

ARCHITECTURAL DESIGN GUIDELINES

FOR

BRISAGE

January 29, 2004

ARCHITECTURAL DESIGN GUIDELINE

FOR

BRISAGE

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SECTION I: ARCHITECTS

All Plans for Brisage must be from one of the listed Architects/ Designers. (Exhibit A)

SECTION II: HOME DESIGN

All Homes in Brisage must be Country French in style. Home design should be used to create a uniform character that flows throughout the neighborhood. The Country French style is characteristically high pitched roofs and simple massing. Plaster and brick are the predominant materials with accents of old world design elements such as casement windows, decorative ironwork, copper lanterns, etc.

SECTION III: ARCHITECTURAL REVIEW PROCESS

A: INTRODUCTION:

This document is primarily a reference tool and decision-making guide for the Architectural Review Committee. It is the resource upon which decisions will be made regarding design. The authority for the Architectural Design Guidelines and the governing by the Architectural Review Committee is established in Article X of the Declaration of Covenants, Conditions and Restrictions for Brisage. The Architectural Design Guidelines are incorporated in the covenants and made a part hereof.

B: ARCHITECTURAL REVIEW COMMITTEE ("ARC")

- 1) The ARC will use Architectural Guidelines for the general purpose of reviewing proposed construction however the ARC will consider the merits of a particular project because of special considerations that are felt to provide benefit to the adjacent area, the specific site, and/or the community as a whole.
- 2) The authority to approve specific building plans rest solely with the ARC.
- 3) Any person or party acquiring and owning a Lot in Brisage understands and agrees to the criteria herein set forth and agrees to be governed thereby

C: APPLICATION AND APPROVAL PROCESS

- 1) The Owner or his builder shall submit Three (3) sets of the plans and (1) 8x11 to the ARC. The ARC shall retain one set and the 8x11. Two (2) sets, upon approval, shall be returned to the Owner upon completion of review. **NO CONSTRUCTION ACTIVITY, INCLUDING CLEARING, SHALL COMMENCE WITHOUT PRIOR APPROVAL BY THE ARC.**

D:THE APPLICATION FOR APPROVAL

Form (attached herein) must be completed in its entirety and must accompany the other required documents as follows:

- a) Site plan shall show the following:
- 1) All proposed structures, sidewalks, improvements, utility and drainage easements and setbacks, along with the existing and finishing grades.
 - 2) North arrow and scale.
 - 3) Swales, surface drainage, culverts, and retaining walls
 - 4) Landscaping plans.
- b) Building plan complete with elevations, floor plans fully dimensioned.

APPLICATION FOR APPROVAL BRISAGE SUBDIVISION

Architectural Review Committee
Woodbury Park, LLC
c/o James Weaver
P. O. Box 1666
Ridgeland, MS 39158

DATE: _____

LOT NO.: _____

Owner: _____
Builder: _____
Address: _____
Office Phone: _____
Fax: _____
Home Phone: _____

PLAN DESIGNER: _____

PLAN NAME: _____

SQUARE FOOT HEATED & COOLED AREAS: _____

ANTICIPATED CONSTRUCTION START DATE: _____

ANTICIPATED CONSTRUCTION COMPLETION DATE: _____

ENCLOSURES: Three copies of each document with the Lot number and Owner or Builder's name legibly printed.

_____ This Application completed in full.

_____ Site Plan

_____ Building Plan

DESCRIPTION OF EXPOSED EXTERIOR SURFACES

Describe each of the following in detail, including when applicable and available. Complete product description, manufacturer and finish color:

WALL SURFACE 1: _____ COLOR _____

WALL SURFACE 2: _____ COLOR _____

WALL SURFACE 3: _____ COLOR _____

CORNICE COLOR: _____

SHUTTER COLOR: _____

COLUMN COLOR: _____

ROOFING: _____

CHIMNEY: _____

CHIMNEY CAP: _____

DOORS: _____

WINDOWS: _____

GUTTERS: _____

TRIM: _____

FENCE: _____

OTHER: _____

Compliance with applicable City, County, State and Federal regulations shall be the responsibility of the Owner/Builder. The obtaining of all necessary permits and payment of all fees shall be the responsibility of the Owner/Builder.

DATE _____

**APPROVED
APPROVED SUBJECT TO THE FOLLOWING
NOTATIONS:**

BRISAGE ARCHITECTURAL REVIEW COMMITTEE

By: _____

SECTION IV. DESIGN CRITERIA

A: SITE PLANNING:

1) Each Lot shall have only one single family residence (2,200 square foot minimum heated and cooled) positioned so as to comply with the following setback requirements as set forth by the City of Madison

- Front setback – 25 feet
- Rear setback – 25 feet
- Side setback – 5 feet and 10 feet, (predetermined on plat) with a minimum distance between dwellings on adjoining lots of 20 feet. If utility or drainage easement is located between two dwellings, the side setback shall be measured from the easement width, so that there is at least twenty (20) feet between the dwellings, including the easement width.

2) Each lot shall have a four foot wide, 3000 psi concrete sidewalk situated 2 feet from the back of the street curb, along the entire frontage of each and every street on which the Lot abuts.

Drive Detail" (Exhibit B). No exposed material other than concrete shall be used for sidewalks and driveways.

3) Finished floor elevation and positioning of the house on the Lot should be determined to provide adequate drainage while not interfering with the established drainage patter. Drainage and runoff from one Lot onto an adjoining Lot will not be permitted. Adjoining property, streets and easements must be protected from sedimentation during construction. Any retaining walls must be shown on the site plan.

4) Each Lot shall be professionally landscaped so that the quality and overall appearance of the community is preserved and enhanced. Front yard areas shall be solid sod and have a minimum of two trees at least six feet (6') in height. The landscaping plan shall indicate all plants, shrubs, ground cover and trees. It is intended that the landscaping be selected to be consistent with architectural style of the homes. No trees or shrubs or hedges shall be planted in a location, which will obstruct the view of a driver when entering the street from the driveway.

5) Each rear yard of the Lot may be enclosed by a fence running along the rear property line as well as from and along the rear property line to the rear corner of the Dwelling, along the side lot lines. Perimeter Lots are to have 6x6 post with Good Neighbor fence. All Lots front fence are to be 6x6 post and Good Neighbor fence. The remainder may be 4x4 post with Good Neighbor fence. No wire or chain link fence is permitted. The ARC shall approve the style of the fence. Adjacent Lot Owners are encouraged to share the cost of the interior fence.

6) Any other improvements such as decks, patios, outdoor structures, etc. shall be shown in detail on the plans and are subject to approval by the ARC.

7) Outdoor lanterns shall be made of copper, and shall be gas fueled or electric.

The specific design is subject to approval by the ARC.

8) Each Owner shall purchase and install a conforming mailbox. These mailbox and posts can be purchased from Copper Sculptures(992-9955).

SECTION V. ARCHITECTURAL FEATURES

A: BUILDING MATERIALS

1) Exposed surfaces of exterior walls shall be at least one but no more than three of the following materials:

- a) Stone
- b) Stucco **(NO EFIS)**
- c) Wood siding
- d) Fiber-cement siding
- f) Brick

2) Roofing shingles shall be architectural style asphalt/fiberglass with a minimum 25-year warranty. Shingles shall be fungus/algae resistant.

3) Exposed surfaces shall be one of the materials selected from Paragraph b1. Chimney Surfaces shall be brick or stucco. Fabricated copper chimney caps are preferred. If a metal chimney flue is used, the accompanying prefabricated galvanized cap must be painted to match the chimney face, roofing, or house trim. Exposed metal chimney flues are not permitted.

4) Windows, visible from the street shall be wood or metal clad. Cellular PVC is acceptable without grilles. All other windows are to be wood, vinyl, cellular pvc or metal clad. Aluminum windows are specifically prohibited.

5) Garage doors shall be metal or wood.

6) Exterior shutters shall be painted or stained wood and hinged with holdbacks.

7) Exterior surfaces and finishes shall be professionally color coordinated consistent with the architectural style of the home.

8) Exposed screens shall be charcoal colored fiberglass.

9) Gutters and drainpipes shall be copper on front, painted aluminum may be used on the remainder, provided the color conforms to Paragraph 8 above.

10) **Aluminum, Masonite or vinyl siding or shutters are specifically prohibited.**

B: REMODELING AND ADDITIONS

1) Remodeling and additions to existing homes are required to meet the same criteria as new construction, including Committee approvals.

THE ARCHITECTURAL DESIGN GUIDELINES HEREIN ARE NOT INTENDED TO AMEND, ALTER, OR SUPERSEDE THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BRISAGE, AS RECORDED IN THE OFFICE OF THE CHANCERY CLERK OF MADISON COUNTY. IN THE EVENT THESE GUIDELINS CONFLICT WITH SAID DECLARATION, THE DECLARATION SHALL CONTROL.

NO APPROVAL OF PLANS AND SPECIFICATIONS, OR THESE DESIGN GUIDELINES SHALL EVER BE CONSTRUED AS REPRESENTING OR IMPLYING THAT A STRUCTURE IS PROPERLY DESIGNED. SUCH APPROVALS AND STANDARDS SHALL IN NO EVENT BE CONSTRUED AS REPRESENTING OR GUARANTEEING THAT ANY STRUCTURE WILL BE BUILT IN A GOOD WORKMANLIKE MANNER. IT IS THE SOLE RESPONSIBILITY OF THE LOT OWNER TO MAKE SURE THAT CONSTRUCTION MEETS THE CRITERIA OF ASHTON PARK COVENANTS AND ARCHITECTURAL DESIGN GUIDELINES.

C: GENERAL RULES FOR ALL OWNERS, CONTRACTORS AND BUILDERS

The following rules pertain to all Owners and Builders while on the premises of Brisage Subdivision.

1) Builders are required to keep their job sites neat and clean. ALL trash stockpiled for removal must be located on street side of lot until removed. There will be no stockpiling or dumping on adjacent lots or on streets. Woodbury Park LLC will remove trash not removed, and the cost for removal will be billed to the responsible party or deducted from the Damage Deposit.

2) Builders will use only the utilities provided on the immediate lot on which they are building.

3) Any damage to streets and curbs, common areas, utility or drainage systems, street lights, street markers, mailboxes, walls, etc. will be repaired by Woodbury Park LLC and such costs or repairs shall be billed to the responsibility party.

4) The established mandatory speed limit within the subdivision is 25 miles per hour for construction vehicles, including light trucks and autos.

5) There will be no washing of any truck on the streets, adjoining lots or common areas. The residue from any concrete delivery truck must be washed out on the construction site.

6) Operators of vehicles are prohibited from spilling any pollution or damaging materials while within the subdivision. If spillage of a load occurs, operators must

report any spill and immediately begin cleanup. Cleanups done by Woodbury Park LLC will be billed to the responsible party.

7) If any telephone, cable TV, electrical, water, etc. line is cut it is the Lot Owner/Builder's responsibility to report such an accident to the proper Service Company Personnel within 30 minutes.

8) All laborers, workmen and service personnel in the subdivision are required to keep all areas in which they work or through which they travel free of discarded materials such as lunch bags, refuse materials, and other trash. Stockpiling of any materials on adjacent lots or common areas is prohibited.

9) Loud radios or noise will not be tolerated within the subdivision. Normal radio levels are acceptable. Mounted speakers on vehicles or outside of homes under construction are prohibited.

10) No shortcuts across lots are allowed.

11) No vehicles (trucks, vans, cars, etc.) may be left in the subdivision overnight. All construction equipments and vehicles may be parked

12) Only bona fide workmen, service personnel and laborers are allowed on the construction site.

13) Builder will provide a portable toilet to each job site.

14) No temporary storage trailers or buildings are permitted on the construction site, except as may be necessary to aid in construction.

15) The Lot Owner is charged with giving the required notice to Builder, workmen, laborers and service personnel, and shall insure their compliance with the conditions set forth herein.

These Architectural design guidelines may be amended or supplemented from time to time. Please have your copy of the guidelines dated and initialed when you pick them up.

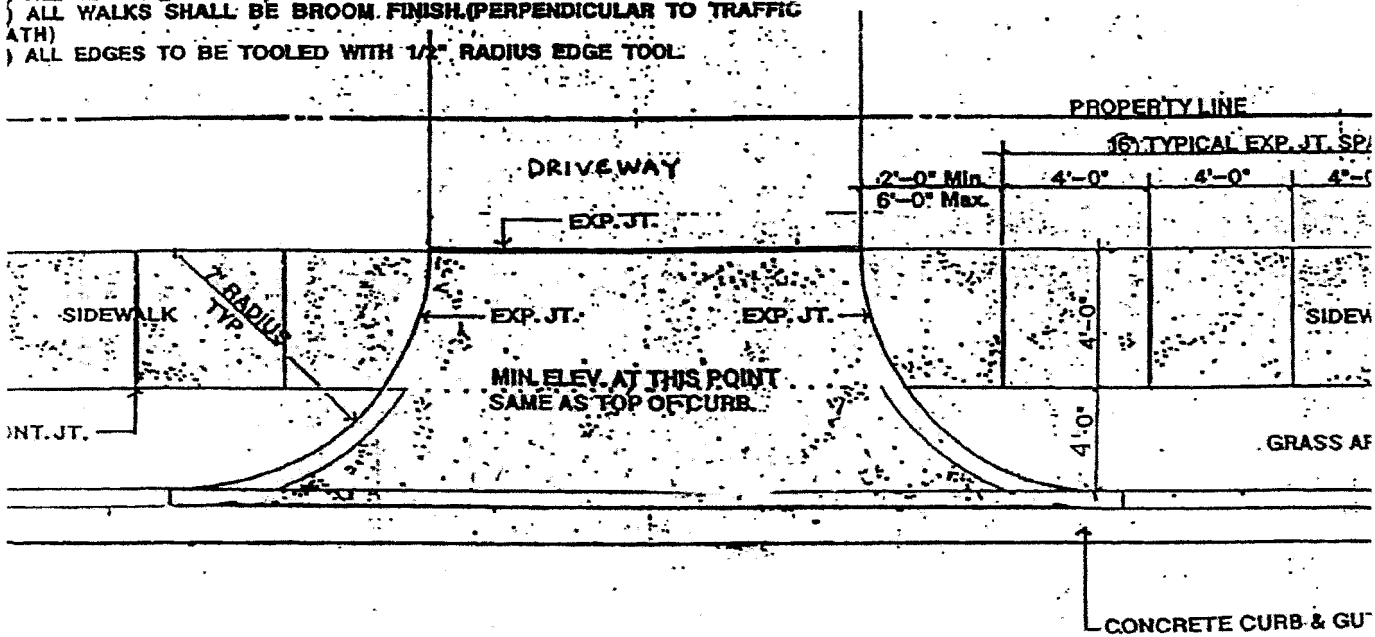
This copy of the Architectural Design Guidelines was delivered on _____, 2003.

SIDEWALK AND DRIVE DETAIL

NOTES

- 1) ALL CONTROL JOINTS SHALL BE SCORED AT A DEPTH OF 1/4 CONCRETE THICKNESS.
- 2) ALL WALKS 4" THICK, 3000 PSI CONCRETE.
- 3) ALL WALKS SHALL BE BROOM FINISH (PERPENDICULAR TO TRAFFIC PATH)
- 4) ALL EDGES TO BE TOOLED WITH 1/2" RADIUS EDGE TOOL.

START LAYOUT FROM EACH PROPERTY LINE TOWARDS DRIVE OR DRIVEWAY



SIDEWALK & DRIVE APRON DETAIL