'	15'	SIDE (L)

NOTES:

- Permission must be obtained from the ASC to remove **any** trees.
- In addition to the Design Guidelines for the entire English Turn community, the following items have been established as guidelines specific to the Manors:
  - 1) **Buffer Zones** - The existence of natural undisturbed buffer zones between sites is important to the overall aspect of the community and provides privacy to the individual homeowners. In pursuit of these objectives, the following buffer zones have been established:
    - a) Minimum Requirements –
      - Front - 0'
      - Rear - 50'
      - Sides - 45' each side
    - b) For lots 1, 3 and 5, the 50' rear buffer zone will be measured from the West side of the existing drainage servitude.
    - c) Existing natural areas are to be left completely undisturbed, except as absolutely necessary during construction. Buffer zones may be enhanced by the addition of plant materials. All existing trees should remain in the areas designated as buffer zones.
    - d) Buffer zones are not required at the canal side property lines of lots 5 and 6.
    - e) All sites will be reviewed individually for landscaping, and reforestation will be required only in a situation where it is necessary to preserve the overall design intent and character of the community.

**Pool/Deck Placement in the Manors (Pod M) is as follows:**

1. No pools, spas or decks are allowed outside the building pad.
2. Pools and equipment enclosures must be architecturally related to the residence and other structures in their placement, mass and detail. Such structures shall be screened or treated so as to avoid distracting noise or view.



**VILLAS (POD V) – SETBACK SCHEDULE**

<b><u>LOT #</u></b>	<b><u>FRONT</u></b>	<b><u>REAR</u></b>	<b><u>LEFT SIDE</u></b>	<b><u>RIGHT SIDE</u></b>	<b><u>DRIVEWAY ORIENTATION</u></b>
1	25'	20'	6'	20'/6'	FRONT (L)
2	25'	20'	6'	6'	FRONT (L/R)
3	20'	15'	6'	6'	FRONT (L)
4	20'	15'	6'	6'	FRONT (L)
5	25'	20'	6'	6'	FRONT (L/R)
6	25'	20'	10'	6'	FRONT (L/R)
7	25'	20'	6'	10'	FRONT (R)
8	25'	20'	6'	6'	FRONT (L)
9	25'	20'	6'	20'	FRONT (R)
10	25'	20'	6'	6'	FRONT (R)
11	25'	20'	6'	6'	FRONT (R)
12	25'	20'	20'	6'	FRONT (L)
13	25'	20'	6'	20'	FRONT (R)
14	25'	20'	6'	6'	FRONT (L)
15	25'	20'	6'	6'	FRONT (L)
16	25'	20'	6'	6'	FRONT (L)
17	25'	20'	6'	6'	FRONT (L)
18	25'	20'	6'	6'	FRONT (L)
19	25'	20'	6'	6'	FRONT (L)
20	25'	20'	6'	6'	FRONT (L)
21	25'	20'	6'	6'	FRONT (L)
22	25'	20'	6'	6'	FRONT (L)
23	25'	20'	6'	6'	FRONT (L)
24	25'	20'	6'	6'	FRONT (L)
25	25'	20'	6'	6'	FRONT (R)
26	25'	20'	6'	6'	FRONT (R)
27	25'	20'	6'	6'	FRONT (R)
28	25'	20'/50'	6'	6'	FRONT (R)
29	25'	20'	6'	6'	FRONT (R)
30	25'	20'	6'	6'	FRONT (R)
31	25'	20'	6'	6'	FRONT (L)
32	25'	20'	6'	6'	FRONT (L)
33	25'	20'	6'	6'	FRONT (L)
34	25'	20'	6'	6'	FRONT (L)
35	25'	20'	6'	6'	FRONT (L)
36	25'	20'	6'	6'	FRONT (L)
37	25'	20'	6'	6'	FRONT (R)
38	25'	20'	6'	6'	FRONT (R)
39	25'	20'	6'	6'	FRONT (R)
40	25'	20'	6'	6'	FRONT (L/R)
41	25'	20'	20'	6'	FRONT (L)
42	25'	20'	20'	6'	FRONT (L)
43	25'	20'	6'	6'	FRONT (L)
44	25'	20'	6'	6'	FRONT (L)
45	25'	20'	6'	6'	FRONT (L)
46	25'	20'	20'	6'	FRONT (R)
47	25'	20'	6'	6'	FRONT (R)
48	25'	20'	20'	6'	FRONT (R)
49	25'	20'	6'	6'	FRONT (R)
50	25'	20'	6'	6'	FRONT (R)
51	25'	20'	6'	6'	FRONT (R)
52	25'	20'	6'	20'	SIDE (R)

## Pool/Deck Placement in the Villas (Pod V) is as follows:

1. For non-golf course lots, pools, spas and decks will be allowed within 5' of the rear property line.
2. For golf course lots, pools, spas and decks will be allowed within 40' of the rear property line.
3. Pools and equipment enclosures must be architecturally related to the residence and other structures in their placement, mass and detail. Such structures shall be screened or treated so as to avoid distracting noise or view.

### NOTES:

- Plot Plans for the above-referenced lots are available at the Property Owners Association office.
- Permission must be obtained from the ASC to remove **any** trees.
- In addition to the Design Guidelines for the entire English Turn community, the following items have been established as guidelines specific to the Villas:

## VILLAS - Design Features and Requirements

- In addition to the Design Guidelines for the entire English Turn community, the following items have been established as guidelines specific to the Villas:
  - 1) **The architectural style** of the Villas is French Country with painted brick. Where an exterior is painted, all exteriors will be painted in a color acceptable to the ASC. The color scheme pallet specific to the Villas must be consistent with the existing home colors and approved by the ASC.
  - 2) Each home in the Villas will have its own mailbox, provided by the builder, and approved by the ASC.
  - 3) Sideline requirements would be the same as non-golf course lots referenced in the general "Building Setbacks" section of this document. A/C pads are allowed to encroach into the side yard setback.
  - 4) The only approved fence is open black iron or black anodized aluminum with a maximum height of 5'. For Golf Course lots, the fence may be placed 40' from the rear property line.
  - 5) Pools/Spas will be allowed, for non-golf course lots, within 5' of the property line. Decks will be allowed to the property line. For Golf Course lots, pools, spas and decks will be allowed within 40' of the rear property line.
  - 6) Duplication of a Villa model front elevation will not be allowed to occur within 100' feet from the center of any front property line within the Villas.
  - 7) Design architecture for homes to be constructed in The Villas must, as faithfully as possible, conform to the architectural integrity of the existing homes in The Villas.
  - 8) For lots 9-12 the rear privacy hedges must be maintained by the owner to allow for proper screening from adjacent neighbors.

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**THE GOLF VILLAS (POD CV) – SETBACK SCHEDULE**

<b><u>LOT #</u></b>	<b><u>FRONT</u></b>	<b><u>REAR</u></b>	<b><u>LEFT SIDE</u></b>	<b><u>RIGHT SIDE</u></b>	<b><u>DRIVEWAY ORIENTATION</u></b>
<b>1</b>	40'	40'	10'	10'	SIDE/REAR
<b>2</b>	40'	40'	10'	10'	SIDE/REAR
<b>3</b>	40'	40'	10'	10'	SIDE/REAR
<b>4</b>	40'	40'	10'	10'	SIDE/REAR
<b>5</b>	40'	40'	10'	10'	SIDE/REAR

NOTES:

- Plot Plans for the above-referenced lots are available at the Property Owners Association office.
- Permission must be obtained from the ASC to remove **any** trees.
- In addition to the Design Guidelines for the entire English Turn community, the following items have been established as guidelines specific to the Villas:
  - 1) The only approved fence is open black iron or black anodized aluminum with a maximum height of 5'. For Golf Course lots, the fence may be placed 40' from the rear property line.
  - 2) Pools/Spas will be allowed, for non-golf course lots, within 5' of the property line. Decks will be allowed to the property line. For Golf Course lots, pools, spas and decks will be allowed within 40' of the rear property line.

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## Side Yard Setbacks

Fireplace chimneys are the only structures 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 18". No air conditioning slabs will be allowed within the side yard setbacks except in the Villas, Harbour Town, Fairways, Pinehurst, and Pine Valley. A/C pads may be placed within the 15' side setback, but not closer than 9' off the property line, for the actual A/C pad in the Island Club and The Point communities. The same also applies to generator pads.

## Front and Rear Steps

Exterior steps at the front and rear of the structure may project past the required building setback line up to a distance of 5', provided that no stair tread projecting into the setback area is more than eighteen (18") inches above finished grade.

## Easements

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.

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## ARCHITECTURAL STYLES

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 at English Turn should be custom designed for each lot to maximize the natural features of the site. Traditional architectural styles such as Plantation, Colonial, Tudor, Georgian, English Country, French Country, Greek Revival, West Indies, French Colonial and Acadian are preferred.<sup>1</sup>

<sup>1</sup> Reference bibliography (page 58)

### QUALITY DESIGN

The homes in English Turn should exhibit both the individuality of their owners and an adherence to the guidelines of a chosen architectural style. Also, it is vital that basic design principles inherent to fine architecture are observed. The following are among the considerations that the property owner and design team should address when developing the architectural design for the home site:

- Is the residence located on the site in a sensitive manner with minimum disruption to the natural topography, vegetation and unique site features?
- Is there consistency in the site planning, architecture and landscaping?
- 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? Have the features been researched to resemble a certain degree of authenticity?
- Is there an intelligent selection of details related to a well-designed floor plan?
- 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 used with restraint?

## 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 homesite 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.

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.

- g. 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.
- h. 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.

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.

- k. 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. "Hardiboard" 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" mulls 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.



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## **SITE CRITERIA**

### **GRADING AND EXCAVATING**

The design and development concepts for the community call for the utilization and enhancement of the existing natural environment. The Committee is particularly conscious of site design and the full utilization of site potential. The goal of the Committee is to ensure that each residence works with the natural site features, existing terrain of the homesite and overall community in the best possible manner. It is important to remember that the beauty of the English Turn community is the landscape and its natural features. The architecture should compliment and enhance this natural beauty.

To help ensure compliance with this philosophy, as part of a final design submittal, a grading plan including slab elevation is required to be included on the site plan, eliminating the necessity of a separate document. Grading approval must be obtained from the Committee prior to moving or removing any dirt from the homesite or adding any fill material to that site. Absolutely no lot grading whatsoever shall be permitted without first obtaining written authorization from the ASC.

All grading reviews shall be subject to the jurisdiction of the Committee and will be considered individually for each homesite. Requirements and recommendations will be based upon individual site location, terrain, soil conditions, vegetation, drainage, proposed cuts and fills, and any other special conditions the Committee determine impact upon the site grading.

### **DRAINAGE**

Drainage considerations for individual homesite are essential to the ecological balance of the community. Water runoff from each individual building site must be accommodated by properly sloping all areas so that runoff can be directed to the natural drainage area or to storm drainage facilities. Water runoff and control for each lot is the responsibility of the lot owner. During the initial construction of a home where no adjacent building is present, the contractor must erect a temporary retainer wall to eliminate run off of fill material. By creatively contouring and incorporating the drainage plan into the site plan and proposed landscaping, it is possible to turn a site problem or constraint into an aesthetically pleasing, functional amenity.

A minimum slope of front to rear for drainage is 2 1/2" for every 15' required to drain. Abutting lot line grades will be established by the lot with the greatest distance to be drained.

For lots deeper than 125', sub-surface drainage will be required.

Any culverts installed below grade to the lagoons must enter the lagoons below water level. All golf course lots must drain to the rear lot line. Lots with rear lot drainage must drain to the rear from the front building line.

### **GARAGES/DRIVES**

Only side-loading garages will be permitted for single-family homes at English Turn, except those home sites approved by the Committee. Garages may face the street if approved by the ASC; all garages must have single bay doors measuring 9' in height and 9' in width. Garages shall be designed for a minimum of (2) two automobiles and must have a minimum interior depth and width of 22'.

For side-loading garages, the Architectural Standards Committee requires adequate screening by use of landscaping, a wall, fencing or a combination of these elements. Unless otherwise noted in this document, a minimum of 29' back up distance is required for the garage turnaround area with an additional 2' buffer between the edge of the driveway and the property line (total minimum of 31')

Circular drives will not be allowed in the Fairways, Pinehurst, Pine Valley, The Villas, or on cul-de-sac streets, with the exception of corner lots or lots providing widths measuring not less than 115'.

On cul-de-sacs referred to in "Cul-de-Sac Guidelines," both the driveway and garage are assumed to be located on the same side of the property. In all cases, the garage must be located on the side of the lot specified by the driveway marking. However, for side loading garages with the doors facing inward, toward the far side of the lot, the driveway can approach the garage from the opposite side of the property.

Site placement of the garage always supersedes the driveway exit configuration. Please call the ASC Coordinator for the appropriate garage location prior to developing preliminary design drawings.

## **MAILBOXES**

The Architectural Standards Committee will control the selection of all mailboxes within English Turn. It is the homeowner's responsibility to maintain their own mailbox after installation. Community standard mailboxes are the only style that is approved. Please contact the Property Owners Association Administrator at (504) 391-8000 to receive instructions for ordering a mailbox.

## **WALLS AND FENCES**

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 design, placement, impact and views of the wall or fence from neighboring homesite. Fences and walls should be considered as design elements to enclose and define courtyards, pools and other private spaces, provide security and relate building forms to the landscape. All walls and fences must be approved by the Committee prior to installation. Privacy fences or walls which inhibit visibility (i.e. solid masonry wall) are permitted in certain limited areas of the community subject to ASC approval. For all lots, privacy fences and walls which provide total seclusion will be allowed to enclose the unused rear building pad area inside the required setbacks. For all golf course lots, lots 1-9 in Pod A (Phase 1), all lots in Rosedown (Phase 3, Section 1), and any lot that abuts another lot at the rear property line, this is the only area which can be enclosed by a privacy fence or wall.

If walls are to be erected, it is recommended that they be constructed of solid masonry or wrought iron with columns, using the same materials as found in the architecture of the residence. Prefab wood, prefab brick, split rail, chain link or welded wire fencing will not be permitted within the community. Privacy fences must have masonry columns finished in brick, stucco, or stone. For lots abutting the brick parkway wall, contiguous fences incorporating brick into the fence design is strongly recommended. Maximum height for walls and fences is seven (7') feet.

For golf course lots, unless noted elsewhere in this document, no fence will be allowed on the rear side of the setback area. Approved fences can be constructed only on side yard property lines and across the rear yard at the setback line for golf course lots.

Once an approved fence or wall has been erected on a side lot line by an owner of the common lot boundary, that approved fence or wall design will be the only approved design to be erected on that common lot line. Double fencing will not be allowed.

For lots 1 – 9 in Rosedown (Pod C), once an approved fence or wall has been erected on the rear lot line of these lots, that same approved fence or wall design will be the only design approved for erection on the rear lot line.

## **SECURITY SYSTEMS AND CABLE TELEVISION**

The Committee requires that all homes constructed at English Turn be pre-wired for both security system and cable television.

## **POOL, THERAPY POOLS AND SPAS**

The size, shape and sitting of pools 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
- Setbacks
- Views both to and from the pool area
- Wind
- Sun Orientation
- Terrain (grading and excavation)
- Fencing and privacy screening
- Pool enclosures are not allowed except when approved by the ASC and where the enclosure is an integral part of the house.

No pools are allowed outside of the building pad area except for lots backing onto the brick wall along English Turn Parkway and specific Lakes area lots, provided they are approved by the ASC and meet all setback requirements outlined in this paragraph. No encroachment is permitted into the golf course easement. Pools and equipment enclosures must be architecturally related to the residence and other structures in their placement, mass and detail. Such structures shall be screened or treated so as to avoid distracting noise or view.

In accordance with City of New Orleans Comprehensive Zoning Ordinances, Article 15, Section 15.5.12-Accessory Buildings and Structures..., Paragraph 7, every swimming pool shall be protected by a safety fence or barrier approved by the Director of Safety and Permits (greater than or equal to 6' in height).

No above-ground pools will be allowed.

## **RECREATION COURTS**

Any proposed recreation court (tennis, basketball, shuffleboard, etc.) must be approved by the ASC prior to installation. The "court" shall be defined as the total paved area comprising the court proper as well as the out-of-bounds area around the court. The court shall occur wholly within the building setback lines and shall not project beyond the building pad area. Courts shall occur in side yard and rear yard areas only. Recreation courts will be permitted only when constructed in a manner which will not infringe upon view corridors. Courts must be naturally screened from the adjacent homesite. A site plan showing the recreation court location with proposed grading and screening shall be provided for review by the Committee. The minimum setback for a tennis court from any property line is twenty-five (25') feet.

Fencing around the court shall occur wholly within the building pad area, and shall not exceed 7' in height (neither posts nor fencing). Fence material may be vinyl-coated chain link, dark green in color, or similar material but in any case shall be dark green in color. Fencing may be either permanent or temporary, i.e., able to be pulled up or down along guideposts. Wind screening, where used, shall also be dark green in color, and able to be easily removed when the court is not in use.

Lighting standards and court lighting are acceptable providing that they occur within the building pad and further provided that the standards do not exceed 20' in height. Lighting shall be such that the projected lighting coming from the fixture shall occur at ground level wholly within the property lines of the site on which the court is erected. Lighting shall not exceed 1000 watts, an average of 72 foot candles at ground level.

Playing surface colors should be restricted to such colors as greens and soft reds and not be highly reflective. Night lighting of recreation courts is permitted if the light does not intrude upon adjacent residences. Lights must be turned off by 10:30 p. m.

## **EXTERIOR LIGHTING**

All landscape and exterior lighting must be approved by the ASC prior to installation. The location, placement and direction of lighting should enhance the landscape and residence and not infringe upon adjacent property owners. All accent lighting should utilize low voltage, direct task type fixtures, set as close to grade as possible.

Exterior lighting must be compatible with the architecture of the residence. Exterior lighting fixtures should be installed in porch and gallery ceilings (recessed) or in an architectural appointment such as bracket, hanging, wall or ceiling mounted lanterns and post lighting. Security and perimeter lighting should be developed as part of the architectural elements of the residence.

## **SOLAR ENERGY**

The application of the principles of solar design can be utilized in the planning and construction of residences in the community.

Exposed solar collectors must be incorporated into the design forms and hidden from view. Solar collection devices and skylights are restricted from the front elevation of the residence. Visible solar collector panels should be carefully designed to relate to the architectural mass on which they are placed. Shingle-style collectors are preferred.

When the solar collectors are placed on the roof, they should be racked at the same pitch, treated and detailed to be as unobtrusive as possible. The Committee will discourage or require re-submittal of any collector of any size, shape, or color that is insensitively designed or located. All solar equipment should be screened and treated to protect adjacent views in a fashion acceptable to the Architectural Standard Committee.

## **SATELLITE DISHES**

If dishes are placed on roof, side or rear of residence, the dish must be painted to blend with the home. If dish is placed on the ground, adequate landscaping must be installed to screen the dish. No dish may be placed at the front of the house. All placement of satellite dishes are subject to ASC final approval and corrective action if necessary, including but not limited to relocation or removal.

## **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 homesite 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, turnarounds, 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.

The number of trees required for each lot shall equal one (1) tree per 2000 square feet of total lot area. At least fifty (50%) percent of the new trees should constitute shade/canopy trees that are indigenous to the New Orleans area. Refer to the "Approved Reforestation Tree List" on page 55. Should a property owner choose a tree not on this list, the ASC should be contacted for approval prior to planting. The balance of the trees required may be ornamental trees such as Crepe Myrtles, Bradford Pear, and River Birch. The new specimen tree size shall be a minimum of 2-1/2" in caliper and will be field-measured by the ASC's representative for verification. In cases where existing trees can be preserved, the number of new trees the owner is required to plant will be reduced. The exact reduction will depend on the quality and size of the preserved trees, and will be determined on a case-by-case basis. No deep-rooted trees shall be planted within eleven (11') feet of the street curb. Reasonable efforts should be made to allocate a proportionate amount of the reforestation to the front and rear yards of the house.

As mentioned above, the reforestation plan should be submitted as part of the overall landscape plan but should be distinguished from the formal landscaping.

**TREES, SHRUBS AND GROUND COVERS**

A supplement to these Design Guidelines containing lists of plant materials which are indigenous to the New Orleans area is available upon request.

**RECOMMENDED LANDSCAPE ALLOWANCE SCHEDULE**

The following "Allowance Schedule" should be used as a tool in estimating the appropriate **minimum dollar value** of plant materials, including sod, which should be allowed for when building your home.

<b>LOT SQUARE FOOTAGE</b>	<b>\$ PER SQ. FT.</b>	<b>* ESTIMATED COST FOR LANDSCAPING</b>
10,000	\$1.50	\$15,000
12,500	\$1.50	\$18,750
15,000	\$1.50	\$22,500
17,500	\$1.50	\$26,250
20,000	\$1.50	\$30,000
22,500	\$1.50	\$33,750
25,000	\$1.50	\$37,500
27,500	\$1.50	\$41,250
30,000	\$1.50	\$45,000
32,500	\$1.50	\$48,750
35,000	\$1.50	\$52,500
37,500	\$1.50	\$56,250
Add \$.05 per Sq. Ft. for Golf Course or Corner Lots * Does NOT Include any Cost Associated with Irrigation, Sub-Surface Drainage, and Lighting. Property owner to provide a copy of the building contract evidencing a sufficient landscape allowance.		

**APPROVED REFORESTATION TREE LIST**

<b>SPECIES</b>	<b>VARIETY</b>
CHINESE PISTACHE	
COTTONWOOD	
CYPRESS	Bald Cypress
ELM	American Drake
GREEN ASH	
MAGNOLIA	Southern Magnolia
MAPLE	Swamp Red Maple
OAK	Live Oak Nutall Oak Pin Oak Red Oak Shumard Oak White Oak Water Oak Willow Oak
PINE	Loblolly Pine Slash Pine
SWEET GUM	
SYCAMORE	
TULIP POPLAR	

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## GENERAL RULES FOR ALL ENGLISH TURN CONTRACTORS & SERVICE PERSONNEL

The following rules apply to all employees of English Turn, contractors, and service personnel while on English Turn premises. Any questions or concerns may be directed toward the Director of Security, at the Property Owners Association, telephone (504) 391-8000.

1. All large and over-sized construction vehicles are required to enter and exit through the designated Contractor gate off Highway 406. It is the responsibility of the builder to provide English Turn Security with a list of all sub-contractors.
2. The automated Contractor gate is manned by the West Gate (504) 394-5463. Hours of operation are 7:00 a.m. – 6:00 p.m. Monday – Friday and 8:00 a.m. – 4:00 p.m. on Saturdays. No lot filling, clearing, pile driving or guniting will be allowed on Saturdays. Pouring of concrete is the exception.

The community is closed to contractors and service personnel on Sundays and holidays. English Turn holidays include: New Years Day, Mardi Gras Day, July 4<sup>th</sup>, Labor Day, Thanksgiving Day & Christmas Day.
3. During the times the construction entrance is closed due to emergency situations, personnel will be re-routed through the West Gate entrance.
4. Contractors are required to provide a trash/refuse receptacle on each construction site and keep the job sites as neat and clean as possible. Trash and discarded materials such as lunch bags, cans and odd materials must be removed daily. All debris stockpiled for removal should be located in the rear of the residence. Stockpiling of trash or any material on adjacent lots or streets is not permitted. The recommended trash receptacle location for each site must be obtained from the ASC.

If trash and debris on the job site becomes a noticeable problem, notification to the responsible party will be given by the ASC to clean up the site within five (5) working days. If after the 5-day period the site has not been cleaned, English Turn will remove the debris and charge the property owner. Temporary construction fencing must be placed at the perimeters of the property during construction.
5. Mud/silt/debris-free streets and property erosion control are the responsibility of the contractor. Adequate silt fencing and matting at the entry drive must be properly installed and maintained to keep the streets free of mud, silt and debris. The contractor will control elimination of vehicles tracking mud throughout the subdivision. This rule will be strictly enforced.
6. Contractors will use only the utilities provided on the immediate site on which they are working.
7. Portable toilets are the responsibility of the contractors. They should be located out of the right of way, and sanitized weekly. Contractors should provide adequate facilities for workers on each individual construction site.
8. Vehicles are to be parked on one side of the street only, or on the immediate site on which the contractor is working. DO NOT park on adjacent sites. No vehicles (cars, trucks, vans etc.) may park on the street overnight. Construction equipment may be left on the site while in use but must be kept off the street.
9. Washing of any truck or vehicle on the street is not permitted. Concrete delivery trucks may be washed only on the immediate construction site.
10. Operators of vehicles are required to see that they do not spill any damaging materials while within the Community. If spillage does occur, it is the responsibility of the operator for clean up. Clean-ups done by English Turn's personnel will be charged to the responsible party. Report any spills as soon as possible.
11. **The speed limit within the Community is twenty-five (25) miles per hour** for all vehicles. Warning tickets will be issued to those individuals caught speeding. Upon

the third offense, the offender will be barred from entering the English Turn Community.

Contractors are granted access to the community for the purpose of home construction only.

12. Builders may post their commercial signage during active construction only. The builder sign can be no larger than 30" x 36", be aesthetically pleasing, and are subject to ASC approval. Building permits, plumbing and electrical license numbers and required city signs are to be attached to a post in a manner protected from the elements. Trees are to be kept free of all permits and signs.
13. Any damage to streets and curbs, drainage inlets, streetlights, street markers, mailboxes, walls, fences, etc. will be billed to the owner.
14. If any telephone, cable TV, electrical, water, or other utility lines are cut, it is the responsible party's obligation to report such an accident within thirty (30) minutes to the appropriate public utility company.
15. Contractors will not be allowed to fish in the lagoon waterway system.
16. Loud radios or noise will not be allowed within the community. This is distracting to property owners and golfers alike. Normal radio levels are acceptable. Do not mount speakers on vehicles or outside of homes under construction.
17. Only bona fide workers are allowed on the property. Relatives/friends may drive workers to the site and pick them up, but must not remain on the property unless they are paid employees of the subcontractors. No children will be permitted on the property unless they are bona fide workers.
18. No contractor or service personnel will be permitted to bring children unless they are of legal working age and are here to work as bona fide employee. Pets or alcohol are strictly prohibited on the property.

English Turn strictly enforces these regulations. Notification of violation will be sent to the responsible party and property owner defining those items not in compliance with rules and regulations. Upon receipt of the notification, the involved parties have five (5) working days to correct the situation or English Turn will take the necessary action to correct the violation. Those actions could include charging the property owner for any corrections performed by English Turn, withholding architectural review until the violations are amended, or in certain cases, denying entry to contractors or personnel thereby preventing work within the community.



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## EXHIBITS

"A"	ASC Application for Plan Approval
"B"	ASC Site Grading Form
"C"	Landscape Plan Application
"D"	Stop Work Order