

# STANFORD OAKS

## SUMMARY OF RESTRICTIONS

*The following summary is only a brief description of the Declaration of Covenants, Conditions and Restrictions and the "Design and Construction Code" handbook; both of which are legal documents that govern the property. Each lot owner shall be obligated to comply with all provisions of the Declaration and the Code, whether or not summarized here.*

- The overall design and quality of the homes in Stanford Oaks will be enhanced through the use of "Traditional Southern" architectural designs including the styles of Greek Revival, Georgian, West Indies and the Colonial Styles of French and Spanish; all styles typically found in the cities of New Orleans, Charleston and Savannah.
- The Architectural Review Board (the "Review Board") shall be responsible for maintaining the high standards of construction and design criteria set forth in the Declaration of Covenants, Conditions and Restrictions and the supplement entitled Design and Construction Code (the "Code"). The Review Board shall be initially comprised of the Developer and its representatives.
- **Approved Architects and Builders** - Lot owners will be required to use the services of a licensed, residential architect and contractor; both must be approved by the Review Board (see Developer for a current list). It is ultimately the lot owner's responsibility to comply with all building and design guidelines in the Code regardless of which architect or builder is chosen from the approved list.
- **Plans and Specifications** are required to be submitted to the Review Board for approval in two phases: (i) at the preliminary plan stage and (ii) final plans prior to commencement of any work. The standard for review is contained in the handbook section entitled "Design and Construction Code" (the "Code"), included with the Declaration of Covenants, Conditions and Restrictions. The Review Board has broad authority to approve or disapprove any proposed matter for any reason as set forth in the Code.
- **Landscape Plan** - Each residence shall have a landscape plan submitted and approved by the Review Board with minimum standards of landscaping (bushes, shrubs, trees, grass sod, planted beds) in place within thirty (30) days of substantial completion of home or Certificate of Occupancy.
- **Plan Review Fee** of \$250 shall be payable upon submission of construction plans.
- **Construction Deposit** of \$2,000 per lot is required prior to construction to insure a clean job site, protection of infrastructure including all improvements, trees and landscaping, and compliance with the Code.
- **Membership** in the Property Owner's Association (POA) is required. Dues are budgeted to cover cost of ownership, management and maintenance of the landscaped common area by a professional lawn care company year round. Payment of dues or assessments is enforced by property liens and through personal obligation of the lot owner.
- **Maintenance** - Lot owners are responsible for maintaining all Improvements on their lot in "like new" condition. Lot owners are also responsible for maintaining vacant lot(s) and are to keep lot (s) free of debris at all times. The POA may contract with a landscape company to mow all vacant lots at lot owner's expense.
- **Minimum Size** - The minimum square footage of living area shall be 3,000 square feet for all lots. The Review Board may have the authority to reduce the minimum by no more than 10% on a case by case basis.
- **Building Setbacks** - Side yard setbacks are 8 feet; rear setbacks are 25 feet and front set-backs are 15 feet unless otherwise noted on Final Plat; except for Lots 7 and 8, as more specifically detailed in the Code.

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- **Elevations** – Finished floor at front elevation must be elevated at least twenty four inches (24”) above finished grade at the front of the home with steps to account for the change in grade elevation. The rear elevations for Lots 5 through 7 visible from South Lakeshore Drive shall present the appearance of a front elevation.
- **Porches** – Inviting architectural elements will be required of all home designs including porches, courtyards, balconies, terraces or stoops. Front porches must be at least eight (8) feet deep.
- **Front Entry** – Front entry shall be clearly identifiable and the focal point of the residence. The entry shall include glass either through the door, transom or side lights in proportions deemed appropriate by the Review Board.
- **Exterior Materials** – Brick, stucco and wood or cement board siding are permitted. No change of exterior material may occur at an outside corner.
- **Windows** visible from a street must have the appearance of a true wood window with exterior mullions and proper brick mould. Aluminum and vinyl clad windows are encouraged. Wood windows should only be used with adequate protection from the elements.
- **Garages** shall be located at the rear of all residences. When garage doors face a street, the maximum width of the door shall be ten feet (10’) and owners are required to enhance the garage façade with lighting, setbacks, arbors and custom door designs. Garage doors shall not face South Lakeshore Drive.
- **Driveways** shall be composed of an approved material including concrete and brick and shall remain parallel to side property line a minimum distance of two feet (2’) as shown on the Driveway Plan. Only one curb cut will be permitted from Stanford Oaks Avenue.
- **Parking** – All residences must provide a minimum of three (3) off street parking places with a minimum size of 9’x18’. All automobiles owned or used by Owner shall be parked in a garage or otherwise screened from the view of any street. On-street parking will be limited to visitors for a forty eight (48) hour period of time. Guest parking spaces on a lot must be accessed from the driveway of the home.
- **Outdoor surfaces** – Patios, porches and pathways visible from a street must be composed of stone, brick, painted wood (porches and balconies only), or concrete with sufficient trim. Stained concrete and composite wood products may be approved on a case by case basis.
- **Fences and Walls** shall not exceed thirty six inches (36”) in height in front of the front building line and eight feet (8’) in height behind the front building line. All fencing and walls visible from a street must be composed of true wrought iron, wrought iron style aluminum, masonry, or wood as set forth in the Code. Fencing along South Lakeshore and Cloverdale shall be of a style and character that is consistent across all lots within line of site and shall be kept in good repair for the benefit of the Association. All fencing and walls must be approved by the Review Board.
- **Trees** – Landscape Servitudes have been placed around specific “community” trees for the benefit of the POA. No tree, whether marked with a servitude or not, may be altered or removed without consent from the Architectural Review Board.
- **Screening** – All air conditioning compressors, utility boxes, meters and pool equipment shall be visually screened from the street by appropriate fencing, screening or landscaping.
- **Mailboxes** must be of the same design, material and paint color as approved by the Review Board.
- **Domestic Pets** shall not be of such kind or disposition, or kept in such numbers, as to cause a nuisance.

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