

BEAU CHENE HOMEOWNERS ASSOCIATION, INC.
Environmental Control Committee
Minimum Construction Guidelines and Schedule of Fees

All plans and specifications for new building construction, additions and alterations, including any accessory buildings and fences, within the communities of Beau Chene and Marina Beau Chene shall be submitted to the Environmental Control Committee of the Beau Chene Homeowners Association thirty days (30) prior to the desired construction starting date for approval as to harmony of exterior design and color to insure that the outside appearance of the construction is compatible with surrounding structures and topography.

The following are the basic construction guidelines applied by the Environmental Control Committee. The enumeration of these minimum construction guidelines is not intended to limit the authority vested in the Environmental Control Committee by Article VII of the Act of Dedication of Servitudes, Privileges and Restrictions. From time to time the Environmental Control Committee will supplement these guidelines. **It is the responsibility of the property owner to ask for and follow the latest issue of the guidelines BEFORE SUBMITTING PLANS.** To obtain approval to begin construction, submit two sets of house plans, plot plan and specifications and appropriate fees to the Environmental Control Committee of the Beau Chene Homeowners Association at the Beau Chene Administrative Office. **Plans must be folded to legal or letter size. Please do not submit rolled plans.**

A written approval letter and a stamped, signed set of plans, along with a numbered ECC permit will be issued when approval is granted. **The permit must be posted in a prominent place on the job site such that staff and ECC members when conducting inspections can easily see that the work is approved.**

UNDER NO CIRCUMSTANCES SHALL CLEARING OF A LOT, PLACING FILL ON A LOT, OR CONSTRUCTION BEGIN UNTIL APPROVAL HAS BEEN GRANTED BY THE ENVIRONMENTAL CONTROL COMMITTEE.

CONSTRUCTION GUIDELINES

- A. The minimum finished floor elevation required is ten (10) feet above mean sea level; in Section 4, 12 feet above mean sea level.

- B. Minimum front yard building setback40 feet

- Minimum side yard building setback10 feet

- Minimum side yard building setback
when driveway is located in side yard adjacent to dwelling.15 feet

- Minimum street side yard building
setback on corner lot.....20 feet

- Minimum rear building setback... ..30 feet

Accessory buildings (garages, cabanas, greenhouses, etc.) are permitted in required rear yards on interior lots, if not less than ten (10) feet from rear or side property lines. Accessory buildings are not permitted in the rear twenty (20) feet of lots abutting golf course right of way and/or lakes, or within twenty (20) feet of side street lines on corner lots. SEE EXCEPTIONS to setback requirements and accessory buildings for Section I, Parcel 7, Section IV, Phase 2; Section IV, Phase 1, Parcel 35; Section IV and Part of Section III, Phases 3 and 4; Section IV, Parcel 39; Section III, Parcel 25; Marina Beau Chene Section II, Lots 173 – 192 and 32A; Marina Beau Chene Section III, Lots 193 – 215; and Marina Beau Chene Section IV, Lots 229 – 241.

If any portion of a garage or other accessory building is set beyond the buildable area of a lot, it cannot include any habitable space over or within it. Front and rear setback requirements and side yard requirements for lots in Parcels 3 and 7 are less and more restrictive, respectively.

- C. The type of culvert, the size, and the elevation at which it is installed must also be approved by Beau Chene Homeowners Association, Inc., sized as required by the Parish. Culverts must be concrete, galvanized, or, if plastic, meet parish and state standards. Culverts must extend a minimum of 3' (three feet) past the edge of the driveway in order to provide adequate slope. Otherwise, headwalls must be built around the culvert ends. Subsurface drainage shall meet the above requirements in addition to the rebuilding of a new swale (including grading and grassing) and the sizing and elevation of drop inlets as approved by the Association. To protect the road system and the asphalt pavements as much as possible, it is essential that shrubbery and other plants not be planted in street rights-of-way; this means care should be taken not to plant over underground drainage swales (where excessive root structures could obstruct drainage) as well as in open swales. Also, the shell shoulder next to asphalt should not be destroyed in lot and swale grading or covered with grass for at least one foot behind the asphalt paving in Sections I and II, and 1.5 ' (one and one half feet) behind the paving in Sections III and IV. Care should be taken that sod does not raise the height of the swale bottom above the required elevation (culvert grade), or raise the swale shoulder above the existing grade of the road shoulder. If at any point in time it becomes necessary for the Association to take any corrective action regarding such culverts, swales, or drainage, the property owner shall be charged the cost of the necessary work.
- D. No **DRIVEWAY** shall be constructed or used over or across the southern line of any lots or parcels bordering on Louisiana Highway 22 and no access or ingress or egress from any said lots or parcels onto Louisiana Highway 22 shall be permitted to any automobile, truck, trailer or motor vehicle. Similarly, no access shall be allowed from adjoining Chinchuba Subdivision to lots or parcels in Section IV, Phase II.
- E. No **DRIVEWAY** shall be constructed closer than 2'0" (two feet, zero inches) from side property lines.
- F. **MOBILE HOMES** will not be permitted to occupy lots as residences.
- G. **No construction** of any nature will be permitted within drainage servitudes or street rights-of-way, except for community entry structures.
- H. **No single dwelling shall be less than 2,000 square feet in size** exclusive of open porches and garages, unless approved by the Environmental Control Committee. The following minimum square footage requirements shall be adhered to:
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|------------|---|-------------------|
| Parcel 7, | Section I | 2,800 square feet |
| | Section II, Phase 3 | 2,400 square feet |
| | Section II, Phase 4 | 2,400 square feet |
| | Section III, Phase 2A | 2,400 square feet |
| | Section III, Phase 2B (Tete L'Ours Dr.)..... | 2,800 square feet |
| | Section IV, Phases I, II, III, IV | 2,400 square feet |
| Parcel 25, | Section III | 2,400 square feet |
| Parcel 39, | Section IV, Lots 891 - 911 | 2,800 square feet |
| | Lots 912 - 938 | 2,400 square feet |
| | Marina Section II, Lots 173 - 192 & 32A | 2,400 square feet |
- I. Also, refer to prohibited uses and nuisances as set out in Article VIII of the Act of Dedication of Servitudes, Privileges, and Restrictions. Copies may be obtained from the Beau Chene Information or Administration Office.
- J. All property owners shall be required to connect their residences to the Beau Chene water and sewage system. No dwelling will be occupied until water and sewer are connected. Individual wells and sewer disposal systems will not be permitted.
- K. Contact the Administrative Office for the **location of the water and sewer connections and the size and elevation of the culvert for your driveway**. Advise your plumbing contractor that before backfilling the water and sewer connection excavations, an inspection of the connections must be made by a Beau Chene Homeowners Association representative. Trucks hauling ready mix concrete will wash out excess concrete only at

the construction site on the lot, or back at the concrete plant. Care should be taken that such material is not discharged into the swales and/or on adjacent lots.

L. SWIMMING POOLS - A site plan or survey must be submitted to the Environmental Control Committee showing the size, depth, and location of the pool and fencing around it. All pools must be enclosed for safety. A pool is considered an accessory building and must conform to the setback requirements of accessory buildings as set forth in Paragraph "B". The filter backwash line cannot be connected to the sanitary sewer system. Contact the Administrative Office for the location and size of the backwash line.

M. FENCING - A site plan or survey showing the location of all existing structures and the location of proposed fencing must be submitted to the Environmental Control Committee for approval. A description of fencing materials and heights must be included. On golf course lots, no fences of any kind will be permitted within the rear 20' of such lot. Any portion of a fence behind the rear of the house on a golf course lot must be open fencing such as wrought iron; aluminum; plastic or wooden pickets; etc. with at least 4" gaps between each picket, and 3 and 7/8" gaps between each aluminum or iron rod spindle. Wooden or plastic fencing materials other than posts and rails must be 4" or less in width. In general, in Sections 1 and 2 of Beau Chene on lots abutting Highway 22 right-of-way no fences or structures of any kind will be permitted within the area 10' of such lots, and the existing screen of trees and vegetation should not be cleared. The buffer must be maintained in anticipation of the widening of the highway and clearing of the right-of-way in the future. In general, in Sections 3 and 4 of Beau Chene and in Section 2 of Marina Beau Chene, on lots abutting Highway 22, upon which St. Tammany Parish has required a 20' "no-clear" servitude adjacent to the highway, fences will be permitted within the rear 10' of such lots. Each individual request for fencing will be considered by the Environmental Control Committee as to its own merit and acceptability. In general, no fences are allowed in the front building setback, and/or beyond the front of the house. Chain link fences are not allowed unless 70% obscured by landscaping.

Lattice screens around transformers, telephone and cable boxes on private property and Association property are acceptable with approval by the Committee. The screens are not to be anchored permanently and not to be over 40 inches in height; screens must be landscaped by vines or other sight-obscuring shrubs such that a 70% opaque screen is formed.

N. SPRINKLER SYSTEMS - All sprinkler systems must be approved by the Committee and must meet the following standards: no sprinkler heads may throw out onto the street; no part of the system can be located in the street right-of-way; a pressure vacuum breaker must be used to prevent contamination; maximum pipe size is 1", with no greater than 16 G.P.M. use. Valves are recommended to be placed in easily located valve boxes, and irrigation electric wire with waterproof splicing is recommended.

O. SATELLITE DISHES of one meter or less in size are automatically approved. Others are considered on a case-by-case basis. Dishes must be aesthetically suitable for the location; landscaping - screening plans must be submitted.

P. OUTDOOR KITCHENS AND FIREPITS, whether covered or uncovered, must meet the setback requirements of accessory buildings as set forth in Paragraph "B". Outdoor permanent fire pits and barbeque pits, which burn firewood and charcoal rather than natural or propane gas, must have a screened chimney to help keep embers from floating free. Trash, including leaves and other yard trash, shall not be burned in such pits.

Q. MAILBOXES - Beginning in 1973, mailboxes, posts, and arm assemblies have been provided by the Beau Chene Homeowners Association. These meet postal regulations and help provide a harmonious street scene for the community. Homeowners may paint boxes or use their own box if it is of a similar size and nature. Painted or custom boxes not in harmony with the typical Beau Chene neighborhood street scene are not permitted.

R. REPLANTING HARDWOOD TREES – Whenever a sound hardwood tree measuring in excess of six (6) inches in diameter two (2) feet above the ground is removed from a

lot after approval by the Committee in accordance with Article VIII, Section 1 (i) of the Restrictive Covenants for Beau Chene, a hardwood tree at least two (2) inches in caliper and at least six (6) feet tall must be replanted within a year somewhere on the lot. Trunk caliper (diameter) is measured 6 inches from the ground on trees up to and including 4 inches in caliper.

SCHEDULE OF FEES

Plan Review Fee (new construction).....	\$ 75.00
Plan Review Fee (additions, alterations, accessory buildings or fences)....	\$25.00
Plan Review Fee for Additions of 500 square feet or more.....	\$50.00
Sewer Connection Fee.....	\$ 600.00
Drainage Deposit for Swale Drainage	
interior lots	\$1,000.00
corner lots.....	\$2,000.00
underground drainage (closure of open swales) interior lots	\$2,000.00
underground drainage (corner lots)	\$4,000.00

Plan review fees charged by the Environmental Control Committee, as are all others, are due at the time the plans are submitted for approval. These fees are non-refundable.

Sewer connection fees will be refunded only if the plans are not approved or if construction does not begin.

Drainage deposit fees are required in order to assure that the drainage swale on the lot is left in working condition. After construction is complete and the swale has been graded and grassed, upon request by submission of a signed Swale Deposit Refund Request form to the Beau Chene Homeowners Association, an inspection will be made to determine the acceptability of the condition of the swale or swales. **A period of 90 (ninety) days after the inspection must pass before the deposit may be returned. This is necessary in order to allow for drainage performance under wet conditions to be determined. No swale deposits will be returned if the applicant has violated any of the Minimum Construction Guidelines at any location in Beau Chene as long as that violation is in effect.**

OTHER INFORMATION

- A. It is the lot owner's and /or contractor responsibility to obtain building permits.**
 - a. Building permit applications may be obtained at:
 - i. 141 Production Dr., Slidell, LA 70458 (985-646-4166)
 - ii. 21490 Koop Dr. (Parish Administrative Complex), Mandeville (Hwy 59, North of I-12) (985-898-2574)

- B.** All building sites must be kept clean and clear of building debris.

- C.** It is the owner's responsibility to apply to the Beau Chene Homeowners Association at the Administrative Office for (1) mail box, (2) garbage and trash pick-up, (3) dues billing, and (4) register for security service.

- D. SIGNS** - (a) For a housing unit under construction, the only sign permitted on the site shall be one builder's sign not to exceed 16 (sixteen) square feet in size; also, one real estate broker's "For Sale" sign not to 6 (six) square feet where applicable. (b) For resale housing units, only one sign not to exceed a size of 6 (six) square feet shall be permitted. (c) The signs described in (a) and (b) above shall not be attached to trees. Signs must be placed on private property and not on the golf course or on the common street servitudes, which vary in width from 50' to 70'. Signs for condominium units must be placed directly in front of or behind the unit, no further than 50 (fifty) feet from the unit. Please consult the Administrative Office if there is any doubt as to the appropriate location of a sign. (d) Home security company signs alerting the public that a dwelling is protected by a certain company's alarm system are allowed, but must be no greater than 72 sq. inches in size. (e)

Brokers, builders, and property owners are encouraged to refrain or limit the use of signs as much as possible; for example, where an owner lists two adjacent lots for sale with one broker, certainly one sign is sufficient rather than two signs. Any signs in violation will be removed in accordance with the powers granted under Article VIII, Section 2 of the Restrictive Covenants.

- E.** Contractors are reminded that construction is to commence no earlier than 7:00 A.M. on weekdays and 8:00 A.M. on weekends, and that no construction that disturbs the peace should continue after dark.
- F.** Contractors are reminded that 18-wheel trucks are not allowed in Beau Chene unless they unload from the side (such as sod and brick trucks, moving vans, etc.). This is to avoid damage to swales, driveways, and street edges, which occurs when 18-wheel trucks attempt to back into lots to dump dirt, sand, etc. The **only** exception is trucks going to the Beau Chene Maintenance Barn where there is room to maneuver, or being used in the construction of further phases of Beau Chene.
- G.** No new application will be approved if an applicant has violated these guidelines at any location in Beau Chene, as long as that violation remains in effect unless the applicant has arranged to correct the violation.
- H.** Condominium unit owners must obtain approval of proposed structures by their condominium association prior to submitting an application to the Committee.