

**Builder Guideline
Lexington Estates**

Thank you for your decision to build in Lexington Estates. We have put together a package for you with what we believe will make home selection and design, as well as the submittal process, goes smoothly. This checklist shows what items have been included in your packet. Please go through your packet and ensure all of the following items are present, then sign below to confirm receipt.

If you find any items are missing or if you have any questions about items in the packet or the submittal process please feel free to contact Greg Flores at 225-413-7286 (cell), 225-757-0250 (office) or email greg@floresconstruction.com.

Welcome Packet Contents:

	Page No.
• Package contents checklist (this document)	1
• Builder Application Form (Builders only)	2
• Builder Guidelines	3-35
• Erosion Control and BMP Requirements	12
• Driveway	18
• Pools, Decks and Bulkheads	19-22, 31
• Mailbox Addendum	23
• Fence Addendum	24-26
• Landscaping	26-30, 32
• Penalties	33
• Signature Page	34
• Owner Third Party Contractor Certification	35

I have received the above listed documents for the Lexington Estates builder package.

Received by: _____

Date: _____

APPLICATION FOR ACCEPTANCE AS "APPROVED BUILDER"
LEXINGTON ESTATES, BATON ROUGE, LA

COMPANY INFORMATION

BUILDER NAME: _____
COMPANY NAME: _____
PHONE NUMBER: _____
CELL PHONE #: _____
BUILDER FAX #: _____
BUILDER EMAIL: _____
LA LISENCE #: _____
BR CITY LISENCE #: _____

BANK INFORMATION

LENDER REFERENCES:	LOAN OFFICER	PHONE #
BANK		
_____	_____	_____
_____	_____	_____

INSURANCE INFORMATION

GL INSURANCE AGENT: _____
AGENT COMPANY: _____
AGENT PHONE #: _____
W/C INSURANCE AGENT: _____
AGENT COMPANY: _____
AGENT PHONE #: _____

PAST EXPERIENCE

HOW MANY YEARS EXPERIENCE AS LICENSED BUILDER IN LA? _____
HOW MANY HOMES BUILT IN THE ABOVE \$300,000 CATEGORY? _____

BUYER REFERENCES**ATTACHED PHOTO OF FRONT ELEVATION FOR EACH HOME LISTED

OWNER 1: _____
ADDRESS: _____
PHONE: _____
SUBDIVISION: _____

OWNER 2: _____
ADDRESS: _____
PHONE: _____
SUBDIVISION: _____

OWNER 3: _____
ADDRESS: _____
PHONE: _____
SUBDIVISION: _____

Contractor Signature: _____ Date: _____

Approved By: _____ Date: _____

Builders Guideline Manuel
For Lexington Estates
Date of this Revision: July 31, 2019

This is the Builders Guideline Manual provided for in The Declaration of Protective Covenants and Restrictions for Lexington Estates Community (the “Restrictions”). It summarizes many (but not all) of the requirements for construction in Lexington Estates (the “Subdivision”). The Restrictions supersede and control over this Manual and the Manual should be read along with the Restrictions to determine the requirements for building in the Subdivision. This manual may be revised from time to time and any Lot Owner, builder or designer should check with the Committee by calling 225-757-0250 to see if they have the latest revision. The point of contact for such inquiries is Greg Flores who can also be reached by email to greg@lexestates.com.

Architectural Mission

The Committee’s vision and desires are intended to encourage design creativity within a time tested framework that ensures individual yet compatible design character throughout the entire development. While each home design will be reviewed based upon the criteria contained within the design guidelines and subject to the approval of the Committee it is important to acknowledge that each submittal will also be reviewed based upon how well it relates to and supports the overall goal of creating a compatible street scape and how well the proposed home fits within the overall neighborhood. It is through understanding and then implementing the desired “appropriate” character that the quality and value of the overall neighborhood along with the financial investment of each individual homeowner may be maximized. The Committee will seek to encourage the creation of aesthetically harmonious relationships among the homes within the development and between the particular lot and home. The Committee will encourage the development of designs of outstanding architectural statements and the repetition of home designs will be extremely limited. The Committee will encourage homeowners to select plans which have not been previously used in the development and no similar house exterior designs within the line of vision, be it across the street or across the lake, will be allowed. No Victorian or completely Craftsman styles will be allowed. Below is a list of suggested styles which in the opinion of the Committee will enhance the aesthetic properties of the development and eventually, through time, the value of the individuals properties. These styles represent what the Committee feels would be most appropriate for the development but should not be viewed as being an inclusive list such that it would exclude styles not consistent with the suggestions. In keeping with our desire to encourage creativity we suggest all designs that the buyer feels would enhance the look of the overall property to be submitted for review even if it does not exactly correspond with the suggested styles below. It is our purpose to create a dynamic, unique, and aesthetically pleasing neighborhood where each home contributes to the overall development. The Committee will approve or deny any such design with the value and appeal of the entire development in mind. It is important to note that unless a submittal is approved in writing by the Committee there is no approval.

Suggested architectural styles for Lexington Estates

The following is a list of suggested architectural styles for proposed homes for Lexington Estates. This list is not intended to be exclusive of other styles but rather presents the buyer with an idea of what, in the opinion of the Committee, is an appropriate architectural style for the development. It is our desire to encourage outstanding architectural designs for the development and as such will consider any plans based on individual merit, how well it relates to the individual lot, how well it relates to the street scape, and how well it relates to the entire development whether it is similar to or included in the following suggested styles. It is important to understand that all such approvals will be made at the sole discretion of the Committee based on the criteria above and that not every design that falls into the categories below will be approved nor will every design that falls outside of the suggestions below will be denied. The Committee encourages designs that include varying roof heights, plate heights, large covered porches, and courtyards.

1. French Country
2. Provencal of Southern France and Northern Italy
3. French Chateau or French Estate Styles
4. French, Spanish, or Italian Mediterranean
5. Southern Mediterranean Styles
6. A Hayes Town style
7. Transitional which incorporates styles of different styles that are blended
8. Some Contemporary features may be allowed within the parameters of these Guidelines subject to approval by the Board of Architectural Control.

Submittal Process

The submittal process is the same for individuals desiring to have their home custom built by a competent professional and for builders whose intent is to provide speculative housing. Once a lot reservation or purchase agreement has been accepted and the appropriate deposit paid it is the responsibility of the buyer to select and submit plans and samples of materials to be used in the construction of the home to the committee for approval. The Committee, at its sole discretion, reserves the right to assign the responsibility of reviewing such plans and samples to a competent and qualified third party professional. Approvals and denials will be based on how well the individual plan supports the overall mission of the development outlined in the section above noted as "Architectural Mission".

Summary of Requirements

Plan Submission

Any plans or other items required to be submitted to the Architectural Control Committee for Lexington Estates (the "Committee") or to Lexington Estates Homeowners Association, Inc. (the "Association") shall be delivered (generally between the

hours of 10:00 am and 6:00 pm Monday through Friday) or mailed to:

Lexington Land Development
2403 Brightside Drive
Summer Grove Clubhouse
Baton Rouge, LA 70820

Plans may be electronically mailed to email address:
Greg@LexEstates.com.

Preliminary Plans

Two (2) copies of Preliminary Plans (1/8 scale, 11x17 sheet) should be submitted to the Committee for review prior to work on Final Plans accompanied by the attached preliminary information submittal form. The purpose is to obtain the Committee's prior approval of the general home design, architectural style and site requirements before final plans are drawn.

Also, the Committee will not approve a plan that is too similar (In the sole opinion of the Committee) to other homes previously approved in the same vicinity.

The Submittal must include a Site Plan with location of improvements, driveway location, any proposed off-street parking, building setbacks and servitudes.

Must include Floorplan and at least a front elevation with as much detail as possible, including notes for operable hardware, shutters, gas lamps, courtyard walls, wooden windows, stucco bands, dormers, lintels, etc.

The Committee will attempt to comment on any submissions within 20 working days of submittal, however, due to fluctuations in submissions a longer period of time to accept or reject any submittal may be required. If 20 working days has passed without comment from the committee please contact Greg Flores at 225-757-0250 or 225-413-7286 (text) for an update and/or explanation of what point your submission is in the approval process.

Final Plans

Two (2) 1/8" scale 11x17 copies of Final Plans shall be submitted for final approval prior to commencement of any construction.

These Plans must include a Plat Plan on a 1:20 scale showing location of all improvements on Lot, drainage plan for Lot, building setbacks, servitudes, guest parking and driveway location.

All exterior elevations must be shown. These shall include specific window, door, shutter, hardware, and exterior lighting details.

Interior floor plans, ceiling heights and floor finishes must be shown.

Incomplete submissions will not be considered.

Failure to review incomplete plans in no way shall be misconstrued as approval by Owner or Contractor.

Color Samples/submittals

Color selections and samples of materials to be used on the home exterior must be submitted to the Committee as well as the plans as noted above. The following must be submitted simultaneously for approval prior to black in stage and must correspond with that which was previously approved prior to construction commencing:

1. Bricks—submit a sample of three to six bricks with manufacturer name and or common name. White or light gray colored bricks are prohibited. Bricks must be salvaged old brick such as Old Chicago or Old St. Louis. (Painted Brick may be considered) or can be painted. Painted brick must be a modular size if new brick. Old brick can be painted. All painted brick colors and other exterior colors must be approved by the Committee. A sample of the brick w paint may be required for review by the Committee.
2. Stucco—submit a sample and give manufacturers name and color name or number.
3. Shingles—submit a sample and manufacturers name and color. Three tab shingles will not be permitted. Asphalt shingles must be architecturally cut. Slate, tile and other roofing materials will be reviewed based on compatibility with design as set forth in the section above referenced “mission”.
4. Other exterior colors—Submit samples as well as manufacturer, name and number of each of the following. Indicate on submittal where each color/finish is to be used.
 - a. Trim (fascia, eaves, and soffitts)

- b. Siding—must be smooth single board such as smooth hardi plank or redwood lap siding with raised panels. No vinyl or masonite will be allowed.
- c. Doors
- d. Windows
- e. Garage Door
- f. Metal Roofing or Awning Metal
- g. Other items

Landscape Design Landscape plans must be submitted prior to no later than Sheetrock stage and will be subject to regulations set forth in the addendum titled “Landscape Addendum” and included in this Guideline. Details must be submitted to the Committee for approval prior to construction and a Construction Deposit may be required.

Fees Fees for review of the above referenced plans/materials shall be as follows:

- 1. Initial plan review fee--\$100
- 2. Final plan review fee--\$100
- 3. Landscape plan review fee--\$200
- 4. Color/material review fee--\$0
- 5. Construction Damage And Landscape Compliance Deposit--\$5,000 for pre-approved Speculative Builders that have purchased a lot in the Subdivision, and \$10,000 for Third Party Builders that do not own property within the subdivision, or who is not otherwise preapproved, or Custom Building for an individual Lot Owner.

The Construction Deposit is fully refundable provided the Owner of the Lot caused no damage to common areas or areas provided for the use of the entire community or paid out of pocket for such repairs in the event they did occur. The review fees outlined above total \$400 and are under no circumstances refundable.

General Guidelines for builders in Lexington Estates

General A. Right of first refusal—No unimproved lots may be resold for twenty-four (24) months after closing after which the developer reserves the right of first refusal for any such lot purchase, whether by an individual or builder, if for any reason said buyer decides to sell the lot rather than build on it.

B. Timeline to build—All lots must be improved (construction started) within one (1) year of purchase unless a variance has been approved in advance by the Committee.

- C. Approved Builders—Any builder who desires to complete a project in Lexington Estates must be fully licensed, bonded as required by East Baton Rouge Parish Building Department or State of Louisiana, and have proof of insurance. Builders must further be approved at the sole discretion of the Committee before commencing work in the development.
- D. Owners who are not licensed contractors approved to build by the Committee may not self-contract any improvements to be constructed in the Subdivision. Activities of Owners to self-contracting will result in a fine payable to Lexington Land Development in an amount up to (\$20,000) Twenty Thousand and not/100's.
- E. Verbal Approvals—There will be no verbal approvals of any kind for the development. All approvals must be in writing no matter what the nature of the approval.
- F. DEQ Compliance—Homebuilder or owner accepts all responsibility for Department of Environmental Quality compliance and all other Federal, State, and Local laws, ordinances, and regulations.
- G. Repairs to Development Provided Infrastructure—Repair of sidewalks, curbs, streets etc. due to damage by builder/owner must be to new condition with proper joints, etc. to match existing improvements. If repair is unsatisfactory to the HOA and or Committee then such repairs must be removed and replaced at the sole cost of the lot owner/builder. Owners/builders who fail to do so will have the cost of such repairs deducted from their Construction Deposit and corrections completed by an assignee of the HOA or Committee. Developer and HOA each reserve the right to pursue all legal remedies to recoup out of pocket expenses plus reasonable attorney's fees and reasonable overhead. It is the responsibility of the owner/builder to protect the property, streets and sidewalks of the HOA, development, neighbors, etc.

Minimum Size
Or Residence

The minimum size of a residence it to be computed on the basis of the square footage area that is mechanically heated and cooled (the "living area"). These living area square footages exclude garages, carports, breeze ways, open porches, terraces, patios, overhanging eaves and storeroom areas that are not mechanically heated and cooled.

The minimum size requirements are as follows:

- A. For houses on lots designated as Boulevard Lots (those on Lexington Estates Avenue), whether on a lake or otherwise

the minimum living area shall be 3,400 square feet for a single story house and 3,800 square feet for a two story house, which shall have at least 2,800 square feet on the ground floor. Two story homes must include at least one (1) bath upstairs. Stairwells will be calculated as first floor square footage.

- B. For all lots designated as Lake Lots that are not on Lexington Estates Avenue, the minimum living area shall be 3,000 square feet for a single story house and 3,400 square feet for a two story house, which shall have at least 2,500 square feet on the ground floor. Two story homes must include at least one (1) bath upstairs. Stairwells will be calculated as first floor square footage.
- C. For all other Lots the minimum living area shall be 2,500 square feet for a single story house and 2,800 square feet for a two story house, which shall have at least 2,200 square feet on the ground floor.
- D. Future Lots or Filings—Minimum square footage required for future products or filings may be altered by and at the sole discretion of the Developer. The Developer reserves the right to adjust any of the minimum living areas for Phase One of Lexington Estates as much as Ten (10%) Percent.
- E. Minimum square footage for alley Lots or Lots that are sixty feet wide in Phase IIA, Phase III and Phase IV shall be 2,000 square feet living.

Set Backs

Setbacks for each home shall be as follows:

For homes on Lexington Lakes Ave front set backs are 30 feet, rear set backs are 25 feet (subject to the final map) and side set backs are 6 feet. These setbacks may be modified for Phase III lots.

For homes on Lots 1-6, lots 42-47 and Lots 101-144 the front set backs are 15 feet, rear set backs are 25 feet and side set backs are 5 feet.

For all other Lots the front set back is 25 feet, rear set backs are 25 feet and side set backs are 5 feet. Future Filings set backs shall be per the final map.

Storage Rooms	Each home shall have a minimum tool and garden storage room(s) attached to the home and built of like material of at least 100 sqft. for homes 2,900 square feet and less and of at least 150 square feet for homes 2,901 square feet or more.
Two Story Homes	Two story homes (and story and a half homes) will be scrutinized by the Committee from a privacy, overlook and massing standpoint.
Construction	<p>The Construction Deposit must be made payable to Lexington Estates Homeowners Association, Inc. at the time of submission of the Final Plans to the Committee for review. Builders must be fully Licensed and insured in order to be considered for the Status of "Approved Builder". The Committee reserves the right to deny the privilege to build to anyone at is own discretion for any reason. The developer reserves the right to repurchase at original sales price any remaining lots of any owner or builder that fail to observe the rules and regulations, builder guidelines or restrictions.</p> <p>All construction and material delivery vehicles are required to cleanup streets of any mud, debris or trash dropped in the subdivision on the same day of delivery. Contractor and Lot Owners are responsible for this clean up or the cost of cleanup plus reasonable profit and overhead if Developer has to do the clean up for the Lot owner.</p>
Jobsite	<p>No materials or grubbing debris shall be deposited on Common Areas, including rear of Lot. Protection of the sidewalk and repairs if necessary are the responsibility of the Lot Owner.</p> <p>Mud from construction vehicles or lot wash out must be removed from the street frontage of the Lot each day, and any mud on the street from such activities for a period exceeding 24 hours will be subject to a daily fine as provided in these Guidelines.</p> <p>Silt fences and mats shall be utilized during construction by owners and their builders to protect the curbs, streets and storm drain from loose silt. The owner and builder of each lot are responsible for all erosion control methods and permits until the home is completely landscaped and sod installed and home occupied.</p> <p>Washout boxes must not be placed within thirty (30') feet of a storm drain inlet and shall be placed at least ten (10') feet behind the curb. The washout box and its contents shall be removed from the site prior to framing of the roof.</p>

Materials are not permitted to accumulate on any Lot for a period exceeding 30 days after their first delivery. Developer reserves the right to correct any such deficiency at the sole expense of the lot owner should accumulation occur.

Trash receptacles and Dumpsters shall be provided by builder prior to framing construction start up and all paper goods and light weight materials that could potentially blow onto adjacent properties shall be deposited in such receptacles on a daily basis.

No stockpiling, access, parking or dumping on adjacent lots is allowed (without written or email approval of adjoining lot owner).

Trash shall not be allowed to accumulate for a period lasting longer than one (1) day. Cleanup of construction debris shall take place at least on a daily and weekly basis.

Any damage to adjacent lots or Common Property must be corrected immediately or will be repaired by HOA and deducted from Construction Deposit at cost plus 20% profit (\$100 minimum profit). Developer reserves the right to correct any such deficiency at the sole expense of the lot owner should accumulation occur.

Grass and weeds shall be appropriately maintained and mowed regularly by the builder and Lot Owner before, during and after construction.

- | | |
|-------------|---|
| Burning | No burning is allowed on the jobsite. |
| Port-O-Lets | Each jobsite shall provide a Port-O-Let which must sit on the Lot Property to the rear of the sidewalk.

Port-O-Lets shall be maintained on a regular basis and the door shall not face the street. |
| Speeding | Construction vehicles shall not exceed 25 MPH in the subdivision. |
| Loud Music | No loud radios or noise shall be allowed; no speakers mounted on vehicles or outside of house will be permitted. |
| Sunday Work | Only non-noisy work (such as painting) will be allowed on Sunday unless prior written approval is obtained from the Developer or the Committee. |
| Utilities | Only utilities provided on the immediate job site on which you are |

working shall be used; no utility connections from adjacent lots or commons shall be permitted

Sidewalks

Dirt should be put across sidewalk where heavy trucks will cross to help prevent cracking of sidewalk. It is the intent of the committee that soil removed during grubbing of lot be pulled forward for protection of such sidewalks.

All cracked or broken sidewalks shall be repaired prior to occupancy of the improvements under construction regardless of responsibility. Repairs shall be made with a straight saw cut line and typical expansion joints shall be installed.

Erosion Control

Prior to construction, a silt fence (buried in trench), shall be installed between the back of Lot and lake (or park) or any drainage inlet.

All new construction must have an aggregate gravel, limestone, or crushed concrete band or border across the front of the lot and in any area where access is needed to the home under construction extending away from the curb and towards the opposite direction on the Lot a distance of at least four (4') feet. Each Lot shall also have a gravel, limestone, or crushed concrete pad upon which the dumpster must be located, with such pad to be used exclusively for the dumpster and not for material storage. A dumpster must be located on such a gravel pad prior to any framing activities.

The Lot Owner and Contractor is responsible for keeping silt runoff out of the streets and shall remove all silt following any rain event that results in siltation of curbs, gutters, streets and inlet boxes. Wattles are required along the parallel edges of all driveways to control silt runoff until the yard is completely sodded. During Construction the Lot Owner and Contractor shall be responsible for protecting all storm drainage inlet boxes from siltation that are directly downstream or adjacent to the Lot under construction and shall periodically clean the silt out of such areas and refresh the wattle or other barrier used to control runoff. Such runoff protections must be maintained by the Lot Owner and Contractor until the yard is completely sodded. The Lot Owner and Contractor shall indemnify, defend and hold harmless the Developer, Greg Flores and the Subdivision Homeowners Association from and an all claims arising from the Lot Owner or Contractor's failure to maintain silt protection of the streets and drainage systems adjacent and downstream of the Property under construction.

Foundations Finished height of foundation to be minimum of 1 foot above the 100 year flood elevation as determined by the Corp of Engineers or 1 foot above the highest point of the unimproved Lot whichever is higher. Note: The 100 year flood elevation as determined by the Corp of Engineers can change from time to time. The Developer makes no warranty as to any changes enacted or determined by the Corp of Engineers. The Minimum form board must be 12 inches nominal but no more than 24 inches nominal, above the high point of the individual lot.

A rebated brick or stucco ledge is to be installed, if needed, so that no more than 12 inches of slab is exposed. A minimum of 6 inches shall be exposed after grading, sod or landscaping has been completed. Grading of the lot shall be done so that no storm water runoff drains to the neighboring property. If necessary a subsurface drain will be installed to keep water ponding between neighboring foundations from occurring. Cost of the underground drain shall be split between the two affected property owners.

Concrete Washout Washout by concrete trucks shall only be done on the lot under construction and removed during the first construction cleanup period following completion of the rough framing, and again within five days following flatwork installation. The washout box shall be placed no closer than thirty feet to any storm drain inlets.

Broken sidewalks on the lot under construction and neighboring lots shall be repaired prior to final building inspection and occupancy.

Failure to repair broken sidewalks within 48 hours of notifications shall result in a fine of \$30 per day. If not completed within Three months of notification of broken concrete, the Developer or Assignee may choose to repair the damage at a cost of \$15 per sf but no less than \$400.

Spillage Cost of cleanup of any spillage may be deducted from Construction Deposit of responsible Lot Owner/contractor.

Building Height Maximum height of 40 feet from finished grade to highest peak of roof.

Ceiling Height Interior ceilings on the ground floor shall be not less than nine (9) feet for non-Lake and non-Boulevard Lots. For other lots the minimum of the top plate shall be no less than 10'

Eave Height	The front elevation eave height for Lake and Boulevard Lots must be at least 12' above the finished floor and 10' for side elevations. Side elevations can be as little as 9' for off-Lake and off-Boulevard Lots.
Fascia & Soffit	Fascia & soffits must be constructed of wood or Jim Hardi company cement based soffit material. No vinyl or aluminum will be allowed.
Roofs	<p>Large masses of roofs should be avoided and broken up into smaller sections of roof or with dormers or vents</p> <p>Minimum of 10:12 pitch where substantial portion of roof pitch is the same; when some roofs have pitches greater than 10:12, then partial roof pitches less than 10:12 may be allowed by the Committee.</p> <p>Roof pitches less than 10:12 may be allowed by Committee for second story roofs or for special roofs (such as shed roofs) or metal or tiled roofs.</p> <p>Architecturally cut shingles of shades of dark grey or dark earth tones are the minimum requirement. All roofing materials must be approved by the committee.</p>
Ridge Vents	Only shingle covered or English Tile ridge vents will be allowed unless architectural style calls for mission tile.
Gutters	Must be half round with round downspouts; colors must be submitted to Committee for approval prior to installation
Fireplace Chimneys	<p>Exposed portion must be brick or stucco. (No synthetic stucco, wood, siding or vinyl)</p> <p>Chimney caps may be brick, slate, terra cotta, bronzed (Brown) anodized aluminum or copper</p>
Roof Vents	<p>Roof penetrations must be painted color of roof or must be anodized aluminum with Brown Metal Color or copper, and must be located in rear of the home where possible, or at the least visible section of roof mass. Under no circumstances shall any be located on the front elevation.</p> <p>Plumbing or mechanical vents shall be connected within the attic to minimize number of roof penetrations</p>

Exterior Material Exterior materials must be stucco, brick, or siding as approved by the Committee. No painted brick shall be allowed unless approved by the Committee.

Some amount of stone/cultured stone accents may be allowed at the discretion of the Committee.

Siding is not allowed on any front elevation (except where the Committee deems appropriate) and is restricted to a total of 15% of veneer total on lake lots and 25% of total on all other lots.

No vinyl or aluminum material (as siding, fascia, soffit or otherwise) shall be allowed

Brick All brick used must be old brick or brick approved by the Committee. All masonry joints or grout must be gray unless otherwise approved by the Committee. Painted brick can be new in modular size.

Siding Siding must be wood or cement based single board lap siding subject to the approval of the Committee

Siding should be used to accent the architectural style rather than used for major walls. Siding shall not be used on more than 20 % of exterior walls on lake lots and 25% of exterior walls on all other lots, without prior written approval of the Committee.

Colors Exterior color samples, including siding, stucco, trim, brick, and roof material should be submitted simultaneously to the Committee with Final Plans or, at the latest, prior to the black-in phase. No masonry or final work shall take place without having submitted exterior finishes and colors and having received a written approval of colors and exterior finishes from the Committee.

Subdued colors are encouraged; no bright or pastel colors will be accepted.

Skylights No skylights are allowed on any elevation of the home which faces a street.

Only flat skylights shall be allowed elsewhere.

Must be shown on plans when submitted or (if after construction) on a drawing submitted to the Architectural Control Committee.

Solar/Heat Collectors	Solar and Heat collectors may be installed subject to approval of the location of such facilities by the Committee. Solar collectors must be located within a fenced yard and hidden from view to the extent possible.
Windows	Wood or wood clad (with vinyl or aluminum) windows shall be required True Divided Lights (TDL) for any elevation facing a street and shall include a brick mold. For any exterior window facing the street, the mullions must be on the outside of the glass. Simulated Divided Light (SDL) type windows may be approved by the Committee for use on the street facing elevations but must be submitted for approval by the Committee. These must have brick molds and be a higher end manufacturer and model.
Shutters	<p>Only operable wood shutters will be allowed.</p> <p>Shutter width should be proportionate to the window (1/2 of width if two shutters are used or 3/4 width if one shutter is used).</p> <p>Shutters on elevations facing any street or lake shall be functional, with all appropriate hardware and shutter dogs that are painted black and of ornamental iron quality.</p> <p>Large picture windows should not have shutters.</p> <p>Closed shuttered windows (or false windows) shall have shutters installed and the attendant hardware shall be included.</p>
False Dormers	Appropriate window treatments must be used to prevent the interior of the attic from being seen or framing and reverse of window glazing must be painted black so as not to be seen from any street.
Window Coverings	<p>No foil, sheets, reflective materials, paper or other inappropriate materials or bright colors shall be used on any windows for drapes, sunscreens, blinds, shades or other purpose on a temporary or permanent basis.</p> <p>Interior window coverings shall be lined in a neutral color so as not to detract from the exterior of the home.</p>
Window Screens	If screens are proposed for windows, this should be submitted with plans, or if proposed later, details and location must be submitted to the Committee for prior approval.

Doors Solid core wood doors are required on the front elevation or any elevation facing a street or lake. Doors may have glass panels.

Car Storage Any home on a lot adjacent to a lake area must have a fully enclosed garage with a closing garage door, and such garage must be located in the front of the home with side access. Once complete, no cars shall park in a manner to block the sidewalk or streets on a continual basis. Parking is regulated to garages and driveways.

Any car storage area on the front ½ of non-lake lots must be fully enclosed and must have a closing garage door. All homes shall have car storage for not less than 2, nor more than 4 cars.

Garages shall load from the side and the primary opening shall not face any street (without Committee approval), except for corner lots which may face (open to) the street on the long side of the Lot, except for Lake Lots or where greenbelt common areas exits at the side yard, which shall have garages on the front half of the lot. See driveway plan or check with the Committee for location of driveway and to the lot.

Any side loading garage in the front of a home must have its primary opening facing the main part of the front of the house (where the main front door is located).

All lots must have an enclosed garage (not an open carport) with a closing garage door.

No garage doors with glass windows will be approved by the Committee unless the design of the home is overall a transition contemporary style. All required garage doors shall be equipped with fully operational automatic openers activated by remote control.

Garage doors may be constructed of wood or painted metal, and must be raised panel or as approved by the Committee.

Windows in garage walls that face any street must have appropriate window treatments to screen garage interior from the street and may be required to have operating shutters.

The Committee reserves the right to approve alternative garage locations if screened properly and presented in manner that enhances the style of the home.

Parking Pads

Those in front of the home on the street side shall be screened from street with landscaping.

Parking pads are required for any vehicles regularly parked (outside of a garage) in the front half of a Lot. Parking on the street is discouraged but may be allowed for a maximum of three days per month. The Owner of the Lot shall notify the Committee prior to such temporary parking.

All owners and property owners recognize the need for temporary construction parking on the streets and right of ways while any home is being constructed. This parking shall be limited to daylight times.

Driveways

Must be constructed of concrete with a brick or paver apron from the street curb to the sidewalk. Asphalt and granular materials such as gravel, crushed stone, or dirt are not permitted for use on driveways.

Driveways shall only be on the side of the Lot designated in writing by the Committee and shall not be constructed any closer than 2 feet from the side property line or 4 feet from any utility boxes or street light poles.

Each driveway shall flare to an apron of between 3 and 4 feet on each side of the driveway. The driveway plan for the subdivision should be obtained from the Committee and examined prior to home design as driveway locations are predetermined for all lots. The Committee may grant variances from the driveway plan when deemed appropriate because of special circumstances of lot layout, design of house, utility box location, street drain location, or for other reasons at the sole discretion of the Committee. For no reason should a driveway apron be any closer than 4' to an inlet box.

Gazebos & Lanais, arbors, gazebos and pigeoniers should relate architecturally to the design of the home in both form and material. Details and location of such structures must be submitted for approval by the Committee prior to construction thereof.

Storage Sheds

Storage sheds must be attached to the house or garage and shall be constructed of the same materials as the residence; no prefab, free-standing structures shall be permitted. "Pods" used for moving into residence shall be limited to one week on property. Any and all structures built on any part of the lot shall be subject to approval from the Committee.

Pools, Spas & Hot Tubs

The design and location of pools, spas and hot tubs must be approved by the Committee and shall be harmonious with architecture and landscape design.

Pool fences shall conform to City/Parish requirements and the requirements for fencing in these Restrictions. Fence locations must be approved prior to installation.

Pools and Jacuzzis must have a minimum setback of five feet (5') from the rear property line and five feet (5') from each of the Lot's sidelines. For Lake Lots pool and Jacuzzis must be Located no closer than the allowable fence line.

Bulkheads & Decks

All owners of Lake Lots must submit detailed plans of proposed bulkheads/piers for approval by the committee prior to beginning work on such improvements. The following is a rough guideline to help with the planning process and to provide the Lake Lot owner with information on the correct way to go about adding such improvements.

Bulkheads—In accordance with the new Federal Environmental Protection Agency regulations all bulkhead materials shall now be ACQ (alkaline copper quaternary) treated lumber instead of CCA (chromium copper arsenate). The arsenic content of CCA is toxic to both people and the fish population and will not be allowed in Lexington Estates.

1. No construction shall be started on any Lot or Lot Servitude without first having obtained written approval of the Committee which may or may not be granted at its sole and complete discretion.
2. A flexible anchor sheet piling bulkhead incorporating a sheet vinyl piling system is the only approved bulkhead system. No other piling system such as wood, brick, masonry, stone, concrete, steel, or aluminum shall be used.
3. The bulkhead must run the complete length of the lake frontage and at an extension into the water such as to (a) connect flush with existing adjacent bulkhead or (b) be appropriate to connect with future bulkheads on adjacent properties. If there is no adjacent bulkhead, the bulkhead should be returned briefly at both ends to provide erosion protection. The top elevation of all bulkheads shall be 16" above the outfall elevation of the lake as certified by a civil engineer.
4. The sheet vinyl must be certified external grade, preferably virgin cap-stock co extruded to provide ample resistance to weathering and be a minimum of 0.225 inches in profile thickness. It must be gray in color. Web depth must be 5 to 7

inches and section width must be approximately 12” to provide a similar appearance amongst all installations. Six foot lengths of sheet vinyl are specified to assure adequate depth of penetration into the lake bottom. The sheet vinyl sections must be driven into the earth until friction prevents movement of the vinyl from earth and flood water pressures.

5. The outside (lakeside) wales or joists will be 4x6 inches and certified treated to a concentration of 0.80 pcf with AQC. The inside (landside) wales will be no less than 2x6 inches and likewise 0.80 ACQ certified treated wood. The top cap will be 2x12 inches, pressure treated to 0.40 ACQ as certified by the manufacturer. See attached figures 1 and 2 to facilitate description of the entire retaining wall system including a deck, if approved in advance by the committee.
6. Anchor pilings will be set on five foot centers, 10 feet in length and pressure treated to 0.80 ACQ as certified by the manufacturer. An anchor system will be provided by connecting the pilings to the wale with ¾ inch solid hot-dipped galvanized rods each 12 feet long. All fasteners through out the complete wall system must be hot-dipped galvanized or stainless steel to prevent corrosion of the fasteners. Be aware that for assured corrosion resistance to ACQ the Facility Planning and Control management of the State of Louisiana recommends using only 300 or 400 series steel fasteners.
7. Wherever feasible bulkheads will be installed straight within their individual Lot Servitude and provide for future attractive connection to adjoining Lots. At lake corners rounded or multiple straight sections may be required, but in all instances the lines of the retaining wall will be unwavering, architecturally simple and of good workmanship.
8. The outline of the bulkhead must be temporarily established using string lines and posts imbedded into the lake bottom and must be approved by the Committee prior to full construction. Failure to get the approval of the Committee will result in a fine of Five Thousand (\$5,000) dollars and removal and replacement of the structure by the Lot Owner and Bulkhead Contractor.
9. Bulkheads must be backfilled completely to include sufficient granular material to prevent future damage to the wall from the pressure of the expanding clay soil typical in our area. All property areas eroded or damaged during construction must be covered with sod.
10. Bulkheads must be installed all the way across the lake frontage from one side lot line to the other.
11. Any and all drainage or other penetrations through the bulk head material shall be at least 4” below the outfall elevation for the specific lake where the lot is located.

Decks—This section of the addendum is to provide for construction of approved decks adjoining approved bulkheads along the lake frontage.

Wood Decks along the lake frontage:

1. No construction shall be started on any Lot without first having obtained the written approval of the Committee.

2. Decks of any design or material will be approved only for areas immediately adjoining a lakeside bulkhead or retaining wall. Decks must be integral with the bulkhead, extend the full width of the lake frontage lot, and be four feet deep. Piers and ramps any kind are not allowed.
3. Decks and deck supports must be constructed only from wood treated with ACQ (alkaline copper quaternary) with 0.40 pcf loading.
4. Decks constructed of concrete, brick, metals, and any other material except unpainted ACQ wood will not be permitted.
5. The structure of the deck must be sturdy to assure adequate support for the service life of the treated wood. The deck surface must be of 2x6's laid perpendicular to the length of the retaining wall and cut flush at the lakeside with the top of the wall. (If a deck is added to a retaining wall the cap of the wall must first be removed). The support structure under the surface must be a series of 4x4 posts 6 feet long to which are attached 2x6 vertical stringers, one on each side of the post. The posts will be driven into the ground at 8 foot intervals along the length of the wall in two parallel courses; one adjoining the retaining wall, the other at the far end of the deck surface. The top of the posts will be flush with the underside of the decking. Two additional courses of 2x6's of joists on edge will be toe nailed to the stringers below. To prevent corrosion of the fasteners, all fasteners for this ACQ wood must be 300 or 400 series stainless steel or an approved/certified hot dipped galvanized. See the attached figures to facilitate the description of the deck structure.
6. All property areas eroded or damaged during construction must be covered with sod or hardscape.

Hardscape decks between wood deck and retaining wall:

1. Finished hardscape decks are allowed, subject to the approval of the Committee, between the wood deck and retaining wall.
2. Hardscape decks are not allowed within 6' of each side property line.
3. No bare concrete decks will be allowed.
4. Only cast iron or cast aluminum patio furniture is allowed in the deck areas. No portable "lawn chairs" or plastic furniture of any kind will be allowed at any time.
5. Hardscape decks must maintain positive drainage from the retaining wall to the bulkhead at a rate of 5%.
6. Hardscape is allowed within the maintenance servitude provided owner acknowledges that such improvements may be damaged due to Committee, other owners, or maintenance workers needing access across their lot through the maintenance servitude. Owner understands and agrees that any damages occurring on their property are their own responsibility and are to be repaired at their own expense.

Retaining Walls—This section outlines installation of retaining walls along the lake frontage.

1. Structural design and finish must be approved in writing by the Committee prior to work commencing. A detail of approved retaining wall construction can and should be obtained by the owner from the Committee for guidance.
2. Finished grade may not be raised more than 12" above existing grade.
3. Retaining walls must end no closer than 6' from each property line.
4. Grade at the end of the retaining wall must be sloped so as to not adversely affect the drainage of the adjacent lot nor the ability of the adjacent lot to add a retaining wall at a later date.
5. Retaining wall must be no more than 10' from the lakes edge at normal fill.
6. Any steps must be constructed on the lake side of the retaining wall.
7. Accent lighting and foliage may be installed provided they do not block access to the maintenance servitude. Also, owner understands and agrees that any improvements that are damaged due to an owner, the Committee, or maintenance personnel needing access through the maintenance servitude are the responsibility of the lot owner. Owner understands and agrees that repairs to such improvements are their own responsibility and will complete such repairs at their own cost.

Drainage

The Owner of each lot is responsible for providing “positive” storm water drainage in the direction indicated in the drainage plan for Lexington Estates Subdivision on file with the Dept. of Public Works.

Any subsurface drainage plan must be approved by the Committee prior to installation.

A Lot Owner shall not impede or modify the natural drainage flow of any lot in any manner that will adversely affect any other Lot.

Owner’s failure to protect neighboring yards from runoff could result in legal action by the Board or neighboring owner to force the correction of the drainage problem. First In construction shall not slope their final grade to the neighboring lots leaving the neighbor to correct. If the First In construction slopes their final grade to the neighboring lot they cannot object when the Second In Construction also slopes to the side property line. If the result of neighboring houses being constructed is that some water is held or not positively drained then both parties shall cooperate and hire a landscape subcontractor to install underground drainage piping to allow the water to flow to the point it will follow positive drainage to the street curb or legal Drainage Servitude. Both parties shall split the cost of the underground drainage.

Mailboxes

The Committee will designate a type of mailbox, including mounting post (the “Subdivision Mailbox”) as to design, construction, material and color to be used for all lots in the Subdivision. When a house is built on any Lot, the owner thereof shall only use a subdivision mailbox, the purchase and maintenance of which shall be the sole responsibility and at the sole cost of each respective Owner. The Committee may designate a mailbox placement plan (depending on requirements of the United States Postal Service), in which case Owner shall place his respective mailbox according to such plan.

Contractors available to perform installation of Owner supplied mailbox are as follows:

Integrity Mailboxes	225-763-9400
Aluminum Accents	225-278-3967

Both are competent contractors and are experienced in mailbox construction and placement within communities such as Lexington

Estates. Contract them directly to ascertain details regarding pricing and installation.

The standard mailbox for Lexington Estates is a Deluxe Style Mailbox with a black aluminum decorative box and a decorative pole. Submit for approval prior to installation

Mailboxes shall only be installed according to the routing plan set forth by the U.S. Postal Service.

Fences

All fence details must be submitted to the Committee for approval prior to construction. Gates are considered as part of the fence and must be submitted for approval. In no case should a gate be more than 4' wide and should match the fence in material and height. Perimeter fences shall be constructed of natural (unpainted/unstained) cedar or cypress, stucco, ornamental iron, or brick. No fence shall exceed 6' in height (unless a variance has been submitted to and approved by committee). Board fences must be dog eared and the fence posts shall be wood. Fences shall not be constructed farther forward than the front elevation (and side elevation for a corner lot) of the residence without approval from the committee. Chain link and wire fencing are prohibited.

For Lake Lots rear fences and the rear 25' of side fencing shall be constructed of wrought iron, simulated wrought iron or anodized or painted aluminum to a height of no more than 5 feet. Such fences must be painted black. No wood fences shall be allowed on the rear of a Lake Lot or within 25' of the rear fence line on the side elevations. The balance of the sideline fences (after the initial 25' from the rear) may be constructed in any approved manner set forth by the paragraph above. There shall be no fences placed in any Common Areas (including lot servitude areas). Rear fences shall not be constructed any closer than 7' from the top of slope on lake lots. This is to provide a maintenance servitude for workers should they need access to the lake. Plants or trees may be planted inside the maintenance servitude, however, they are subject to removal at the cost of the owner should someone need to gain access through the servitude behind the lot. Lake Lot ornamental iron fences shall have columns constructed of Old St. Louis brick on the corner of each side property line at the rear fence line. The columns shall be 6" taller than the fence they support and in no case shall be more than 24" wide. Gates for ornamental iron fences shall be no more than 4' wide and shall be of the same height of the fence. See detail for approved column construction.

Posts and Rails shall be placed on the inside of the fence when facing the street or a driveway. Property owners are encouraged to cooperate together so everyone agrees on the direction of rails and posts. Neighbors that direct rails and posts towards their neighbors side must allow that neighbor to add vertical boards to the backside of the rails.

Owners of off lake and off street lots that choose to upgrade their fencing to ornamental iron agree that where the restriction allows for wood fencing, the neighbor has the right to install wood fencing against the ornamental iron fence.

Ornamental iron fence must meet height restrictions similar to the wood fencing, unless authorized in writing by the Committee.

Stucco Walls or Fences must be placed on Brick or Concrete Block on top of a concrete footing of significant structural integrity to keep the wall or fence from being affected by wind or subsidence. Structural calculations may be required by the Committee.

For any wood fence in Phase IIA Part One or beyond the side yard wood fences must be shadow box style.

For front facing fences a drive through double gate leading to the back yard may be allowed provided they are constructed of the same material as the fence itself or as approved by the Committee. Any stored items must be completely screened from view by the fence both from the street and from the adjacent lots. Any structural materials for the gate must be on the inside and not visible from the front elevation. Columns are allowed to provide support for such double gates so long as they are built of similar material as the home, are no more than 6" taller than the fence and are no more than 24" in width.

For Lots fronting Nicholson Drive (Hwy 30) or Lexington Lakes Avenue are required to install 24"x24"x72" min tall brick columns at the rear lot corners for lots up to 90' wide. For lots wider than 90' one additional intermediate column shall be required. Footings shall be a min. 16" deep, with rebar. Old St. Louis Brick to be used as the finish veneer. See detail similar to Lake Lot fence requirements. The fence is to be constructed within thirty days of Certificate of Occupancy for residence. The column is to be higher than the wood fence by a minimum of 4".

Courtyards in the front of the property can extend no further than 10' forward of the front building line and should be constructed of

brick, ornamental iron with brick columns or stucco on brick or concrete block. The lower 24" of courtyard walls must be solid material and match that of the columns as approved by the Committee.

Prior to installation of any fence, a site plan shall be submitted to the Committee for approval. The plan shall include locations of the fence, gates, and details of the materials and a section of the fence.

No fence shall be installed without the express written consent of the Committee. If the Committee had not given a approval of the fence plans, the lot owner may be required to remove the fence in its entirety.

Landscaping

The following provides a guide to required landscaping for the Subdivision. A landscape and irrigation plan and specifications showing the name, species and placement of plant material, as well as quantity and size shall be submitted to the committee for approval.

A Standard Lot is defined as any with a minimum average width of 70 lf. Please see Small Lot Landscape Addendum for lots that average less than 70 lf width.

Landscape plans should be submitted with house plans, but in any event, no later than black-in stage of home construction. All yards facing streets and lakes shall be fully landscaped, sodded and irrigated prior to move in. All other yards not fenced in shall be fully landscaped, sodded and irrigated prior to move in. Yards that are fenced in with wood fencing that is allowed and not on a street or lake shall be required to have Sod fully installed prior to move in. Specific landscape requirements for each home site shall be determined by the size of the lot. The following chart shows the minimum requirements for landscape design materials for all lots.

LAKE LOTS

Lot Size	Large Trees	Medium Trees	Small Trees	Shrubs
All Sizes	3	4	4	125

CORNER LOTS

Lot Size	Large Trees	Medium Trees	Small Trees	Shrubs
75x140	2	4	2	100

80x160	2	4	2	100
90x160	2	4	3	100
100x180	2	4	3	125

NON LAKE LOTS

Lot Size	Large Trees	Medium Trees	Small Trees	Shrubs
75x140	2	3	2	100
80x160	2	3	2	100
90x160	2	3	3	100
100x180	2	4	3	125

Lot sizes refer to minimum size within a designated size group. Not all Lots are alike and as such any Owner should determine the size of their Lot and refer to the specifications set forth for the nearest group to their actual lot size. Calipers (trunk size) are measured at forty-eight (48”) inches above the ground.

Sixty (60%) percent of trees and shrubs required for the lot as set forth by the chart above shall be planted in the front yard. The remaining are to be planted elsewhere on the lot. Lake Lots or Lots that back up to Nicholson Drive or Lexington Lake Avenue are required to have a minimum of one additional large tree in the back yard along with the rear yard landscaping. Corner Lots are considered to have two front yards for landscaping purposes, therefore, two thirds of the required plant materials are to be planted in this area. One third of the required plantings are to be planted in the rear of the yard.

Sod shall be installed on the entire yard (front, side, and rear) prior to occupancy of home. In addition to the front yard, the Lot Owner shall sod the area between the curb and sidewalk. A piped automatic irrigation system with rain bird style sprinkler heads is required in the full yards for all areas of new construction. The design for this system is to be included on the landscape plan.

All air conditioning compressors, utility boxes, pedestals, gas/electric meters, pool equipment, pet housing, compost areas, and additional parking must be visually screened from the street, lake, park areas, and side yard view by appropriate fencing or landscaping. Details must be submitted with the landscaping plan to the Committee for approval. If landscaping is to be used for such screening, plant materials shall be at least

as high as the items being screened. All such screening shall be complete prior to occupancy of home.

If weather conditions prohibit completion of sod and or landscaping prior to occupancy then the committee may direct owner to escrow \$4000 with the Association. These funds shall be in addition to the Construction Deposit. Such escrowed funds and Construction Deposit shall only be released to the Owner upon completion of all of the landscaping on the Lot according to the approved landscape plan for the Lot. Any Owner who does not complete landscaping within the approved timeframe as set forth above shall be subject to a fine of \$500 per month each month the landscaping is delayed beyond the timeframe set above.

Recommended Planting List

The following plant materials were selected for their compatibility with both the Baton Rouge climate and the overall design theme of Lexington Estates. Other trees and shrubs may be used with the approval of the Committee. Plans including only trees and plants from the following list are still subject to plan approval by the Committee. At least one large oak tree shall be included on each lot.

TREES

Large (minimum caliper size 3.5" as measured at 48" above ground)

Live Oak	(red oaks have been eliminated from list)
Willow Oak	Large 10" caliper Palm trees can be substituted 2 for 1
Cherry Bark Oak	
White Oak	
Bald Cypress	
Drake Elm (1 max of total trees)	

Medium (minimum caliper size 2.5" as measured at 48" above ground, 45 gallon min.)

River Birch	Savannah Holly	Crepe Myrtle
Swamp Red Maple	American Holly	
Bradford Pear	Weeping Willow	
Silver Maple	Little Gem Magnolia	
Drake Elm	Bracken Magnolia	

Small (minimum size 30 gallons)

Crepe Myrtle	Oriental Magnolia	Sweet Bay Magnolia
Cherry Laurel	Chinese Fringe	
Sweet Olive	Wax Myrtle	
Parasol Tree	Southern Crabapple	
Windmill Palm	Purple Leaf Plum	
Japanese Maple	Teddy Bear Magnolia	

SHRUBS (minimum size 3 gallons)

Boxwood	Hollies	Nandina	Yupon Holly
Eleagnus	Red Tip Photinia	Spirea	Agapanthas
Pittosporum	Indian Hawthorn	Mahonia	
Philodendron	Pyracantha	Banana	
Hydrangea	Dwarf Azalea	Azalea	
Camellia	Gardenia	Sago Palm	
Ligustrum	Abelia	Fatsia	

VINES

Carolina Yellow Jasmine
Confederate Jasmine
Wisteria
Fig Vine
English Ivy

GROUND COVER

Liriope	Asian Jasmine	Ajuga
Monkey Grass	Blue Pacific Juniper	Aspidistra
Louisiana Iris	Wood Fern	Ardisia
Asparagus Fern	Daylilies	Indigo

GRASSES

Centipede (certified centipede recommended)
Bermuda
St. Augustine

The Developer reserves the right to approve alternative plans where there is a well planned coordinated concept and design (such as palm trees which shall require a minimum caliper of six inches and have two trees for each one standard tree required). All plans must be submitted to the Committee, or the Developer prior to start up of any work. Plan must be designed by a professional Licensed Landscape Architect and must include two sets of CAD designed plans on 11"x17" paper. The submittal must include the license and contact information of the designer. The plans shall include a complete plant list with legends of symbols, sizes, descriptions and count of all plants, as well as the underground irrigation and sprinkler plan w specific information as to manufacturer. All front, rear and side yards facing the streets or lake shall include an underground automatic watering system.

No hand written plans shall be accepted or approved. No work shall start with out a written or email approval by the Developer or the Committee, and no Landscape subcontractor may perform work in Lexington Estates without prior written approval. All landscape subcontractors desiring to perform work in Lexington Estates must submit an application with copy of license and list of past work and clientele. The Developer or Committee reserves the right to deny approval of any Landscape subcontractor for any reason.

Landscaping borders are limited to green or black metal unless a variance is approved by the Developer or review board in writing.

Plans for landscaping and irrigation shall be submitted no later than thirty days prior to the installation and occupancy of the house. Alley lots shall be considered on a lot by lot basis but generally they will be at sixty percent of the regular requirements rounded up to the next number. All lots require sprinklers on all areas of the lot not covered by the home or concrete flatwork and must be shown in the submittal.

Sixty foot lots or those smaller shall be required to install sixty percent (60%) of the landscape requirements of the standard builder lots or as required above. Sixty foot lots shall strive to include one signature large tree generally a live oak, willow oak or white oak.

Swimming Pools

Pools are generally considered an attractive addition to individual properties and can be approved however detailed plans must be provided at least thirty days prior to construction start up. All Pool Builders must be pre-approved to work in the Subdivision.

The plans must include a site plan w all dimensions of the proposed pool, flatwork and to all property lines and existing buildings.

The plans must show the location of any and all equipment.

The plans must show landscape additions or changes and any fencing changes.

The plans must list how access will be granted to build the pool.

The plans must explain where the excavated material will be placed. If the material is not placed in the agreed upon location, the pool builder and owner is responsible for moving it to a location designated by the Committee.

If the pool is being constructed on a new home that has never been landscaped the existing builder Construction Deposit shall continue to be held by the Committee until completed.

If the home is a new home that has never been landscaped yet will be occupied during pool construction the Construction Deposit shall be increased by \$4,000 and held by the Committee until completion and inspection has occurred.

All pools and or Jacuzzi's must be Gunitite in ground pool type.

All pool improvements must not interfere or be placed within any side yard setback or within five feet of the rear property line or in any existing servitude unless otherwise approved by the Committee and governing Municipal entities.

All pool, associated building and landscape improvements shall be complete and a final inspection made by the HOA representative prior to the Construction Deposit being released.

Failure to adhere to these guidelines can result in removal or renovation of the improvements the cost of which shall be borne by the Pool Builder and Property Owner.

If the pool is a remodel or addition to an existing occupied home, a Pool Construction Deposit of Two Thousand Dollars (\$2,000) must be submitted with the plans payable to the Committee along with a review fee of \$250 payable to Lexington Land Development along with the plans as required above.

For those owners located in phases IIA1, IIA2, III and IV the owner shall remain responsible for maintaining and paying for the membership to the Lexington Estates Clubhouse Association, Inc. (Lex Pool) or as required in the Restrictions for the Lexington Estates Subdivision, including future Revisions.

Failure of the Developer or Committee to notice or correct any one lot or instance whereby an Owner, Builder, or any related party fails to comply to these requirements does not void the requirement or ability to enforce these restrictions on any other lot or in any other situation. It is the responsibility of the Lot Owner to oversee and enforce these restrictions on their Builder, or be held responsible for fines and late fees.

Remodels/Changes All details of any remodel, repaint, addition or significant change in the exterior of the property or home shall be subject to approval by the Committee. There shall be a deposit required for all remodel, repaint, fencing changes, Architectural changes or additions, pool additions, and any other change to the exterior of the property. It is the responsibility of the Home Owner to contact Greg Flores prior to making any changes to the exterior of the home. The phone number is 225-413-7286 or 225-757-0250 or by email which is Greg@lexestates.com.

Future Provisions Special provisions may be added at a later date to accommodate zero lot line lots should they be included in future products or filings or for other building types including but not limited to zero lot line homes, multifamily attached housing, office buildings, retail buildings or retail/loft combination spaces.

Fill on Lot No fill shall be added to a lot so as to adversely affect the drainage or increase the cost of foundation footings on the adjacent lot or affect the privacy of neighboring lots.

General Failure of HOA or Developer to enforce one aspect of these restrictions does not void any part of these restrictions.

Note: See the developer for the requirements for the Alley Lots. Generally these lots are sixty feet wide and will require a minimum of sixty percent (60%) of the requirements above for a standard lot including one large oak tree.

Penalties

The following penalties/fines will apply to any property within the Lexington Estates Subdivision.

The penalty will apply either on a Lump Sum (LS), Per Square Foot (PSF) or a Per Day (PD) basis. The Lump Sum penalty shall apply to each occurrence. The Per Day penalties shall commence on the first date that the violation occurs and shall continue until the violation is corrected. Owners are not entitled to any notice of a violation, and penalties shall accrue without regard to any notice sent to an Owner or Contractor. Any notice sent by Developer or the Committee to an Owner or Contractor in violation of these Guidelines is intended solely for informational purposes only and shall in no way affect the accruing of Per Day penalties under these Guidelines. The Per Square Foot charges are for repairs of Sidewalks not performed by the Contractor or Owner of the home. There will be a minimum Charge of \$400 for sidewalk repairs. All penalty fees incurred by Owners or Contractors under these Guidelines shall be deducted from the Construction Deposit.

During Construction

Failure to provide Erosion Control Measures prior to Construction Startup	\$500 LS
Failure to provide a concrete wash out box	\$500 LS
Concrete Wash out that occurs on a property other than that designated by the Developer or on the Lot under Construction.	\$500 LS
Failure to clean up Mud that's brought into the street by Vendors.	\$250 LS
Failure to maintain Erosion Control Measures during Construction.	\$100 PD
Failure to follow the Builder Guidelines or approved plans.	\$100 PD
Failure to swap out trash containers that are full.	\$50 PD
Failure to clean up construction debris.	\$50 PD
Failure to complete Landscaping according to the Builder Guidelines	\$50 PD
Failure to protect and maintain the Storm Drainage system	\$100 PD
If Trash Dumpster is placed in the street between or on the Gutter Curbs	\$100 PD
Failure to repair Concrete Sidewalks (minimum \$400)	\$15 PSF
Failure to Correct Construction Damage caused to other properties or facilities	\$1,000 LS
Failure to Submit Construction Deposit prior to Construction Start	\$500 LS
Failure to Submit Construction plans prior to Construction Start	\$500 LS
Failure to complete the home construction within 240 days of slab pour	\$100 PD

These penalties will be in addition to the cost of repairs or cost of enforcement incurred by others including the Developer or Lexington Estates Homeowners Association, Inc.

By signing these Guidelines, Owners and Contractors hereby authorize Developer and/or the Committee to deduct each penalty/fine from the Construction Deposit or to collect said penalties by lien of any property owned within the Lexington Estates Subdivision, or by any legal means necessary the cost of which shall be borne by the delinquent party.

Failure to adhere to the Guidelines could result in fines equal to \$100 per day from date the violation occurs and continuing until the violation is corrected. Contractor and/or Lot Owner are both equally and personally responsible for enforcing and upholding the rules and regulations of the Subdivision during and after construction of their home.

Lot Owners Name: _____ fax# _____

Lot Owner Signature: _____ email _____

Address of Owner: _____

Phone # of Owner: _____ Alt#: _____

Date of Owner Acceptance: _____

Contractor Name: _____ fax# _____

Contractor Signature: _____ email _____

Address of Contractor: _____

Phone # of Contractor: _____ Alt#: _____

Date of Contractor Acceptance: _____

Includes pages One through Thirty Five of the Builders Guidelines of Lexington Estates Subdivision. It is the responsibility of the Contractor, Builder and Property Owner to contact the Developer or the Committee to ensure they are using the latest issue of these Guidelines.

For Lots owned by individuals that are not Louisiana Licensed Contractors whose intention is to build a Custom home, the Owner Certification form following this page shall also be completed and signed. It is the intention of the Committee to limit construction within the Subdivision of Lexington Estates to Louisiana Licensed Residential Contractors that have been approved by the Committee and who are in good standing at the time construction is to begin. A previously approved contractor may or may not be in good standing and it is the Property Owners responsibility to contact the Committee to verify the standing of the contractor prior to signing any Construction Agreement or starting of any Construction Activity.

Owner certifies that the homes under construction on lot(s) _____ are for their personal use and will be lived in and are not for sale as spec or custom homes to anyone other than the Owners.

Owner certifies that the homes will not be marketed for sale for a minimum of one (1) year from the date the home is first occupied.

Owner agrees that for any home marketed before one (1) year of occupation that a fee will immediately be paid to Lexington Land Development, LLC (Developer) in the amount of Fifteen Thousand and no/100s Dollars (\$15,000) per home.

Owner agrees to follow all builder guidelines included in this Builders Guideline.

Owner agrees to provide a SWPPP plan prior to start of Construction.

Owner is aware of the fines provided herein for failure to follow certain Builder Guidelines and will repair any shortcomings immediately. Owner acknowledges that they are not entitled to any notice of a violation of these Guidelines other than a notice that a violation has occurred and a fine has been issued. Notification may be given to Owner by Text, Email, Postal Service Mail or Phone call.

Owner agrees that he has or will retain the services of a License Residential Building Contractor as defined by Louisiana State Law and that said Contractor shall be present for oversight of all parts of the construction of the home on lot _____ from start to completion of the landscaping activities and all other items that are included in the complete construction of the home to be built.

Owner:

Signed _____ Date _____

Print _____ Email _____

Cell Phone for Text Notices _____

Signed _____ Date _____

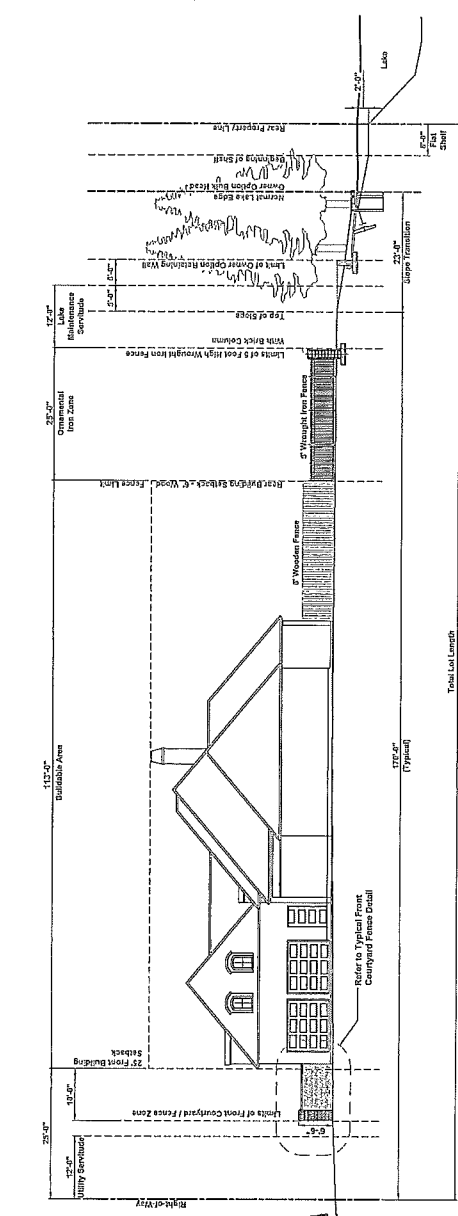
Print _____ Email _____

Cell Phone for Text Notices _____

HOA Representative:

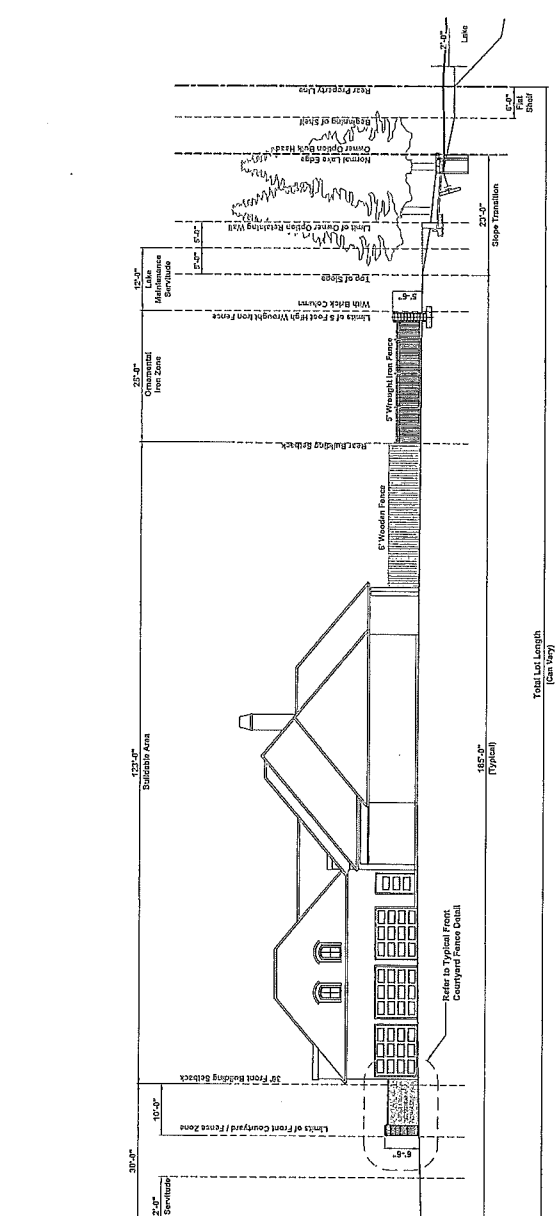
Signed by Lexington Estates Homeowners Association _____

Print _____ Date _____



Typical Section

Plan View
Typical 80-Foot Wide Lake Lot



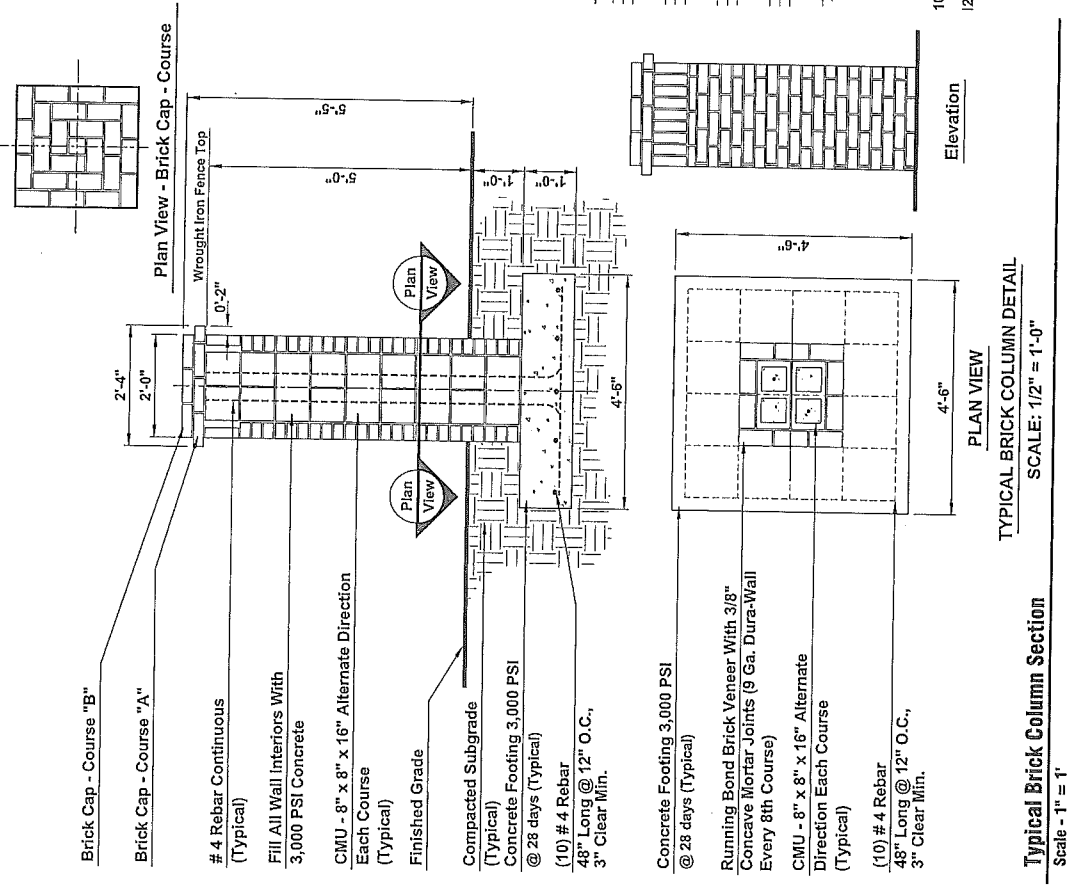
Typical Section

Plan View
Typical 90-Foot Wide Lake Lot

TYPICAL LAKE LOTS
LEXINGTON ESTATES
BATON ROUGE, LOUISIANA

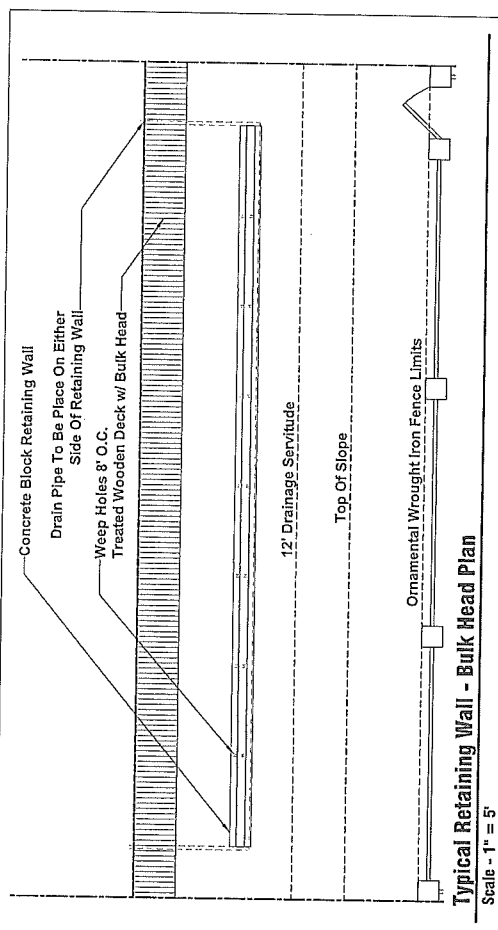
JUNE 5, 2006
PLAN VIEW SCALE: 1" = 30'
TYPICAL SECTION SCALE: 1" = 10'
25 Sample # 4-1015
JAE ARCHITECTS, INC.

SJB GROUP, LLC
QUALITY BY DESIGN
P.O. BOX 1914 • BATON ROUGE, LA 70802 • (504) 765-1914 • FAX (504) 765-1915

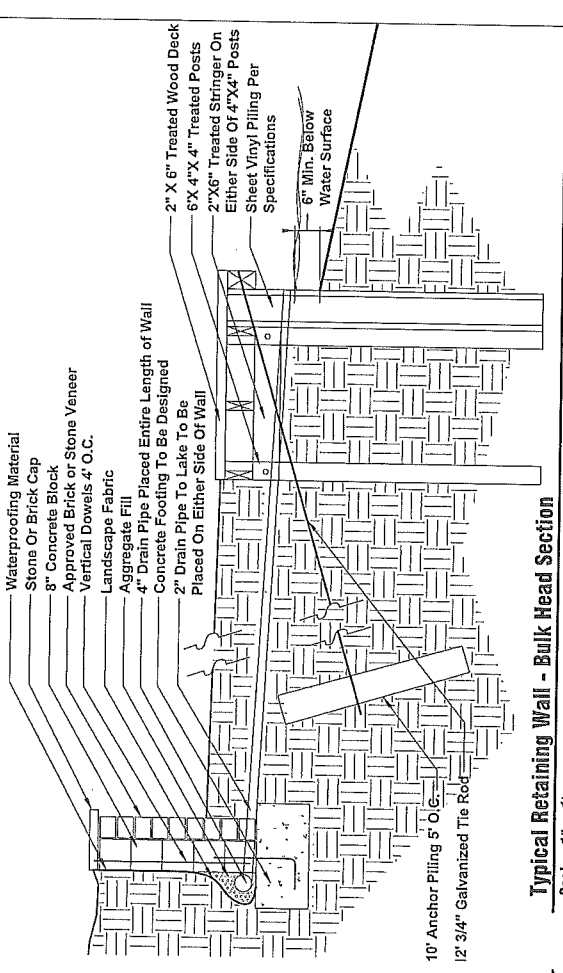


Typical Brick Column Section
Scale - 1" = 1'

Typical Brick Column Detail
Scale: 1/2" = 1'-0"



Typical Retaining Wall - Bulk Head Plan
Scale - 1" = 5'



Typical Retaining Wall - Bulk Head Section
Scale - 1" = 1'

TYPICAL LAKE LOT DETAILS
LEXINGTON ESTATES
BATON ROUGE, LOUISIANA

SJB GROUP, LLC
CORPORATE ARCHITECTURE & INTERIOR DESIGN
10000 PINE HAVEN DRIVE, SUITE 100, BATON ROUGE, LA 70801

JUNE 6, 2005
PLAN VIEW SCALE: 1" = 5'
TYPICAL SECTION SCALE: 1" = 1'