

HOMEOWNERS ASSOCIATION
DESIGN GUIDELINES

REVISED 8/02

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INTRODUCTION

ARCHITECTURAL REVIEW PROCESS

Great care has been taken in the planning, design and construction of Northpark to insure aesthetic harmony with the primary theme of New Orleans architecture, environment and lifestyle. To this end, it is vitally important that this special character not be compromised by housing designs which are improperly conceived, unresolved or poorly executed. For this reason, an Architectural Standards Committee will review all proposed construction, designs and plans for:

- > Consideration of primary site design issues
- > Sensitivity to the special landscape potential of the area
- > Excellence in architectural design

Architectural Design Guidelines have been established to provide property owners, architects and contractors with a set of parameters for the preparation of their drawings and specifications.

By encouraging attention to detail and design quality throughout the community, the aesthetic harmony and natural tranquillity at Northpark will be enhanced and preserved by the Architectural Standards Committee and Design Guidelines.

The natural landscape, comprised of trees indigenous to the State of Louisiana, combined with scenic lakes and greenbelt create the setting of Northpark. These features, together with tennis and swimming facilities, jogging tracks and tot lots combine to make Northpark one of the finest residential and recreational communities in St. Tammany.

ARCHITECTURAL STANDARDS COMMITTEE

Northpark is a unique community of custom designed homes. In order to insure the community's high standards, a plan review process has been established to review all individual building plans.

The authority to approve, disapprove or recommend modifications to building and landscape plans is provided by the recorded Covenants, Conditions and Restrictions for Northpark. The community Covenants, Conditions and Restrictions do not list specific design items necessary for plan approval but have created the Architectural Standards Committee with authority to review and approve or disapprove all individual building plans within the community. The goal of this Committee is to create an architectural environment which conforms to the basic principles of fine quality design within the parameters of the approved building styles, while simultaneously maintaining the pleasing aesthetic relationships of building-to-site and building-to-building within the overall community. The Committee does not wish to restrict individual creativity or preferences.

The Architectural Standards Committee is composed of at least two members, who may or may not be members of the Board of Directors of the Northpark Homeowners Association, Inc. A professional architect may serve as Chairman of the Committee, to review and make recommendations with respect to all building plans. In order to explain the review process and what is required for plan approval, the Committee has developed these Design Guidelines. The Committee uses these Guidelines to review projects, but may consider individually the merits of any project due to special site conditions. Any project reviewed for special consideration must be shown to benefit the

specific site, adjacent areas or the community as a whole.

Prior to the commencement of any type of construction activity, an Application for Approval (see Exhibit 1) of such work must be submitted by the property owner or his respective agent to the Architectural Standards Committee. Included with the application shall be such documents and other information as requested by the Committee and outlined in the Design Guidelines. Final approval must be received from the Committee prior to the start of construction. Upon receipt of approval and after filing for a building permit, the property owner can begin construction.

PRE-APPLICATION PROCEDURES

The property owner should familiarize himself and his building team with the requirements of the Architectural Standards Committee Design Guidelines and Contractor's Rules and Regulations, and confirm that he has the latest Design Guidelines.

The Design Guidelines are updated periodically. The latest revisions of the Northpark Design Guidelines should be obtained by calling (504) 364-2350.

DESIGN REVIEW PROCEDURE

A design review procedure has been established to insure compliance with the requirements outlined in the Design Guidelines, which follow a simple step-by-step review format. In order to expedite the Architectural Standards Committee design review, the process has been structured to achieve a smooth and timely review from preliminary plan submittal to final site inspection and construction approval. If building in the community for the first time,

prior to any submittal, it is suggested that the property owner and their building team (Architect/Designer and Builder) meet with the Architectural Standards Committee to discuss any elements of the design concepts which may raise questions and concerns. This meeting is to acquaint all concerned with the design review process and to avoid misinterpretations, delays or unnecessary expenses.

The following flow chart represents the necessary steps in the process for building a residence in Northpark.

PRELIMINARY APPROVAL
RESIDENCE AND SITE PLAN
(Optional) .

CHANGES/ADDITIONS

FINAL APPROVAL
RESIDENCE AND SITE PLAN

CONSTRUCTION DEPOSIT
TO PROPERTY OWNERS
ASSOCIATION

BEGIN CONSTRUCTION

FINAL INSPECTION
AND APPROVAL

READY FOR OCCUPANCY

The Architectural Standards Committee (ASC) has established a schedule for plan submittal, plan review and meeting with the owner/agent to discuss any questions or concerns. The established schedule permits a timely review of submitted designs and allows lot owners and agents to accurately plan their construction schedules.

Plans for review can be submitted to the Estates of Northpark, 3520 General DeGaulle Dr., Suite 3001, New Orleans, LA 70114. Each submittal must be accompanied by a completed "Application for Approval" form, available from the ASC, a one time processing fee, the construction deposit, two (2) complete sets of drawings and a site plan. The direction of drainage must be indicated with arrows on the site plan.

The ASC meets regularly to review plans, and is prepared to address concerns of any property owner or respective agent regardless of their stage in the review process. The owner or his agent may attend review meetings which address their design submission to expedite approval by helping to resolve any review issues. Appointments to attend review meetings can be made by contacting the ASC Coordinator.

As previously stated, a one-time processing fee will be charged for review of the design submittal for each residence. This fee shall be \$100.00, payable to Estates of Northpark Homeowner's Association, Inc. The Committee shall have the right to increase or waive this amount from time to time as stated in the Covenants, Conditions and Restrictions for the Northpark community. The fee has been established to partially cover the expense of reviewing plans and related data and to compensate any consulting architects, landscape architects,

inspectors, urban designers, or attorneys retained by the Committee.

A \$250.00 penalty will be imposed on any owner that starts construction without having their plan approved by the Architectural Standards Committee.

The application for approval, fee, and all other material necessary for the ASC to approve a residence should be sent to:

Estates of Northpark
Architectural Standards Committee
3520 General DeGaulle Drive, Suite 3001
New Orleans, LA 70114

Business hours are 8:00 a.m. to 5:00 p.m.
The telephone number is (504) 364-2350.

The ASC has developed a standard method for review submittals. Plans should be submitted on minimum 24" x 36" sheets with the application form bound to the upper left-hand side of Sheet One. Drawings must be arranged in the order outlined and all of the following information must be shown on the plans, the application, or on the specifications:

SHEET ONE: SITE PLAN
SCALE: 1" = 20' (minimum)

- a. Driveway, sidewalks, patios, and entry walks are to be located and drawn to scale.
- b. Rear deck and/or patio size and location should be indicated. Columns for the deck at the lower level should be located on first floor plan.
- c. The plan should illustrate all proposed structures, improvements, fencing, building, lines, easements and setback lines.

-
- d. Retaining wall locations, size, designs, height and finish must be indicated. Retaining walls connecting to the house must be concrete and faced with the finish of the residence's exterior walls with which the retaining wall comes in contact. Cross-tie timber walls may be used if set apart from the residence.

SHEET TWO: FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

- a. Decks, patios, stoops, retaining walls, and front entry step sizes should be located and drawn to scale.

SHEET THREE: SECOND FLOOR PLAN:
SCALE: 1/4" = 1'-0"

- a. Indicate and draw to scale lower roof projections, roof overhangs, chimney locations and all interior spaces.
- b. The orientation of the second floor plan should correspond with the first floor plan and site plan.

SHEET FOUR AND FIVE: BUILDING ELEVATIONS: SCALE: 1/4" & 1/8" = 1'-0"

- a. All elevations are to articulate building materials, finish, window types, trim and fascia details.
- b. The exterior elevations should indicate maximum building height from first floor finished grade to the uppermost roof peak. The maximum building height permitted is thirty-five (35') feet. Maximum slab exposure after landscaping should be 8" at grade.
- c. The exterior elevations should be labeled to correspond with the floor plans and site orientation.

- d. Indicate all roof areas and corresponding slopes.
- e. Indicate and label the roof material.
- f. All roof vents, projections and other structures are not allowed in any front roof (or side if on a corner lot).

PRELIMINARY DESIGN REVIEW
(Optional)

The Architectural Standards Committee (ASC) encourages those who are building in the community for the first time to submit conceptual or schematic plans for preliminary design review. Although not required, this initial review may prevent unnecessary expense and delay by avoiding the development of plans which do not conform to the guideline requirements or approved residential styles.

A meeting to review preliminary design sketches may be arranged at the request of the property owner or his agent by contacting the ASC Coordinator at (504) 364-2350. The Committee will review, with the owner or agent, the design approach to confirm the intent to follow the Design Guidelines and the appropriateness of the design concept. In order to fully utilize the preliminary design review, a completed site plan and the preliminary architectural drawings, as outlined in the Design Review Procedure, should be included in the preliminary plan submittal. The plan submittal should also include a completed application for approval and the design review fee. The ASC will review all drawings and note any modifications or changes which may be needed.

FINAL DESIGN REVIEW

The final design submittal should include all of the requirements of the ASC and applicable stipulations of the Design Guidelines, together with comments from previous meetings and design reviews. One set of documents will be returned to the property owner marked "Approved as Submitted", "Approved as Noted", or "Resubmit". Only items requiring extensive modification will necessitate resubmittal.

The ASC will retain the final drawings and approval documents for a maximum one hundred eight (180) days subsequent to the date of signed approval. If construction work has not begun or a continuance has not been obtained by the lot owner or owner's agent within the above time period the approval will then automatically expire. A re-application and re-approval, subject to any new guidelines or regulations, will then be necessary to begin construction. Once final approval has been granted, the lot owner may stake the lot for clearing.

SITE INSPECTION AND CLEARING

Great care must be taken to protect the natural environment at Northpark. Every effort must be made to save the existing mature trees on the home site. Prior to lot clearing and construction, the owner or agent should clearly mark the proposed house and property lines, drive, patio, walk and, if applicable, pool location with corner stakes. Staking shall include a continuous ribbon encircling the area to be cleared and marking any additional trees to be removed which are located outside the encircled area. These trees shall be ribboned individually or in groups. The purpose is to prevent any unnecessary damage to specimen trees and other unique site features.

The ASC reserves the right to inspect the property after the trees are marked and before cutting of any trees.

Special care must be taken for the new trees planted on Cherry Hill homesites. These new trees should be protected by a construction fence and should be constantly watered during construction. It is the homeowner's responsibility to keep these trees alive. If, due to lack of maintenance or care during construction, the tree(s) dies (determined at the sole discretion of the Design Review Committee) the homeowner will have to replace said tree(s) with a similar size tree.

CONSTRUCTION DEPOSIT

A "rolling" construction deposit in the amount of \$1,000.00 for each home must be submitted; checks should be made payable to "Northpark Homeowner's Association, Inc."

The purpose of the construction deposit is to insure a clean job site, overall community appearance and that the residence and drainage ditch are built according to the approved plans. The General Rules for all Northpark contractors and service personnel outline what is expected of personnel on the job site and site cleanliness. Weekly inspection of the job sites and community by the ASC Coordinator and Property Owners Association will keep the Committee informed of any violations within the community. A written five day notice will then be issued to the lot owner or agent to correct any violation. If the violation has not been corrected within the five (5) day period the offending condition will be corrected by Northpark and the cost charged to the lot owner. The cost of correction (plus a 50% administrative charge) will be deducted from the construction deposit until the deposit is exhausted, at which time the

lot owner will be billed for any additional expenses. The design review process aids in creating a fine quality community and enhancing the appearance and value of the property.

Deviation from the design features of the approved plans or Design Guidelines defeats the purpose of the review process. With primary concern for residential elevations, accessory structures and their location on the site plan, and landscape design, the ASC will observe the home closely during construction to insure the approved plans are being accurately constructed. Significant deviation may require that the Committee correct the condition per the approved plans, resulting in a charge to the lot owner for the expense. If no violations occur prior to final site inspection and approval, the construction deposit will be returned in full.

SITE PLANNING

BUILDING SETBACKS

The St. Tammany Parish has established minimum standards for building setbacks for various types of residential structures within the parish. The setbacks required however, are not to be construed as the only setback requirements that will be considered and approved by the Committee.

The Architectural Standards Committee has established setback requirements, when viewed in total, which ensure that the community will be pleasing in appearance when viewed from the street. Each architect planning a home at Northpark should carefully consider the natural characteristics of the site and work within the review process in order to achieve the long-term aesthetic goal of the community.

The minimum front yard setback for Walnut Place and Sycamore shall be 40 feet, Northpark Boulevard shall be 35 feet, and all others shall be 30 feet.

It is strongly advised that the owner, builder and architect be familiar with all applicable setback requirements before entering into the design phase of the residence. For more information, please contact the Architectural Standards Committee office at (504) 364-2350.

DRIVEWAYS

The construction of driveways must be at least two feet from the property line.

Circular driveways, and particularly driveways having an ingress or egress to a street at more than one location on a Lot must be approved by the Architectural Control Committee.

SIDEWALKS

Sidewalks must lead from the front door to the driveway and may not lead across the front lawn to the street, corner lots excepted. (Corner lots will be reviewed on a case-by-case basis.)

Ditches may not be covered by any means other than culverts at driveway locations. Specific requests may be submitted to the Architectural Standards Committee for approval.

STREET LIGHTS

Since there are no community street lights, each owner will have the option to place a yard light in front of their residence.

All yard lights must be approved in advance by the Architectural Standards Committee as to location and fixture.

EASEMENTS

Landscaping and the construction of driveways or fencing within utility easements is permissible, but the property owner shall be responsible if, in the future, it is necessary to replace improvements which were removed for access to such utilities.

ARCHITECTURAL STYLES

The goal of these guidelines is to encourage and foster the design of a community of individually outstanding architectural statements which, when viewed together, produce an equally outstanding community environment. It is not the intent of these guidelines to dictate the particular architectural style that an owner must use within the community, but rather to give property owners and their architects a set of guidelines that will make the entire community a more attractive place to live.

Residential architecture at Northpark should be custom designed for each lot to maximize the natural features of the site.

Traditional architectural styles such as Plantation, Colonial, Tudor, Georgian, English Country, French Country, West Indies, French Colonial and Acadian are preferred.

DESIGN FEATURES

- a. The main roof, unless architectural style dictates otherwise, should be pitched, having a minimum slope of eight (8) vertical to twelve (12) horizontal roof, either gabled, hipped or a combination. Roof shape and configuration should be considered during the development of floor plans so as to avoid excessively complex, awkward, or odd roof design.
- b. Flue pipes on front or side (if approved) are required to be encased with chimney enclosure of masonry, siding, or stucco and must be supported by a foundation at grade when located at an exterior wall.
- c. All exterior utility service connections must be provided in unobtrusive and inconspicuous locations. All electric meters and main fuse boxes must be positioned away from view.
- d. The selection of bricks acceptable for use in Northpark is limited to the traditional types and sizes historically associated with Louisiana architecture.
- e. Garages that face the street are encouraged to have single bay wood or steel doors.

Garages shall be designed for a minimum of two (2) automobiles.
- f. Pier type foundation shall be concealed by brick veneer, stucco, or brick with lattice panels between. Any openings between piers that are exposed to view will not be permitted.

DESIGN CRITERIA

MINIMUM SQUARE FOOTAGE

The minimum square footage of living area for homes in Northpark shall be as follows:

2200 Square Feet

Lots 1 through 24, 55 through 77, 137 through 146, 155 through 190, 201 through 225, lot 42

2400 Square Feet

Lots 25, 26, 27, 39, 40, 41 and lots 191 through 200

2400 Square Feet

Lots 226 through 297

2700 Square Feet

Lots 28 through 38B, 78 through 130

GRADING, EXCAVATING, DITCH MAINTENANCE

The design and development concepts for the community call for the utilization and enhancement of the existing natural environment. The Committee is particularly conscious of site design and the full utilization of site potential. The goal of the Committee is to ensure that each residence works with the natural site features, existing terrain of the homesite and overall community in the best possible manner. It is important to remember that the beauty of the Northpark community is the landscape and its natural features. The architecture should compliment and enhance this natural beauty.

Ditches must be graded at the time of final grade. Specifically, ditches must be at the level of the bottom of the culvert(s).

If final grade was never established, the Homeowners Association will back charge the builder/owner for the cost to do so.

The ASC will perform an inspection upon receiving a Culvert Verification Certificate. The Culvert Verification Certificate may be faxed to the HOA office at 364-2351. If all work is satisfactory, the ASC will issue a Certificate of Acceptance to the builder.

Maintenance thereafter will be the responsibility of the homeowner. The Homeowners Association will clean and/or grade ditches and culverts if necessary and back charge the owner for the cost to do so.

It is required that grass be laid in the ditch area; however never sod the lowest grade of the ditch. It is recommended to leave at least a 6" to 12" wide bare strip (see diagram 1). If sod is destroyed through normal cleaning and maintenance, it will be the homeowner's responsibility to replace the sod.

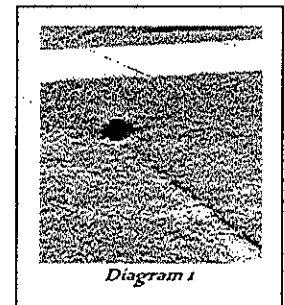


Diagram 1

Planting trees in the right-of-way is not allowed. Plants of any kind (iris, pampas grass, etc.) may not be planted in or around the ditch. An acceptable method of landscaping that does not impede drainage is shown in diagram 2.

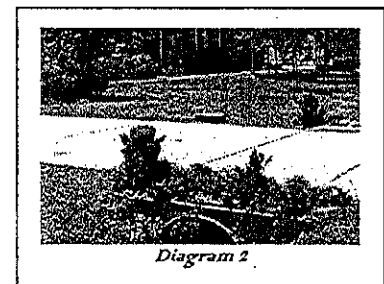


Diagram 2

DRAINAGE

Drainage considerations for individual homesites are essential to the ecological balance of the community. Water runoff from each individual building site must be accommodated by properly sloping all areas so that runoff can be directed to the natural drainage areas or to storm drainage facilities. Water runoff and control for each lot is the responsibility of the lot owner. By creatively contouring and incorporating the drainage plan into the site plan and proposed landscaping, it is possible to turn a site problem or constraint into an aesthetically pleasing, functional amenity. When submitting plans for approval, the direction of drainage must be indicated with arrows on the site plan.

A minimum slope of front to rear for drainage is one inch for every fifteen feet required to drain. Abutting lot line grades will be established by the lot with the greatest distance to be drained.

CULVERTS

In order to have a single point of responsibility and to maintain the integrity and uniformity of the ditches and drainage within the Estates of Northpark, the Architectural Standards Committee has designated that all engineering and setting of culverts and elevations shall be performed by ASC approved companies. Only ASC approved companies may be contracted for setting the elevations, installing the culverts, confirming the elevations and issuing a certificate (after the drive way is set) that the elevations are within tolerance of the design.

Builders will contract directly with these companies and all fees and expenses shall be paid by the owner/builder promptly upon receipt of a statement of charges. Please

contact the ASC for the approved contractor's name and phone number.

All builders are required to submit Culvert Verification Certificates to the HOA office (fax no. 364-2351).

It is strongly recommended that any culverts without headwalls be 24' with a driveway width of 16', thus leaving 4' of culvert or cover on both sides of the drive.

Landscaping and/or laying of sod in the front of all residences shall extend to the edge of the asphalt street in the front of said residences. It shall be the responsibility of the owner/builder to maintain the lawn/yard to the edge of the asphalt street.

MAILBOXES

The Architectural Standards Committee will control the selection of all mailboxes within Northpark. Community standard mailboxes are the only style that is approved. Mailboxes must be installed within ten days of closing.

SIGNAGE

Other than listed below, no signage of any kind is allowed in the Estates of Northpark.

- a. One builder sign per lot will be allowed, however all builder signs will be uniform or dictated by the Architectural Standards Committee.
- b. One real estate sign no larger than 18"x24" if the house is listed for sale by an outside real estate firm.
- c. Any required signage by government authorities during construction.

WALLS AND FENCES

Walls and fences should be considered as an extension of the architecture of the residence and a transition of the architectural mass to the natural forms of the site. All walls and fences should be designed to be compatible with the total surrounding environment. Special consideration should be given to design, placement, impact and views of the wall or fence from neighboring homesites. Fences and walls should be considered as design elements to enclose and define courtyards, pools and other private spaces, provide security and relate building forms to the landscape.

All walls and fences must be approved by the Committee prior to installation. Fences on greenbelt lots shall not be over four feet (4') and should be see-through.

Maximum height for walls and fences is seven (7') feet outside the setback area in the required rear and side yards, at the rear of the house. The maximum height is six (6') feet for fences constructed within the side and front of the building setback area.

Privacy fences within the building pad are also limited to a maximum height of six (6') feet.

Once an approved fence or wall has been erected on a side lot line by an owner of the common lot boundary, that approved fence or wall design will be the only approved design to be erected on that common lot line.

No double fencing will be allowed on side lot lines. Double fencing of rear lot lines will be allowed provided that the second fence is of equal height and does not adversely impact the original fence design.

BOATS, TRAILERS AND RECREATIONAL VEHICLES

No junk vehicles(s), commercial vehicle(s), boat(s), trailer(s), camp truck(s), mobile home, house trailer, modular home, geodesic dome, or home designed for movement on wheels, or other machinery or equipment of any kind or character shall be kept or maintained upon The Property, nor (except for bona fide emergencies) shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out on any Lot; provided, however, this restriction shall not apply to recreational vehicles, recreational trailers, or boats on a trailer kept within an enclosed garage or kept behind a fence as long as the vehicle, trailer, or boat does not protrude above the height of the fence or can be seen through the fence. The parking of any vehicle within a street right-of-way is strictly prohibited.

REMODELING AND ADDITIONS

Remodeling and additions to existing improvements are required to follow the same guidelines as new construction. All criteria governing site location, grading and excavating, structures, roofs, landscape and aesthetics will remain as the previous submittal. Of particular concern to the Committee will be setbacks, height limit, skylights and solar collectors, recreational features, lighting, antennas and satellite television. Approval by the Architectural Standards Committee is required for remodeling and additions just as it is for new construction. A Request for Home Improvement Approval form (Exhibit 2) can be found in the Exhibits Section, page 22.

GREENBELT

The greenbelt is the detention area required by the Parish and is part of the Northpark drainage system. Most times, when the greenbelt is not inundated with storm water, it can be used for recreational purposes and/or passive buffers.

Lots 78 to 93 on Walnut Place and lots 67 to 77 on Catalpa Trace are considered greenbelt lots.

The large greenbelt area bordered by the jogging path and adjacent to Northpark Boulevard is "active" and can be used by all residents of Northpark for recreational purposes.

Lots 78 through 80, and lot 77, have property lines adjacent to the "active" greenbelt area.

The balance of the greenbelt will be for the exclusive use of the lots that adjoin them as stated in the Restrictive Covenants.

The "active" greenbelt area as well as the non-wooded area of the balance of the greenbelt, is maintained by the Homeowners Association.

Regarding lots 67 through 77 and 81 through 93, it is the responsibility of the adjacent lot owner to landscape (if desired) and maintain any wooded portion of the greenbelt which lies between their property line and the non-wooded portion of the greenbelt which is maintained by the Homeowners Association

Since the greenbelt in these areas is for the exclusive use of the lot owner, it will be up to the lot owner as to what extent the area is landscaped and maintained.

The right of use is restricted to a right of general maintenance and recreation, and no

further. The owner is prohibited from constructing any playground equipment, building structures, monuments, or other temporary or permanent works within the greenbelt.

No trees over 4" in diameter will be allowed to be removed from the greenbelt area without the written permission of the ASC.

LANDSCAPE DESIGN

The Community of Northpark has been planned to utilize the natural elements as much as possible. Pines and other hardwood trees are prolific within the community and it is the intent of the Architectural Standards Committee to maintain the integrity of this landscape. The architecture and location of the residence should always be a determining factor for good landscape design. The Architectural Standards Committee will be concerned with various relationships of house to site, house to house, views, prevailing breeze, solar orientation, views and other amenities in making decisions regarding specific plans. To insure that the beautiful landscape of the community is preserved and enhanced, the Architectural Standards Committee has the authority to approve or disapprove landscape plans for individual residences.

A fundamental element of the design criteria for landscaping is the need for gardens and lawns to harmonize with the native vegetation, terrain and natural beauty of the community. Throughout Northpark many fine, mature, native specimen trees exist. Many are in prominent view from the streets giving them special significance. Owners are encouraged to landscape their lots with

plant material that is indigenous to the area. Where possible, care should be taken to

leave untouched the existing vegetation and natural amenities.

All sod up to 140' minimum from the front property line must be installed prior to move in:

REFORESTATION

While the preservation of existing trees is very important to Northpark, the ASC understands that clearing and filling are both necessary and will cause a substantial loss of existing trees. To offset this, Northpark requires owners to incorporate new trees in their landscape plans that will help replace the existing trees which require removal. As the new trees mature, they will continue to preserve the wooded character that typifies Northpark.

The number of new trees the owner is required to plant shall equal one (1) new tree per 2000 square feet of lot area. No less than four new trees shall be planted in the front yard. At least fifty (50%) percent of the new trees should constitute shade/canopy trees such as Live Oaks, Red Maples, Ashes, etc. The new specimen tree size shall be a minimum of 2 1/2" in caliper.

Lot owners in Cherry Hill are required to plant a minimum of three (3) new 2-1/2" caliper trees on lots that do not have existing trees.

In cases where existing trees can be preserved, the number of new trees the owner is required to plant will be reduced. The exact reduction will depend on the quality and size of the preserved trees and will be determined on a case by case basis.

Mulching, preferably with pine straw, is required for all planted areas. The mulched areas provide a smooth transition to the existing natural vegetation.

Irrigation systems, although not required, are strongly encouraged. Irrigation helps to maintain a quality landscape throughout the year, especially in times of drought. The Committee in these Guidelines has recommended various plant types to be used in planning the various landscape designs. The plant materials have been selected because of their traditional influence in Louisiana and their various other desirable characteristics.

PLANTS RECOMMENDED

BOTANICAL NAME

COMMON NAME

TREES

| | |
|-----------------------------|-------------------------|
| Pinus | Pines |
| Cornus Florida | Dogwood |
| Betula Nigra | Riverbirch |
| Cercis Canadensis | Red Bud |
| Liquidambar | Sweet Gum |
| * Fraxinus Pennsylvanica | Green Ash |
| * Quercus Virginiana | Live Oak |
| * Magnolia Grandiflora | Southern Magnolia |
| Liriodendron Tulipifera | Tulip Tree |
| Quercus Falcata | Red Oak |
| * Acer Rubrum "Drummondii" | Swamp Red Maple |
| * Taxodium Distichum | Cypress |
| Lagerstroemia Indica | Crepemyrtle |
| Magnolia Soulangeana | Oriental Magnolia |
| Pyrus Calleryana "Bradford" | Bradford Flowering Pear |
| Ilex Opaca | American Holly |
| * Quercus Phellos | Pin Oak |
| * Quercus Nigra | Water Oak |

** Recommended Reforestation Trees*

SHRUBS

| | |
|-----------------------|-------------------------|
| Abelia Grandiflora | Abelia "Edward Goucher" |
| Aucuba Japonica | Aucuba |
| Prunus Caroliniana | Cherry Laurel |
| Cleyera Japonica | Cleyera |
| Forsythia | Forsythia |
| Raphiolepis Indica | Hawthorne |
| Ilex Vomitoria | Holly Dwarf Yaupon |
| Ilex Compacta | Holly Compacta |
| Ilex Opaca Eagleston | Holly Eagleston |
| Ilex Opaca Helleri | Holly Helleri |
| Ilex Nellie R Stevens | Holly Nellie R Stevens |
| Ilex Opaca Savana | Holly Savana |
| Magnolia Fascata | Magnolia Fascata |
| Nandina Domestica | Nandina |
| Pittosporum Tobira | Pittosporum |
| Osmanthus Frangrans | Sweet Olive |
| Azalea Indica | Azalea |
| Azalea Obtusum | Dwarf Azalea |
| Camellia Japonica | Camellia |
| Camellia Sasanqua | Sasanqua Camellia |
| Spirea Contoniensis | Reeve's Spirea |
| Myrica Cerifera | Wax Myrtle |
| Ligustrum Japonicum | Wax Leaf Ligustrum |
| Gardenia Jasminodes | Gardenia |
| Photinia Glabra | Red Leaf Photinia |
| Vitex Agnus-Castus | Vitex |

PLANTS RECOMMENDED**COMMON NAME****BOTANICAL NAME****SHRUBS (continued)**

Feijoa Sellowiana
Phiadelphus Coronarius
Azales Canescens
Ilex Fosteri

GROUND COVERS

Ardisia Japonica
Juniperus Conferta
Juniper Blue Rug
Bronze Ajuga
Liriope Muscari
Trachelospermum Asiaticum
Ophiopogon Japonicus
Hedera Helix
Hedera Canariensis
Vinca Major
Aspicistra Elatior
Dqoptersis spp.
Hemerocallis Fulva
Gelsmium Sempervirens
Rosa Banksiae
Ficus Pumila
Trachelospermum Jasminoides
Wisteria Sinensis

PALMS

Livistona Chinensis
Chamaerops Humilis
Cycas Revoluta
Trachycarpus Fortunei

Pineapple Guava
Mock Orange
Wild Azalea
Foster Holly

Ardisia
Juniper Procumbens Nana
Juniper Blue Rug
Bronze Ajuga
Liriope
Asian Jasmine
Monkey Grass
English Ivy
Algerian Ivy
Vinca
Aspidistra
Wood Fern
Daylilly
Carolina Yellow Jasmine
Landy Banksia Rose
Fig Vine
Confederate Jasmine
Wisteria

Chinese Fan Palm
Mediterranean Fan Palm
Sago Palm
Windmill Palm

PLANTS NOT RECOMMENDED

(Freeze, damage, insect and disease problems, incompatibility with overall theme)

BOTANICAL NAME

Parkinsonia Aculeata
Albizia Jubibrissin
Koelreuteria Bipinnata
Eriobotrya Japonica
Euonymus Japonica
Nerium Oleander
Cupressus Sempervirens

COMMON NAME

Jerusalem Thorn
Mimosa
Golden Rain Tree
Loguat
Golden Euonymus
Oleander
Italian Cypress

GENERAL RULES FOR ALL NORTHPARK CONTRACTORS & SERVICE PERSONNEL

The following rules apply to all employees of Northpark, contractors and service personnel while on Northpark premises.

1. All contractor and related personnel are required to enter and exit through the designated gate.
2. The gate will be open from 6:00 a.m. until 6:00 p.m., Monday through Friday and 7:00 a.m. to 4:00 p.m. on Saturdays. No lot filling, pile driving or slab pouring will be allowed on Sundays, and a reasonable construction schedule should be maintained.
3. Contractor is required to keep the job sites as neat and clean as possible. Trash and discarded materials such as lunch bags, cans and odd materials, must be removed daily. Stockpiling of trash or any material on adjacent lots or streets is not permitted.

If trash and debris on the job site becomes a noticeable problem, notification to the responsible party will be given by the ASC to clean up the site within five (5) working days. If after the 5-day period the site has not been cleaned, Northpark will remove the debris and charge the property owner.

4. Mud/silt/debris-free street and proper erosion control are the responsibility of the contractor. Adequate silt fencing and matting at the entry drive must be properly installed and maintained to keep the streets free of mud, silt and debris.

Elimination of vehicles tracking mud throughout the subdivision will be

controlled by the contractor. This rule will be strictly enforced.

5. It is the responsibility of the contractors to maintain drainage ditches at all times.
6. Portable toilets are the responsibility of the contractors. They should be located out of the right of way, and sanitized weekly. Contractors should provide adequate facilities for workers.
7. Vehicles are to be parked on one side of the street only or on the immediate site on which the contractor is working, not on adjacent sites. No vehicles (cars, trucks, vans, etc.) may be left in the subdivision overnight. Construction equipment may be left on the site while in use but must be kept off the street.
8. Washing any truck or vehicle on the street is not permitted. Concrete delivery trucks may be washed only on immediate construction site.
9. Operators of vehicles are required to see that they do not spill any damaging materials while within the Community. If spillage does occur, it is the responsibility of the operator for clean-up. Clean-ups done by Northpark personnel will be charged to the responsible party. Report any spills as soon as possible.
10. Any damage to streets and curbs, drainage inlets, street lights, street markers, mailboxes, walls, fences, etc. will be repaired by Northpark and such costs billed to the responsible contractor. This amount will be deducted from the damage deposit. If not sufficient, the additional amount will be charged to the property owner.
11. If any telephone, cable TV, electrical water, or other utility lines are cut, it is

the responsible party's obligation to report such an accident within thirty (30) minutes.

12. Loud radios or noise will not be allowed within the community. This is distracting to property owners. Normal radio levels are acceptable. Do not mount speakers on vehicles or outside of homes under construction.
13. Only bona fide workers are allowed on the property. Spouses may drive workers to the site and pick them up, but must not remain on the property unless they are employees of the subcontractors. No children will be permitted on the property unless they are bona fide workers.
14. No contractor or service personnel will be permitted to bring pets or alcohol on the property.

Northpark seriously enforces these regulations. Notification of violation will be sent to the responsible party and property owner defining those items not in compliance with rules and regulations. Upon receipt of the notification, the involved parties have five working days to correct the situation or Northpark will take the necessary action to correct the violation (in some cases, immediate compliance will be required). Those actions could include charging the property owner for the correction done by Northpark, withholding architectural review until the violations are amended, or, in certain cases, denying entry to contractors or personnel thereby preventing work within the community.

EXHIBITS

