

Architectural Review Committee Checklist for New Construction

NAME: _____ **DATE:** _____
ADDRESS: _____ **LOT NO.** _____
Request: New Construction ___ Addition ___ Drainage ___ Fence ___ Pool ___ Other ___
 Architectural Review Committee Action: Approve: _____ Not Approved: _____
 Comments: _____

Cleanup Deposit(refundable) Required: Yes _____ No _____ Amount _____

River Oaks Subdivision Restrictive Covenants, Article VIII - Building Restrictions

Section 1. Residential Purposes

A) Lot is used only for one single family dwelling, accessory buildings and a private garage (See Note 1)

Yes	No	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section 2. Building Sizes and Construction

A) One story, single family dwelling with a minimum ground floor living area of 2500 square feet (See Note 2).

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B) Two story, single family dwelling with a minimum ground floor area of 1500 square feet and a minimum total floor area of 2500 square feet.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D) Building does not exceed 35 feet in height. Garage does not exceed the height or number of stories of the single family dwelling. Enclosed garage can accommodate at least 2 automobiles of standard size. There is a concrete driveway from the garage to the hard surface portion of the street adjacent to the dwelling.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Section 3. Location of the Buildings

A) All dwellings, garage and accessory buildings conform to the prescribed set backs of no nearer than 40 feet to the front lot line, no nearer than 15 feet to the side street line, no nearer than 10 feet to either interior side of the lot line (if not a side street line) or no nearer than 30 feet to the rear lot line. Detached garages no nearer than 5 feet from any interior side lot line. Swimming pools, patios and decks shall not be located nearer than 20 feet from the rear lot line. Steps, eaves and open porches shall be considered as part of the building. (See Note 3).

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B. All buildings are outside of utility and drainage servitudes. Construction of any nature, including fences, is prohibited in drainage or street easements (Parish standard)

Section 4. Driveways and Sidewalks

A) Location of driveway does not interfere with electrical transformers within servitudes. Driveway is not located nearer than 2 feet to any side lot line.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B) Driveways run from the garage to the street and are constructed of reinforced concrete at least 3 1/2 inches thick with expansion joints not more than 20 feet apart with one joint at back of street curb. Driveway is at least 9 feet wide. The width of the driveway at the street curb is a minimum of 15 feet and does not encroach past any side lot line property extension.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C) Sidewalks from the house to the curb are at least 4 feet in width and made of material acceptable to the Architectural Review Committee

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Section 5. Yard and Housing Lighting

Each lot has an electrical or gas light fixture on a pole either in the front yard or on the front wall of the single family dwelling. (See Note 4)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Section 6. Appearance and Use Restriction of Lots

J) The home has a security system connected to a central monitoring station. (See Note 5)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Yes No NA

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P) No lumber, metals, bulk materials, refuse or trash shall be kept, stored or accumulate on the lot during the course of construction beyond 180 days.

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Q). Drainage

The plan does not interfere with the established drainage pattern of water over the lot or interfere with drainage through any drainage servitude on the lot. The lot is graded to drain to the nearest appropriate drainage servitude. There is a 5 foot wide drainage-way (swale) within the five feet of the lot inside and adjacent to the interior side lot lines that carries water from the lot and the adjoining lot to the the appropriate drainage servitude. Fences do not substantially interfere with the drainage flow in the swale area. Grading, fill and elevation with respect to meeting the drainage requirements are to be done when construction begins on the lot.

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Section 7. Fences, Walls and Hedge Rows

Fences, walls and hedge rows are located on the lot no nearer to any front or side street as specified in the setback requirements stated in Section 3. A and are no higher than 6 feet above the ground. Fence material approved by the Architectural Review Committee. (See Note 6)

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Section 8. Landscape Requirements and Restrictions

A) Acceptable landscaping in the street right of way fronting the lot between the curb and lot line.

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B) No trees measuring 6 inches in diameter one foot above the ground may be removed without the prior written approval of the Architectural Review Committee. (See note 7)

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Section 10. Mailboxes

All mailboxes shall be a standard design previously approved by the Architectural Review Committee.

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Section 11. Restrictions on Waterfront Lots

A) No wharf, pier, bulkhead, boat house, boat launch, boat hoist, or other structure or obstruction shall be built or maintained on any lot abutting a waterway on a lot without the prior written approval of the Architectural Review Committee.

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B) The submission for approval of use within section 1 above shall be made to the Architectural Review Committee in writing along with all documents required under Article VII herein together with copies of all necessary federal, state and local approvals and permits which may be required for the construction/structure.

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Section 13. Swimming Pools

A) Swimming pools, patios, and decks located in the rear portion of lot at 20 feet from any rear lot line and not in a required side yard area.

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B) Swimming pools, patios and decks are constructed in the ground and at normal ground level.

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C) A fence complying with St. Tammany Parish Ordinances and the Architectural Review Committee completely surrounds the pool.

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NOTES

Note 1 - Covenants allow a carport provided that an enclosed storage shed is connected to the carport.

Note 2 - Lots 87,88,89,90,91,92,93,94,95,97,98,106,107,108,109,119,120,121,122,123,124 125,126 127,128,129,130,131,132,133,134,135,144,145,146, and 147 are permitted to have 2100 sq.ft of living area. Two story house must have 1400 sq. ft of living area on the ground floor.

Note 3 - The Architectural Review Committee may approve specific, reasonable deviations from setback standards due to the nature of terrain, lot configurations and or proximity to other

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structures, and these deviations are beneficial to specific or adjacent residences.

Note 4 - The design, height and location shall be subject to the approval of the Architectural Rev Com.

Note 5 - System to be approved by the Architectural Review Committee

Note 6 - No fence shall be constructed of wire or chain link on any portion of the lot.

Note 7 - Architectural Review Committee must approve the removal of any tree measuring 6 inches in diameter 1 foot above ground level unless it is located within 10 feet of the building location or right of way for a driveway, sidewalk or walkway. See Restrictive Covenants for more detail.