

BEAU CHENE HOMEOWNERS ASSOCIATION, INC.
Environmental Control Committee
Minimum Construction Guidelines and Schedule of Fees

All plans and specifications for new building construction, additions and alterations, including any accessory buildings and fences, within the communities of Beau Chene and Marina Beau Chene shall be submitted to the Environmental Control Committee of the Beau Chene Homeowners Association thirty days (30) prior to the desired construction starting date for approval as to harmony of exterior design and color to insure that the outside appearance of the construction is compatible with surrounding structures and topography.

The following are the basic construction guidelines applied by the Environmental Control Committee. The enumeration of these minimum construction guidelines is not intended to limit the authority vested in the Environmental Control Committee by Article VII of the Act of Dedication of Servitudes, Privileges and Restrictions. From time to time the Environmental Control Committee will supplement these guidelines. **It is the responsibility of the property owner to ask for and follow the latest issue of the guidelines BEFORE SUBMITTING PLANS.** To obtain approval to begin construction, submit two sets of plans, plot plan and specifications and appropriate fees to the Environmental Control Committee of the Beau Chene Homeowners Association at the Beau Chene Administrative Office. **Plans must be folded to legal or letter size. Please do not submit rolled plans.**

A written approval letter and a stamped, signed set of plans, along with a numbered ECC permit will be issued when approval is granted. **The permit must be posted in a prominent place on the job site such that staff and ECC members when conducting inspections can easily see that the work is approved.**

UNDER NO CIRCUMSTANCES SHALL CLEARING OF A LOT, PLACING FILL ON A LOT, OR CONSTRUCTION BEGIN UNTIL APPROVAL HAS BEEN GRANTED BY THE ENVIRONMENTAL CONTROL COMMITTEE.

CONSTRUCTION GUIDELINES

- A. The minimum finished floor elevation required is ten (10) feet above mean sea level; in Section 4, 12 feet above mean sea level.

- B. Minimum front yard building setback40 feet

- Minimum side yard building setback10 feet

- Minimum side yard building setback
when driveway is located in side yard adjacent to dwelling.15 feet

- Minimum street side yard building
setback on corner lot.....20 feet

Minimum rear building setback.....30 feet

Accessory buildings (garages, cabanas, greenhouses, etc.) are permitted in required rear yards on interior lots, if not less than ten (10) feet from rear or side property lines.

Accessory buildings are not permitted in the rear twenty (20) feet of lots abutting golf course right of way and/or lakes, or within twenty (20) feet of side street lines on corner lots. SEE EXCEPTIONS to setback requirements and accessory buildings for Section I, Parcel 7, Section IV, Phase 2; Section IV, Phase 1, Parcel 35; Section IV and Part of Section III, Phases 3 and 4; Section IV, Parcel 39; Section III, Parcel 25; Marina Beau Chene Section II, Lots 173 – 192 and 32A; Marina Beau Chene Section III, Lots 193 – 215; and Marina Beau Chene Section IV, Lots 229 – 241.

If any portion of a garage or other accessory building is set beyond the buildable area of a lot, it cannot include any habitable space over or within it. Front and rear setback requirements and side yard requirements for lots in Parcels 3 and 7 are less and more restrictive, respectively.

- C. The type of culvert, the size, and the elevation at which it is installed must also be approved by Beau Chene Homeowners Association, Inc., sized as required by the Parish. Culverts must be concrete, galvanized, or, if plastic, meet parish and state standards. Culverts must extend a minimum of 3' (three feet) past the edge of the driveway in order to provide adequate slope. Otherwise, headwalls must be built around the culvert ends. Subsurface drainage shall meet the above requirements in addition to the rebuilding of a new swale (including grading and grassing) and the sizing and elevation of drop inlets as approved by the Association. To protect the road system and the asphalt pavements as much as possible, it is essential that shrubbery and other plants not be planted in street rights-of-way; this means care should be taken not to plant over underground drainage swales (where excessive root structures could obstruct drainage) as well as in open swales. Also, the shell shoulder next to asphalt should not be destroyed in lot and swale grading or covered with grass for at least one foot behind the asphalt paving in Sections I and II, and 1.5 ' (one and one half feet) behind the paving in Sections III and IV. Care should be taken that sod does not raise the height of the swale bottom above the required elevation (culvert grade), or raise the swale shoulder above the existing grade of the road shoulder. If at any point in time it becomes necessary for the Association to take any corrective action regarding such culverts, swales, or drainage, the property owner shall be charged the cost of the necessary work.
- D. No **DRIVEWAY** shall be constructed or used over or across the southern line of any lots or parcels bordering on Louisiana Highway 22 and no access or ingress or egress from any said lots or parcels onto Louisiana Highway 22 shall be permitted to any automobile, truck, trailer or motor vehicle. Similarly, no access shall be allowed from adjoining Chinchuba Subdivision to lots or parcels in Section IV, Phase II.
- E. No **DRIVEWAY** shall be constructed closer than 2'0" (two feet, zero inches) from side property lines.

- F. **MOBILE HOMES** will not be permitted to occupy lots as residences.
- G. **No construction** of any nature will be permitted within drainage servitudes or street rights-of-way, except for community entry structures.
- H. **No single dwelling shall be less than 2,000 square feet in size** exclusive of open porches and garages, unless approved by the Environmental Control Committee. The following minimum square footage requirements shall be adhered to:

Parcel 7,	Section I	2,800 square feet
	Section II, Phase 3	2,400 square feet
	Section II, Phase 4	2,400 square feet
	Section III, Phase 2A	2,400 square feet
	Section III, Phase 2B (Tete L'Ours Dr.).....	2,800 square feet
	Section IV, Phases I, II, III, IV	2,400 square feet
Parcel 25,	Section III	2,400 square feet
Parcel 39,	Section IV, Lots 891 - 911	2,800 square feet
	Lots 912 - 938	2,400 square feet
	Marina Section II, Lots 173 - 192 & 32A	2,400 square feet

- I. Also, refer to prohibited uses and nuisances as set out in Article VIII of the Act of Dedication of Servitudes, Privileges, and Restrictions. Copies may be obtained from the Beau Chene Information or Administration Office.
- J. All property owners shall be required to connect their residences to the Beau Chene water and sewage system. No dwelling will be occupied until water and sewer are connected. Individual wells and sewer disposal systems will not be permitted.
- K. Contact the Administrative Office for the **location of the water and sewer connections and the size and elevation of the culvert for your driveway**. Advise your plumbing contractor that before backfilling the water and sewer connection excavations, an inspection of the connections must be made by a Beau Chene Homeowners Association representative. Trucks hauling ready mix concrete will wash out excess concrete only at the construction site on the lot, or back at the concrete plant. Care should be taken that such material is not discharged into the swales and/or on adjacent lots.
- L. **SWIMMING POOLS** - A site plan or survey must be submitted to the Environmental Control Committee showing the size, depth, and location of the pool and fencing around it. All pools must be enclosed for safety. A pool is considered an accessory building and must conform to the setback requirements of accessory buildings as set forth in Paragraph "B". The filter backwash line cannot be connected to the sanitary sewer system. Contact the Administrative Office for the location and size of the backwash line.
- M. **FENCING** – Fences, Walls & Handrails – As set forth hereinafter, the construction, repair, maintenance and upkeep of fences, walls and handrails are governed by these guidelines and require the submittal of an ECC Application Form to the ECC.

1. **Definitions:** For the purposes of this Section M, the following terms shall have the following meanings:
 - a. “Good Repair” shall mean the maintaining of an object or structure such that it does not become untidy, unsightly or dangerous and such that the object or structure can continue to be used in the manner in which it was originally intended.
 - b. “Fences” and “Walls” shall expressly include any privacy fence, open fence or wall, including, without limitation a decorative fence or wall or retaining wall.
 - c. “Handrails” shall be those railings used to grasp for support along walkways and stairs, or to prevent falling from raised platforms such as decks and balconies.

2. **General Provisions:**
 - a. Each individual request for a fence or wall will be considered by the ECC as to its own merit and acceptability.
 - b. All applications must include a site plan or survey showing the location of all existing structures and the location of proposed fence, wall or handrail. A description of fence or wall materials and proposed heights of the fence or wall must be included.

3. **Maintenance Criteria for Fences, Walls and Handrails:** The following maintenance criteria shall apply to all fences, walls and handrails.
 - a. All fences, walls and handrails must be kept in good repair.
 - b. Owners shall secure any loose fence boards and replace broken or missing pickets, posts and lattice work.
 - c. The color of any fence, wall or handrail must be approved by the ECC.
 - d. Stained or painted fences that have fading, blistering chipping, etc. must be re-stained or repainted. Requests for painting or staining fences a different color or shade must be submitted to the ECC for approval. Colors must be harmonious with the surroundings.
 - e. Fences may be left in their natural state.

4. **Materials:** Except as otherwise approved by the ECC, fencing materials must adhere to the following:
 - a. Fences may be constructed of wood, wrought iron, vinyl, masonry, brick or composite materials (i.e., Trex). No other materials, except with the prior written approval of the ECC, may be used in the construction, repair or replacement of a fence and no other material may be attached to or otherwise connected to the fence.
 - b. Brick or stone pillars interspersed with fencing are permitted.
 - c. The use of barbed wire is prohibited everywhere in the community.
 - d. Chain link and woven wire fencing shall not be used unless approved by the ECC. Where chain link or wire fencing is permitted by the ECC, the use of visual buffers such as landscaping must obscure at least 70% of the fence.

5. **Front Yard Fencing:** Except as otherwise approved by the ECC, no fences are allowed in the front building setback and/or beyond the front of the house.
6. **Side and Interior Rear Yard Fencing:** Side and interior (not backing up to the golf course or forming the perimeter of the community) rear yard fences should meet the following requirements:
 - a. The height of side and rear yard fences shall be no greater than six (6) feet above grade level and shall not extend beyond the property line.
 - b. Fences shall be constructed to ensure that no stringers/runners or posts shall be visible from any roadways, greenbelt areas or adjoining lots.
 - c. Post finials are permitted.
7. **Rear Yard Fencing for Golf Course Lots:** The rear yard fencing for any lots backing up to the golf course shall comply with the following requirements:
 - a. No fences of any kind will be permitted within the rear 20' of such lot.
 - b. Any portion of a fence behind the rear of the house on a golf course lot must be open fencing such as wrought iron; aluminum; composite or wooden pickets, etc., with at least 4" gaps between each picket and 3 and 7/8" gaps between each aluminum or iron rod spindle.
 - c. Wooden or composite fencing materials other than posts and rails must be 4" or less in width.
8. **Community Perimeter Rear Yard Fencing:** Rear yard fences for single-family or multi-family lots, units or parcels which form the perimeter of the community shall have the following requirements:
 - a. The height of rear yard perimeter fences shall not be greater than nine (9) feet above grade level and not less than eight (8) feet above grade. If possible, fencing placement should align with neighbor fences and be set back no more than 10' from the property line.
 - b. Dog-eared and flat-topped fence boards are permitted.
 - c. Post finials may not be used.
 - d. The color of all fencing materials for community perimeter rear yard fencing shall be a natural wood color or stain.
9. **Partial Fence Replacement:** The partial replacement of any fence may be considered provided the following provisions are met:
 - a. The replacement panels are of a like kind of material, form, design and color.
 - b. If no suitable replacement can be found, or if the Owner wishes to change the type of fencing, then all contiguous sections of fence along a give lot line or plane must be replaced in its entirety.
 - c. A transition in fencing type may occur at corners, provided all fence types are harmonious.
 - d. Notwithstanding anything contained herein to the contrary, the partial replacement of an existing fence shall only be permitted if less than fifty (50%) percent of the linear feet of the existing fence is in need of replacement. In the

event that fifty (50%) percent or greater of the linear feet of the existing fence is in need of replacement, the entire existing fence shall be replaced with a new fence that meets all of the guidelines set forth herein. The final determination on the linear feet of fence that is in need of replacement shall be made by the ECC, whose determination shall be final and binding.

10. **Shared Fences:** The ECC will base its approval based solely on current standards of review, which do not include the oversight of coordinating such requests between neighbors. Any issues on shared fences are subject to Louisiana Civil Code Article 685 and other applicable law.
11. **Landscape “Garden Border Fencing”:** Garden Border Fencing which is marketed/sold as such, that is 2’ or less in height, and does not require fence posts to install, does not require approval by the ECC. However, 75% of such “Garden Border Fencing” must border a garden/planting area; in addition, it may not be placed beyond the front of a house and cannot be in the rear 20’ of lots abutting the golf course.
12. **Screens around transformers, telephone and cable boxes:** Lattice or other screening around transformers and utility boxes on private or BCHOA property are acceptable with the approval of the ECC and in accordance with the following provisions:
 - a. The screens are not to be anchored permanently.
 - b. The height shall not be greater than 40”.
 - c. Screens must be landscaped by vines or other sight-obscuring shrubs such that a 70% opaque screen is formed.

N. SPRINKLER SYSTEMS - All sprinkler systems must be approved by the Committee and must meet the following standards: no sprinkler heads may throw out onto the street; no part of the system can be located in the street right-of-way; a pressure vacuum breaker must be used to prevent contamination; the breaker must be one that is listed as approved by the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California and/or the American Water Works Association; maximum pipe size is 1", with no greater than 16 G.P.M. use. Valves are recommended to be placed in easily located valve boxes, and irrigation electric wire with waterproof splicing is recommended.

O. SATELLITE DISHES of one meter or less in size are automatically approved. Others are considered on a case-by-case basis. Dishes must be aesthetically suitable for the location; landscaping - screening plans must be submitted.

P. OUTDOOR KITCHENS AND FIREPITS, whether covered or uncovered, must meet the setback requirements of accessory buildings as set forth in Paragraph “B”. Outdoor permanent fire pits and barbeque pits, which burn firewood and charcoal rather than natural or propane gas, must have a screened chimney to help keep embers from floating free. Trash, including leaves and other yard trash, shall not be burned in such pits.

Q. MAILBOXES - Beginning in 1973, mailboxes, posts, and arm assemblies have been provided by the Beau Chene Homeowners Association. These meet postal regulations and help provide a harmonious street scene for the community. Homeowners may paint boxes or use their own box if it is of a similar size and nature. Painted or custom boxes not in harmony with the typical Beau Chene neighborhood street scene are not permitted.

R. REPLANTING HARDWOOD TREES – Whenever a sound hardwood tree measuring in excess of six (6) inches in diameter two (2) feet above the ground is removed from a lot after approval by the Committee in accordance with Article VIII, Section 1 (i) of the Restrictive Covenants for Beau Chene, a hardwood tree at least two (2) inches in caliper and at least six (6) feet tall must be replanted within a year somewhere on the lot. Trunk caliper (diameter) is measured 6 inches from the ground on trees up to and including 4 inches in caliper.

S. SOLAR PANELS – In order to be considered for approval by the ECC, solar panels must have the following characteristics:

- 1) A frame that is a dark frame, either black or bronze, or similar.
- 2) A border of a similar color.
- 3) A black or other dark back sheet; monocrystalline panels are therefore required for the sake of aesthetics.
- 4) A sleek, low profile.
- 5) Ancillary equipment that is out of sight, or designed with a similar low profile.
- 6) Aesthetic considerations will be a priority as far as placement of the solar panels on a dwelling.

SCHEDULE OF FEES

Plan Review Fee (new construction).....	\$ 75.00
Plan Review Fee (additions, alterations, accessory buildings or fences)....	\$25.00
Plan Review Fee for Additions of 500 square feet or more.....	\$50.00
Sewer Connection Fee.....	\$ 600.00
Drainage Deposit for Swale Drainage	
interior lots	\$1,000.00
corner lots.....	\$2,000.00
underground drainage (closure of open swales) interior lots	\$2,000.00
underground drainage (corner lots)	\$4,000.00

Plan review fees charged by the Environmental Control Committee, as are all others, are due at the time the plans are submitted for approval. These fees are non-refundable.

Sewer connection fees will be refunded only if the plans are not approved or if construction does not begin.

Drainage deposit fees are required in order to assure that the drainage swale on the lot is left in working condition. After construction is complete and the swale has been graded and grassed, upon request by submission of a signed Swale Deposit Refund Request form to the Beau Chene Homeowners Association, an inspection will be made to determine the acceptability of the condition of the swale or swales. **A period of 90 (ninety) days after the inspection must pass before the deposit may be returned. This is necessary in order to allow for drainage performance under wet conditions to be determined. No swale deposits will be returned if the applicant has violated any of the Minimum Construction Guidelines at any location in Beau Chene as long as that violation is in effect.**

OTHER INFORMATION

- A.** It is the lot owner's and /or contractor responsibility to obtain building permits.
- a. Building permit applications may be obtained at:
 - i. 141 Production Dr., Slidell, LA 70458 (985-646-4166)
 - ii. 21490 Koop Dr. (Parish Administrative Complex), Mandeville (Hwy 59, North of I-12) (985-898-2574)
- B.** All building sites must be kept clean and clear of building debris.
- C. SIGNS** - (a) For a housing unit under construction, the only sign permitted on the site shall be one builder's sign not to exceed 16 (sixteen) square feet in size; also, where applicable, one real estate broker's "For Sale" sign not exceeding 8 (eight) square feet in total. (b) For resale housing units, only one real estate sign not exceeding a total of 8 (eight) square feet shall be permitted; however, on golf course lots and golf course condominiums, one additional real estate sign not exceeding 8 (eight) square feet in total can also be placed on the golf course side of the property; similarly one sign not exceeding 8 (eight) square feet can be put on both street sides of corner lots and also lots with the front and back both on streets. (c) One sign not exceeding two (2) square feet in area and not laminated may be attached to dwelling where a professional office (as defined in Article IX, Section 2 of the Restrictive Covenants, is maintained. (d) The signs described in (a), (b) and (c) above shall not be attached to trees. Signs for condominium units must be placed directly in front of or behind the unit if possible, and no further than 100 (one hundred) feet from the unit. Please consult the Administrative Office if there is any doubt as to the appropriate location of a sign. (e) Home security company signs alerting the public that a dwelling is protected by a certain company's alarm system are allowed, but must be no greater than 72 sq. inches in size. (f) Brokers, builders, and property owners are encouraged to refrain or limit the use of signs as much as possible; for example, where an owner lists two adjacent lots for sale with one broker, certainly one sign is sufficient rather than two signs. (g) For houses under construction, there are certain signs (the parish permit; general contractors; electrical; plumbing; heating/air) allowed because they are required by parish law, which supersedes private covenants.

Sign violations must be removed within five (5) days of notice of such violation is delivered to the owner of the lot upon which the violation exists by posting on the door of the dwelling thereon, or in the case of a vacant lot, within five (5) days of mailing of the notice of violation to the owner. Any sign thereafter in violation may be removed by the Association's agents or employees and placed by the door of the dwelling, or removed entirely, in order to remove or otherwise terminate or abate such violation, in accordance with Article VIII, Section 2 of the Restrictive Covenants.

- D.** Contractors are reminded that construction is to commence no earlier than 7:00 A.M. on weekdays and 8:00 A.M. on weekends, and that no construction that disturbs the peace should continue after dark.
- E.** Contractors are reminded that 18-wheel trucks are not allowed in Beau Chene unless they unload from the side (such as sod and brick trucks, moving vans, etc.). This is to avoid damage to swales, driveways, and street edges, which occurs when 18-wheel trucks attempt to back into lots to dump dirt, sand, etc. The **only** exception is trucks going to the Beau Chene Maintenance Barn where there is room to maneuver, or being used in the construction of further phases of Beau Chene.
- F.** No new application will be approved if an applicant has violated these guidelines at any location in Beau Chene, as long as that violation remains in effect unless the applicant has arranged to correct the violation.
- G.** Condominium unit owners must obtain approval of proposed structures by their condominium association prior to submitting an application to the Committee.