

## EXHIBIT D

### TERRE SAINTE ARCHITECTURAL GUIDELINES

#### 1. GENERAL

##### 1.1. Purpose

The purpose of the Architectural Guidelines is to set the aesthetic criteria for the development of the residences within the Terre Sainte Community. These guidelines are meant to allow and encourage variety and individuality of design while maintaining a compatible architectural character within and among each of the three designated neighborhoods. These restrictions intend to protect homeowners and the neighborhood environment by encouraging harmonious architecture and guiding development to preserve property values while allowing change when appropriate.

##### 1.2. Compliance

The Architectural Guidelines shall be complied with in the design, construction and modification of dwellings, outbuildings and site improvements. Height restrictions, use restrictions, allowed architectural typologies, placement requirements, parking requirements, setback requirements, and allowable site and architectural standards and materials, are all set forth in the Architectural Guidelines. Notwithstanding any inferences to the contrary anywhere in this Declaration, no Improvement of any nature may be constructed nor any landscaping or other Work performed on any Lot without complying with the requirements of this Declaration, the Architectural Guidelines and the Landscape Guidelines, except for matters as to which a written variance has been granted by the Architectural Review Board.

##### 1.3. Mandatory Construction Start Date

Each Owner must commence construction of the primary Building on his/her Lot no later than TWO YEARS from the date of the recording of the sale, transfer or other conveyance instrument from Declarant to Owner in the public records of Calcasieu Parish, Louisiana. Declarant reserves the right, in Declarant's sole discretion, upon ten day prior written notice to an Owner, to demand that Owner re-convey any Lot upon which construction of a primary building has not commenced to Declarant for the original purchase price of such Lot. The Mandatory Construction Start Date shall not apply to lots owned by the Declarant (Terre Sainte, L.L.C.) or by the individual members of Terre Sainte, L.L.C.

#### 2. SITE STANDARDS

##### 2.1. Encroachments

With the permission of the Architectural Review Board, eaves, soffits, stoops, stairs, and façade of Buildings are permitted to overhang a Utility Easement or a Street right of way, and in the case of any zero (0) lot line Lot, the adjoining Lot, by 24 inches, provided that any such encroachment must be no less than ten (10) feet above the finished ground elevation in the area of the encroachment, and further provided that any required consent has been obtained from any Governmental Authority or utility company, whether public or private.

##### 2.2. Elevation

All foundations for the main Dwelling must be built at or above the required Flood Plane Elevation "FPE" (designated by FEMA) of 10'-0". The Architectural Review Board (ARB) reserves the right to set specific height requirements for specific areas. The finish floor elevation of all Dwellings in the Terre Sainte Park Neighborhood shall be a minimum of 24" above adjacent grade around the entire perimeter of the main house structure – no "turtlebacks" will be allowed. The finish floor elevation of all Dwellings in the Terre Sainte Village or Estate Neighborhoods shall be a minimum of 24" above adjacent grade at the front façade. The lot may not be filled to create exaggerated swales down side property lines or filled to drain onto adjacent properties

##### 2.3. Driveways

Driveways shall be designed to reflect the overall quality of the architecture of the Dwelling. In order to allow sufficient space for pedestrian crossings and other infrastructure at the front of a Dwelling, only single-entry drives, with a maximum width of twelve (12') feet, shall be constructed to a depth terminating at the front facade of the Building nearest to the front property line, at which point the drives may be widened to allow for two car parking and entry into the Garage or Carport at the rear of the Dwelling. Circular drives with two (2) street entrances will not be permitted. The ARB may establish a recommended driveway location for each Lot. The ARB may also establish particular areas of the Lot in which the driveway, sidewalks, and utility lines must be located. Driveway location will vary on each Lot depending on the Lot size, shape, topography, vegetation, placement of the Building Envelope, sight distances at the entry to the public street and the location of other houses and access drives in the vicinity.

## 2.4. Exterior Lighting

The number of exterior light fixtures shall be limited. All lighting should be architecturally integrated with attached structures. Mercury vapor lights are prohibited. Landscape lighting and path lighting shall be minimal and used primarily for safety reasons. Security lighting including motion activated flood lights shall at a minimum be located beneath Eave overhangs, and shall be used for emergency purposes only. No colored light bulbs shall be permitted. No lighting shall be installed which is aimed at surrounding properties, or which will intrude on surrounding property. Exterior lights shall be mounted on Building surfaces up to a maximum height of twelve (12') feet. All exterior light sources shall be shielded from view by adjoining properties. Exterior hardware and lighting shall be of non-plated metal. Light fixtures should be correctly proportioned to the house façade. Gas light bracket fixtures are encouraged. Ceiling fans at porches are encouraged. Ceiling fans with integral light kits will not be allowed.

## 2.5. Garages and Carports

At the time of any construction of a Dwelling on a Lot, the Owner shall also construct a Garage or Carport which matches the architectural design of the Dwelling constructed on that Lot.

- A. All 2-car Garages shall have two garage doors, with the exception of rear-facing Garages on Lots 16-29C in the Terre Sainte Village Neighborhood or any Lot in Terre Sainte Village Neighborhood having a Garage at the rear of the property (door no more than 40' from rear property line) with doors facing the side property line.
- B. The design of garage doors shall be in keeping with the architectural character of the house. All openings, other than windows, must have doors that close easily. Garage doors shall be installed with an electric opener and kept closed except when automobiles are entering or leaving the Garage
- C. No Garage or Carport may have an opening (other than a window) which is taller than 10 feet above the finished grade of the floor of the said Garage or Carport. Carports shall be no more than one story in height. Porte-cocheres are encouraged.
- D. Specific requirements as they relate to each Neighborhood are as follows:
  - Garages or Carports in Terre Sainte Village Neighborhood shall be located a minimum of forty feet (40') from front façade.
  - Garages or Carports in the Terre Sainte Park Neighborhood shall be rear-loading and appear as two-story or carriage house design. Every garage/carport structure shall have a unique massing along the streetscape. Garages or adjacent fence gate must allow rear personal entry (not through overhead garage door).
  - Garages or Carports in Terre Sainte Estates Neighborhood shall be located a minimum of forty feet (40') from front façade unless otherwise allowed by the Architectural Review Board. If a porte-cochere is used in Estate Lots, there must be an enclosed garage on the rear of the property. Garages on lots 61-64 shall be rear-loading and appear as two-story or carriage house design

## 2.6. Ancillary Structures

Gazebos, pigeoneers, pergolas and other detached structures should relate architecturally to the design of the Dwelling in both form and material.

## 2.7. Ingress and Egress

Except as allowed by the Architectural Guidelines or as otherwise approved by the Architectural Review Board, vehicular ingress to and vehicular egress from Lots in Terre Sainte Subdivision shall be as follows:

- Lots 1-15, 30-46, 65-71 and 74-87 shall have front vehicular access only.
- Lots 16-22, 24-29C, 47-60 and 62-64 shall have rear vehicular access only.
- Lots 22A, 23, 61, 72 and 73 shall have either rear or side vehicular access only.

## 2.8. House Numbering

All Dwellings shall be identified with house numbers which shall be affixed to the front façade of the Dwelling in a location approved by the Architectural Review Board. Approved house numbers shall be purchased by the Owner and obtained through [www.rejuvenation.com](http://www.rejuvenation.com). The style is "modern" house number, 6" flat black with spacers to standoff wall 1/2". No other house numbering or identification shall be permitted on a Lot or Dwelling.

## 2.9. Landscaping

Each Lot shall be landscaped in accordance with the requirements of this Declaration, the Architectural Guidelines and the Landscape Guidelines. Landscaping is required on any Lot on

which Improvements have been constructed except that no grass, trees, shrubs, hedges or other plants shall be planted or allowed to grow on any Lot except in compliance with the Landscape Guidelines and in compliance with the requirements of Article 8. Each Owner shall keep neat and maintain in good condition and repair both his or her Lot as well as that portion of any Street right-of-way servitude (i.e., that portion of the right-of-way between the edge of the Street curb and the Owner's boundary line(s) that is immediately adjacent to (whether in front of or alongside) the Owner's Lot). The opinion of the Architectural Review Board as to the acceptability of such conditions shall be final; the Architectural Review Board may delegate, in its sole discretion, its authority under this provision. The maintenance obligations imposed pursuant to subsection 6.1 M below shall also be applicable to the landscaping on a Lot. No artificial grass, plants or other artificial vegetation shall be placed or maintained upon the exterior portion of any Lot, or any Improvement(s) thereon, unless approved by the Architectural Review Board.

## **2.10. Mailboxes**

To maintain the aesthetic qualities of Terre Sainte, Declarant selected group mailboxes and designated convenient locations for their installation. Individual mailboxes on lots are prohibited.

## **2.11. Removal of Trees**

In reviewing building plans, the Architectural Review Board shall consider the natural landscaping such as trees, shrubs and palmettos, and encourage the Owner to incorporate them in his landscaping plan. No trees of two (2) inches in diameter at one (1) foot above natural grade shall be cut or removed without approval of the Architectural Review Board, which approval may be given when such removal is necessary for the construction of a Dwelling or other Improvement.

## **2.12. Setbacks**

### **A. Front Setbacks – Dwelling**

- The principal façade of each Dwelling constructed within the Terre Sainte Village Neighborhood must be set back ten (10) feet from the front property line on Lots 1 through 6, Lots 16 through 37 and Lot 46, and twelve (12) feet from the front property line on Lots 7 through 15 and Lots 38 through 45. On these lots only stairs and overhangs may encroach into setback. Since utility easements are located in the front setback of these lots, no permanent structures are allowed in setbacks.
- The principal façade of each Dwelling constructed within the Terre Sainte Park Neighborhood on Lots 47 through 60 must be set back eighteen (18) feet from the front property line. Porches are required and the depth shall be eight (8) feet minimum and twelve (12) feet maximum. Porches, Stairs and Overhangs should encroach into setback.
- The principal façade of each Dwelling constructed within the Terre Sainte Estates Neighborhood on Lots 61 through 76 and Lots 83 through 87 must be set back no fewer than fifteen (15) feet from the property line, and Lots 77-82 must be setback ten (10) feet. On these lots stairs and overhangs may encroach into setback. Since utility easements are located in the front setback of these lots, no permanent structures are allowed in setbacks

### **B. Rear Setbacks – Dwelling**

The rear façade of any Dwelling constructed on a Lot other than a Lot within the Terre Sainte Park Neighborhood must be set back no fewer than ten (10) feet from the rear property line of said Lot. For Lots within the Terre Sainte Park Neighborhood, the rear façade of the Outbuilding shall be setback a minimum of fifteen (15) feet and a maximum of twenty (20) feet from the property line closest to the Street.

### **C. Rear Setbacks – Garages/Ancillary structures**

The rear façade of any Garage, Carport or ancillary structure (an Improvement other than a Dwelling) constructed on a Lot other than a Lot within the Terre Sainte Park Neighborhood and other than on Lots 61 through 65 within the Terre Sainte Estates Neighborhood must be set back no fewer than five (5) feet from the rear property line of said Lot. For Lots within the Terre Sainte Park Neighborhood, the rear façade of the Carport or Garage shall be setback a minimum of fifteen (15) feet from the property line closest to the Street due to utility easements located in the rear setback. For Lots 61 through 65 within the Terre Sainte Estates Neighborhood, the rear façade of the Carport or Garage shall be setback no fewer than ten (10) feet from the rear property line of said Lot due to utility easements located in the rear setback.

### **D. Side-Yard Setbacks – All Improvements**

The principal facade of the sides of each Dwelling constructed on a Lot (i.e., the boundaries not facing the Street on which the Lot fronts and not facing the rear of said Lot) may be located no closer to the side property lines than four (4) feet. The Side-

Yard Setbacks of corner lots and of Lots 64, 65, 83 and 87 are greater and match the utility easements shown in the Final Plats, which are attached as Exhibit "A" to this Declaration. Air conditioning equipment, pool equipment and generators may be located within the side-yard setbacks. Any equipment visible from the street shall be screened from view with a fence or wall.

### **2.13. Sewerage Disposal Systems**

No individual sewage disposal systems will be permitted. All Dwellings constructed in Terre Sainte shall be connected to approved sanitary sewage facilities.

### **2.14. Sidewalk Installation and Maintenance**

After home construction, each Owner is responsible for installing and maintaining that portion of the street sidewalk on his or her Lot in compliance with any requirements and standards set forth by the City of Lake Charles, and the Architectural Review Board. Sidewalks must be four (4) feet wide and four (4) inches thick concrete reinforced with welded wire mesh 6" x 6" – 10 x 10 gauge.

### **2.15. Solar Collecting Panels or Devices**

The Declarant recognizes the benefits to be gained by permitting the use of solar energy as an alternative source of electrical power for residential use. At the same time, the Declarant desires to promote and preserve the attractive appearance of the Property and the Improvements thereon, thereby protecting the value generally of the Property and the various portions thereof, and of the various Owners' respective investments therein. Therefore, subject to prior approval of the plans therefore by the Architectural Review Board, solar collecting panels and devices may be placed, constructed or maintained upon any Lot within the Property so long as such solar collecting panels and devices are placed, constructed and maintained in such location(s) and with such means of screening or concealment as the Architectural Review Board may reasonably deem appropriate to limit, to the extent possible, the visual impact of such solar collecting panels and devices when viewed from any street or from any other property (whether within or outside the Property). Notwithstanding any other provision of this Declaration to the contrary, the Declarant (during the Class "B" Control Period) or the Associations (after the expiration or termination of the Class "B" Control Period) shall have the right, without the consent or approval of any Owner or other Person, to amend this Section (which amendment may, without limitation, impose additional or different restrictions on solar collecting panels and devices) as the Declarant or the applicable Association (as applicable) deems appropriate after the effective date of this Declaration.

### **2.16. Trash and Garbage Containers**

Owners or occupants shall not place trash or garbage containers in public view earlier than 5:00 p.m. the night before trash collection days and the garbage containers shall be removed from the public view no later than 7:00 p.m. on the day the garbage has been picked up by the Person charged with the collection efforts. Garbage, trash and other refuse shall be placed in covered containers approved by the Architectural Review Board, except as otherwise expressly required by law. Recyclable products or materials may be placed for collection in containers expressly designed or legally required for such collection. Owners shall further use and store trash and garbage containers in compliance with any applicable Rules and Regulations of the Association.

### **2.17. Fences and Garden Walls**

Fences at frontages and in front yards shall be made of wood with wood pickets, decorative metal of custom design or PVC supplies (upon approval by the ARB). Fences facing the street along the side of the property and at the rear of the property may be brick, wood, PVC (upon approval by the ARB), decorative metal, landscape hedge, or a combination of allowed materials. All designs and materials must be reviewed and approved by the Architectural Review Board before house construction begins. Wooden privacy fences shall be surfaced on four sides (S4S) and capped on the top. Wooden fences shall be stained with a semi-transparent, semi-solid or solid stain of a color approved by the ARB. Alternate designs are allowed but must be approved in advance by the Architectural Review Board. Fences constructed of metal shall be painted either black or dark green. Prefab brick, board-on-board, chain link, and welded wire fencing are not permitted.

Garden Walls shall be constructed of wood, cement plaster (stucco) or approved unit masonry (brick). Garden Walls constructed of brick shall utilize only brick approved by the Architectural Review Board. Garden Walls constructed of cement plaster (stucco) shall be painted using a white color selected from the Pratt & Lambert Historic Series, or such other color as may be approved by the Architectural Review Board. Garden Walls constructed of cement plaster (stucco) shall have the cement plaster (stucco) applied to both sides of the Garden Wall.

Walls and fences should be considered an extension of the architecture and a transition of the architectural mass to the natural forms of the site. All wall and fence designs should be compatible with the total surrounding environment. Garden walls and fences shall be

constructed on the property line dividing two (2) Lots, except in the case of any Lot that is not bounded by another Lot, in which case the Owner of such Lot shall construct the Garden Wall or fence within the confines of the boundary of such Lot. Special consideration should be given to design, placement, impact, and view of the wall or fence from neighboring sites. Fences and walls should be considered as design elements to enclose and define courtyards and other more intimate spaces. Fences and walls should be run or curved where practical between existing trees to avoid unnecessary cutting. The ARB, prior to any installation, must approve the location, materials, size, and design of all fences and walls. Once one approved fence or wall has been erected on a side or rear lot line, that approved fence or wall generally will be the only approved fence or wall to be erected on that lot line. In other words, double fencing by adjoining lot owners will generally not be allowed on side or rear lot. All fences shall be maintained so as not to detract from the general appearance of Terre Sainte. Any fence or garden wall shall be kept neat and attractive and in good repair. On any Lot having a portion of any perimeter wall constructed by Declarant upon the Lot, the Owner of such Lot will be responsible for maintaining that portion of the wall which is upon the Lot in good condition and repair.

Any fence located in front of the principle façade of a Dwelling shall be three (3) feet in height above ground level. All other fences and all Garden Walls shall be no more than six (6) feet in height above ground level.

### **3. ARCHITECTURAL STANDARDS**

#### **3.1. Architectural Typologies**

Housing types or styles should not be repetitive in color or style from lot to lot along a neighborhood street. Rather, a variety of houses are encouraged. Identical or similar massings and architectural styles are not allowed adjacent to or across the street from one another. Massing and height, as it relates to adjacent properties, shall be considered at the onset of the design process. Houses situated on corner lots shall be styled and massed appropriately to each street view. All houses must have a front porch or covered entry stoop.

#### **3.2. Minimum Square Footage**

Each Dwelling in the Terre Sainte Subdivision should be appropriate in size and scale to the surrounding Dwellings and to the Lot it is constructed on. To maintain the desired livable scale within Terre Sainte, the following square footage requirements must be complied with for the Dwelling (not for Outbuildings) on each Lot:

##### **A. Terre Sainte Village Neighborhood**

- For Lots 1 through 22A, and 38 through 46, Dwellings must be a minimum of 1,800 square feet of living area. Impervious surfaces may not exceed 75% of lot area.
- For Lots 23 through 37, Dwellings must be a minimum of 2,100 square feet of living area. Impervious surfaces may not exceed 75% of lot area.

##### **B. Terre Sainte Park Neighborhood**

- For Lots 47 through 60, Dwellings must be a minimum of 1,800 square feet of living area.

##### **C. Terre Sainte Estates Neighborhood**

- For Lots 61 through 82, Dwellings must be a minimum of 2,300 square feet of living area.
- For Lots 83 through 87, Dwellings must be a minimum of 2,800 square feet of living area.

#### **3.3. Foundations**

Deep Slab and Pier construction are appropriate. Piers and foundation walls (slabs) visible from the street/water shall be clad in brick. Piers and foundation walls (slabs) at the Park Neighborhood homes shall be clad in brick around the entire perimeter of the home. Exceptions for stucco may be granted by the ARB if stylistically appropriate. On homes where stucco-faced deep slabs have been approved, the stucco visible from the street must be covered fully with landscaping. Facing of visible foundations, whether brick or stucco, shall be consistent among all exposures. No exposed concrete (i.e. – deep slab or CMU piers) shall be allowed to be visible from the street/water. Any porch attached to a deep slab foundation must be on piers wrapped with brick with an 18" minimum crawl space or be a deep slab foundation with a continuous drop brick ledge to receive brick veneer at the vertical faces and horizontal walking surface of the concrete porch. Mortar joints in brick are to be raked flush or hand tooled subject to ARB approval. Visible piers shall be no less than 16" wide on exposed face. Approved screenings between piers are framed lattice panels, framed louvered wood panels and wood or cement board slats. Face of screening must be set back a minimum of 1" from face of pier. Pierced brick and cast iron foundation vents may be set into continuous brick foundation walls.

### **3.4. Columns and Railings**

Columns shall be made of wood, architectural styled concrete, or an approved synthetic material of the appropriate proportion for the style of the structure. Columns made up of mouldings and built on-site by a carpenter must be detailed to reflect the profile of architecturally-correct, historically-proportioned columns. Posts shall be of wood, iron or an approved synthetic material. Column bays must be of a vertical proportion unless approved by the ARB as appropriate for the Architectural style. Columns shall be 6x6 minimum.

Railing components shall be made of wood, iron or an approved synthetic material. Railing shall have horizontal top and bottom rails. Top rail may be round, oval or a sloped cap with an apron. Bottom of balusters must rest on sloping bottom rail or be faced with horizontal member at front and back faces of baluster. Railings and balusters or spindles should be centered on the porch columns or posts. Railing heights shall not exceed 36" from top of top rail to porch surface. Railings are not required but are subject to ARB approval and jurisdictional approval, if provided. Square balusters are not to exceed 1-1/2" hard edge. The spacing between balusters or spindles is not to exceed 4".

### **3.5. Decks and Porches**

Front Porches are required on all homes and must be a minimum depth of seven (7) feet in the Village and Estates Neighborhood and a minimum depth of eight (8) feet in the Park Neighborhood. Porch and deck flooring shall be made of wood or brick. Exposed concrete at vertical face or walking surface is not allowed. Composite materials are allowed, but must be approved by the ARB. Porch ceilings shall be made of painted exposed wood framing, tongue-and-groove wood or framed paneled wood or cement board of the appropriate style. If panels are used in lieu of individual boards, joints must be concealed with trim. Layout of panels and trim shall be submitted for approval by the ARB. Stairs visible from the street shall be constructed of materials complementary to the architectural design of the home and shall be submitted for approval by the ARB.

Screened porches may not occur on the front of the major mass of the structure. Screened porches shall be framed in wood or aluminum. Screen frame design and color shall be submitted for approval by the ARB. Infilled porches are allowed.

Wood elements must be painted or stained. Decks are not allowed to be elevated. Arcades and breezeways shall have vertically proportioned openings. Outdoor spaces (terraces / decks / patios / etc.) must be at grade.

Ceiling fans and porch swings are encouraged on all porches. Light kits may not be installed at exterior ceiling fans.

### **3.6. Unit Masonry and Brick**

Molded clay brick masonry units and mortar color shall be submitted for approval by the ARB. Concrete Masonry Units are only acceptable for plaster-finish exterior applications. Exposed Concrete Masonry Units (or ACMU) are not permitted. Natural stone may be allowed for specific architectural typologies, but must be approved by the Architectural Review Board. Selected stone must be of patterns appropriate for vertical, rather than horizontal, construction. Mortar joints in brick piers to be raked flush or hand tooled (upon ARB approval).

### **3.7. Exterior Architectural Millwork**

Exterior architectural woodwork shall be limited to custom or approved premium grades of woodworking and shall include, but are not limited to, exterior standing and running trim, exterior ornamental work, pediment heads, pilasters, cupolas, railings, columns, exterior frames and jambs, and exterior shutters. Species of wood for exterior woodwork shall include Honduras mahogany, clear all heart redwood, all heart western red cedar, clear all heart red cypress, or treated southern pine as suitable for retaining painted finish coating, high density polymer molded products, smooth-face cement board, "Clear-Lam" engineered products or other products approved by the Architectural Review Board as equal to the preceding specifically named products. All woodwork must be able to be sealed with paint or stain. Fasteners shall be concealed or countersunk and finished smooth. Care should be taken in the design phase to conceal butt-joints with mouldings or offsets.

### **3.8. Exterior Siding**

Allowable materials include brick, stucco, cementitious siding, or wood lap siding. Board on batten is permitted only on secondary masses. All exterior colors must be approved by the Architectural Review Board (ARB).

Wood and cementitious siding to have a minimum thickness of 3/16" and a 6" maximum exposure. Wood and cementitious shingles/shakes to have 5"-8" exposure (upon ARB approval). Wood and cementitious siding walls to have minimum 5/4" thick x 3-1/2" wood trim at corners and openings. All wood and cementitious trim shall be a minimum of 1" thick. Wood and cementitious siding to be blind-nailed at top. All exposed nails holes and vertical seams to be caulked and sanded. Horizontal siding must be fully back-supported to maintain a straight and even outer surface, and must be fully and properly finished. It is preferred that wood and

cementitious siding and trim be smooth-face. Vents and other wall penetrations shall be finished to match the color of the surrounding area and are subject to ARB approval.

### 3.9. Cement Plaster (Stucco)

Cement plaster (stucco) shall mean Portland cement plaster consisting of smooth or troweled finish, continuous product over vapor barrier and lath with a 3-coat application (scratch coat, brown coat, and sand finish final coat). A factory-prepared integrally colored synthetic finish coat shall be considered acceptable for use, however adherence to color palette by painting, if required, shall still remain. Southern Building Code approved hard coat synthetic plaster is approved, however, the use of exterior polystyrene sheet board is not allowed.

### 3.10. Roofing

Roofing material must be one of the following: Slate, synthetic slate, "architectural grade" asphalt shingle (min-330# per square), copper or pre-finished galvanized standing seam, 5V or 8v crimp profile 24 gauge or heavier metal roofing.

Roofs shall be proportional and appropriate to the architectural style of the house. Principal roof(s) shall be a symmetrical gable, hip or Jerkin-Head with a slope between 6:12 and 12:12. Ancillary roof(s) shall be a shed, hip, or gable with a minimum slope of 2:12. Flat roofs (slopes of less than 2:12) shall be permitted when enclosed by a balustrade or parapet and shall be accessible from an interior room.

Dormers shall have gable or hip roofs that match the slope of the principal roof; or shed roofs with a minimum slope of 2:12. Roof penetrations shall be placed on the rear slope of the roof and shall not be visible from the street. Roof penetrations and flashings shall be painted to match the color of the roof, except those of copper which may be left unpainted and flashing applied to vertical surfaces may be painted to blend with the vertical materials where more appropriate. Any other roof treatments or features (i.e., ridge vents) shall be so noted on the architectural plans and approved by the ARB.

### 3.11. Fireplaces and Chimneys

Chimneys shall be finished with brick or stucco. Arches are discouraged, but if approved, they must be a minimum 12" in depth. Chimneys on exterior walls are to extend to the ground. Chimneys should break and return to a smaller width and all chimneys should have trim at the caps. Metal spark arrestors should be concealed from view from the street by use of a chimney cap. Wall-mounted fireplace vents are not allowed.

### 3.12. Gutters, Flashing and Accessories

Gutters and downspouts shall be pre-finished seamless aluminum, painted galvanized steel or copper. Gutters shall be half-round. Downspouts shall be round. Rain diverters over doorways should only be used in problem areas. Flashing and sheet metal accessories shall be limited to those used in construction of structures and include, but are not limited to, roof drainage systems, exposed trim, copings and metal flashings. Metals suitable for use for these applications shall include anodized aluminum, painted galvanized steels, copper and stainless steel. Roof vents shall be copper or painted galvanized metal. Paint-Grip galvanized metal is approved.

### 3.13. Windows, Shutters and Doors

All windows **visible from any street or water or neighborhood Park** shall be one of the following: painted wood, aluminum clad, vinyl clad, or solid vinyl or composite and shall meet the aesthetics of a true single or double-hung wood window with an historic sloped sill or traditional casement window. Insulated glazing shall be allowed for use; however, tint and reflectivity shall be limited to a maximum of 10%.

Provide wood or masonry window sill that projects enough for a drip kerf. "Picture-framed" trim is not allowed. Window sash to be rectangular with vertical proportions. Multiple windows (including transoms) in the same opening are to be separated by a 3" post (minimum). Windows and transoms may not be "direct set" – a sash-in-frame application should be present in all windows and transoms. Windows with divided lights are to be true divided or simulated divide lite windows with 7/8" maximum applied muntins - creating panes of square or vertical orientation. Divided lite pattern must be consistently proportioned throughout all windows of the home (including Garages). Bay windows shall be made of trim lumber. All trim at windows and doors in siding facades shall be a minimum 3 1/2" wide and consistent amongst all facades (stucco trim articulations are subject to ARB approval). The following window manufacturers/series have been approved by the Architectural Review Board for use on all windows visible from the street, water or neighborhood park. The same, or a coordinating line from the same manufacturer, must be installed at the remaining windows not visible from the street. Alternate manufacturers/series must be approved by the ARB prior to installation.

- MGM (8017 and 5610 Series)
- Jeld-Wen (Siteline Series & Custom Series)

- Weathershield (Aspire Series)
- PlyGem (200, 300, 400, 600 and 800 Series)
- Andersen (E-Series, A-Series, 200 and 400 Series)
- Quaker – (Brighton LS Series)
- Amsco – (Renaissance Series)
- Sierra Pacific – (H3 Series)
- Showcase Earthwise (143 Series)

Bay windows shall extend to the ground if located on the first floor or, if not, be structurally supported by brackets. Dormer windows sized to “fill” dormers. Generally, no siding will be allowed on the front face of the dormer. Security doors and window grills must be approved by the ARB. Storm windows shall be integral with the window. Screens are not allowed on the front facade.

Windows installed at any unfinished space must have window coverings installed at the interior to conceal rough framing.

Fixed windows should be the size of typical operable single or double-hung windows, unless approved otherwise.

Front doors are to be painted or stained wood. Other exterior doors may be wood, fiberglass, or aluminum clad. Only door slabs may be stained. All frames and trim shall be painted to match trim color unless approved otherwise by the ARB. Door hardware shall be submitted for approval by the ARB.

Shutters are to be wood, fiberglass, or composite and operable with all required hardware. Board and batten type shutters shall be constructed of tongue-and-groove V-joint boards with horizontal batten facing out when in the open position. Shutters are to be sized to match openings and should include the appropriate hardware (proper hinges and shutter “dogs”). False openings, with shutters in the closed position are discouraged. A maximum of three (3) false openings may be installed on a Lot with none being placed on the front facade.

#### **4. SPECIFIC NEIGHBORHOOD REQUIREMENTS**

##### **4.1. Village Neighborhood**

In the Terre Sainte Village Neighborhood, the fencing and shrubbery facing West Sallier Street will be maintained by the Terre Sainte HOA, and no other fencing is allowed along West Sallier Street. Otherwise, the rear yard of all lots within Terre Sainte Village Neighborhood must be enclosed by Fences or Garden Walls

##### **4.2. Park Neighborhood**

The foundation (concrete slab or piers) must be wrapped in brick around the entire perimeter of the main house structure.

A percentage of the dwellings in the Terre Sainte Park Neighborhood shall be constructed with porches at the first and second floor facades facing the Park (double-gallery). The ARB shall have the authority to determine which lots have dwellings that are 1-1/2 story, 2 story and double-gallery 2 story.

All Lots within Terre Sainte Park must have Fences or Garden Walls along front, side and rear lot lines. 36” high ornamental fences are required along front and side property lines enclosing front yard. 36” high ornamental fence shall wrap from front property line down side property line to the front of the major mass of the house structure.

##### **4.3. Estates Neighborhood**

Lots 61-65 within the Terre Sainte Estates Neighborhood must have Fences or Garden Walls along side and rear lot lines.

Fences on The Waterfront at Terre Sainte (Lots 83 through 87) must not impair the view from any other Lot within the Neighborhood. Fences may not be higher than forty-eight inches (48”) and must not extend further than forty feet (40’) from the rear façade of the Dwelling on such Lot.

Because of the sloping grade of the Lots along Contraband Bayou (Lots 83 through 87), Dwellings may be raised a maximum of twelve feet (12’) above the street curb level to accommodate a Garage, Carport or storage area; provided however, that any such space must appear as enclosed living area from the Street, as may be approved by the Architectural Review Board.