

Ascot Subdivision General Building Guidelines

The Act of Restrictions for Ascot Subdivision (Restrictions) creates an Architectural Control Committee (ACC) and authorizes the ACC to review applications submitted by Homeowners prior to the commencement of any work on a Lot or alteration of existing buildings within Ascot Subdivision. Following review, the ACC submits its recommendation to the Ascot Homeowners Association Board for final approval or disapproval. The Restrictions grant the ACC broad discretionary powers regarding aesthetic impact or design, construction and development, including architectural style, colors, textures, materials, landscaping and overall impact on surrounding properties.

It is the responsibility of Homeowners to familiarize themselves with the provisions of the Restrictions; however, the ACC has designed these guidelines as a tool to assist Homeowners with compliance. The inclusion of any recommendation in these guidelines shall not preclude the ACC's authority to recommend disapproval of any proposed matter for any reason.

FINAL APPROVAL

No construction, alteration or other site improvement and/or addition to any existing structure or site improvement shall be made on any property until the ACC reviews plans submitted and the Ascot Board gives final approval. *(Second Amendment to Act of Restrictions Article 3.3 Submission of Plans)* Applications may be obtained on the Ascot Subdivision website: www.ascothoa.org/resources/

3.3 Submission of Plans. *Prior to the commencement of any work on a Lot, including any grading or clearing thereof (other than weed or trash removal), the Owner of a Lot shall submit to the Committee two sets of plans and specifications for the construction, remodeling of all residences, garages, buildings, fences and walls, swimming pools, greenhouses, and other significant improvement. No work may commence on any Lot until the approval of such plans has been given by the Board. No building on any Lot may proceed except in accordance with submitted plans as approved. No building on any Lot may become or continue to be occupied while there exists on such Lot any construction or activity not in accordance with these Restrictions. Such Plans shall be considered as submitted for approval only when they have been delivered to the Chairman of the Committee or to all other Committee members. The following must be submitted:*

- *A copy of the plans or drawings and specifications which show all exterior and interior materials, finishes and designs, including elevations of all four sides of the building, and a Lot drainage plan; and*
- *A plot plan showing the location of all improvements on the Lot.*

Any other proposals to be brought before the Committee shall be submitted in writing in detail.

Owners are forewarned that the Restrictions grant the ACC and the Ascot Homeowners Board broad discretionary powers regarding the remedy or removal of any non-complying improvements constructed within Ascot Subdivision. Plan revisions may be requested by the Homeowner after Final Approval of the plans, but the written approval of the Board must be obtained before any changes are made. In this regard, if the ACC finds that any improvement was not performed or constructed in substantial compliance with the plans approved by the Board, or without written approval of plan revisions, the Board may take such actions as set forth in the Restrictions. (*Second Amendment to Act of Restrictions, Article 3.10*)

3.10 Completion of Improvements. *A Lot Owner must complete the improvements in accordance with the plans and specifications previously submitted to and approved by the Board (failure to do so being hereinafter referred to as "Noncompliance"). In the event of Noncompliance, the Board may give notice of such to the Lot Owner and, if such Noncompliance deficiencies are not corrected in full within thirty (30) days after such notice (the "Fine Date") then the Lot Owner shall be assessed and shall immediately pay a Fine of \$500 to the Ascot Homeowners Association for each thirty (30) day period of Noncompliance beyond the Fine Date. The Association shall have lien rights to enforce payment of such fine. If no notice of Noncompliance is sent the Lot Owner within sixty (60) days of project completion, then such improvements shall be deemed to have been completed in compliance with the plans and specifications previously submitted to and approved.*

AMENDMENT

These General Building Guidelines are subject to amendment at any time. The items set forth herein are only guidelines for the ACC to use in reviewing applications and plans and the ACC may vary from these guidelines in its discretion. Those using these guidelines should check with the ACC to see if this is the latest revision.

Plot Plan

- A plot plan showing the lot dimensions and orientation shall be submitted to scale of no less than 1" to 20'
- The plot plan shall show the location of all improvements proposed for the lot.

Building Plans, Colors, Materials

- Acceptable, to-scale floor plans and front elevations of no less than ¼ inch = 1 ft
- To-scale rear and side elevations of no less than 1/8" = 1 ft
- All elevations shall show type of exterior materials, vertical heights and notations regarding trim and detailing
- A description of all exterior finish colors and materials shall be submitted with plans. Paint chips are preferred, unless new finish matches the existing color.

- Incomplete submissions will not be considered.

Architectural Standards

Roofs

- All roofs must have a minimum pitch of 7 on 12
- Acceptable roof material shall be of any of the following:
 - Fiberglass shingles (no light colors)
 - Cedar hand split medium or heavy shakes
 - Tile or slate roofing (no light colors)
- Recommended – Architectural Shingles
- Fireplace flues must be enclosed with brick, stucco, wood or synthetic siding, or synthetic stucco
- No roof vents or jacks will be allowed on the front pitch of the roof
- The use of skylights prohibited when they are visible from the street
- Solar panels must be flush-mounted and use equipment that matches the color of the roof. Solar panels, whether roof-mounted or ground-mounted, must not be visible from the street.

Ceiling Height

- Unless otherwise approved, all first floors shall have a 9'0" minimum finished interior ceiling height. Eight (8') foot ceiling height will be considered for some rooms.

Exterior Wall Materials

Acceptable wall materials include any of the following:

- Stucco (cement plaster) or synthetic stucco
- Standard face brick veneer
- Horizontal wood, hardboard lap siding, synthetic wood and/or other Masonite type siding

Specifications and/or a sample of any other material shall be submitted to the ACC for approval.

The following wall materials shall not be allowed:

- Imitation brick or stone
- Aluminum and/or vinyl siding, unless pre-approved by the Board
- Asbestos

Windows

Windows may be of any of the following types:

- Wood double hung
- Wood casement
- Wood fixed sash
- Aluminum
- Vinyl clad

Carports and Garages

Carports and garages must be side loading. Front loading carports and garages are not allowed.

Fences and Gates

- All fences and/or walls where permitted shall be compatible with the material and design of the main residence.
- No fence or wall over 6' in height is permitted, per Second Amendment to Act of Restrictions 4.17

4.17 Fences. No fence or wall shall be constructed nearer to the street than the appropriate building setback lines. No fence or wall shall be constructed nearer to the street on which the house faces than the front of the house, regardless of setback lines provided herein. No fence or wall shall exceed six (6) feet in height except those rear fences on perimeter lots that shall not exceed eight (8) feet. Chain link fences are prohibited. If wood fences are erected using metal posts, such metal posts shall not be visible from any neighboring property or from any street. Wooden fences shall be made of cedar, cypress, redwood or other natural material of similar appearance if approved by the Board prior to commencement of construction. Use of other fence material may be considered if approved by the Board. An exception to this paragraph shall be any chain link where required by law along any drainage servitude, which shall be allowed.

- Acceptable fence materials include: wood, brick, and stucco. Use of vinyl is subject to approval by the Board. Fence materials not allowed are chain link and concrete block (uncovered).
- Wrought iron driveway gates are allowed, but cannot exceed 6'
- While, iron gates are preferred, wooden gates may be permitted with approval of the ACC and the Board.

Utility Buildings/Sheds

- Utility Buildings/Sheds must be positioned in the rear portion of the lot and must not be visible from the street

Conduct

Homeowners will be held responsible for the acts of their employees, sub-contractors, suppliers and other persons or parties involved in implementing plans approved by the Board. Responsibilities include:

- Ensuring that the construction site is kept clean and free of debris and waste material, and that stockpiles of unused materials are kept in a neat and orderly fashion. All mud and other debris deposited on any road and/or sidewalk as a result of construction or other work shall be removed by the Homeowner.
- Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety and well-being of other personnel on the site or affect the quality of the workmanship.
- Assuring that jobsites are properly insured.
- Assuring that workers implementing plans approved by the Board do not commit any violation of the rules and regulations of the Ascot Homeowners Association or of the Restrictions.
- Assuring compliance with EBR Parish regulations regarding disposal of construction materials

Portable Toilets

Portable toilets are prohibited except when pre-approved by the Board for extenuating circumstances requiring major construction.

Pods

Temporary use of pods must be pre-approved by the Board. Once approved, Pods may be placed on the homeowner's property for a maximum of 60 days. The homeowner must notify the Board if a time extension is needed.