

StoneBridge



Community Association

APPLICATION FOR APPROVAL:

Each application made to the Architectural Review Authority shall be accompanied by complete, final plans and specifications showing the nature, kind, shape, height, materials, color and location of the proposed structure, alteration or demolition. The Architectural Review Authority shall approve or disapprove each application in writing. The plans for such construction must be submitted and approved in advance of beginning work. The builder or lot owner is required to submit one set of all plans and specifications along with one set of sample materials and colors as outlined. Below is a list of minimum requirements for submitted plans. Plans not meeting these minimums will be returned to the builder or lot owner without being submitted to the Committee.

DESIGN STANDARDS:

The following are key excerpts from the Covenants and Restrictions of Stonebridge and requirements of the Architectural Review Authority.

1. All builders must verify the appropriate minimum heated area and building setback requirements within each Unit.
2. Roof pitch may not be below 10/12 unless approved by the Architectural Review Authority.
3. Chimneys are to be constructed by brick veneer, stucco or dryvit. Wood is not permitted.
4. All residences are required to have front eave lighting and a lighted house number. No exterior pole lighting is permitted unless approved by the Architectural Review Authority.
5. All residences must contain either all brick or stucco. However residences are permitted to have no more than 10% of total exterior wall area of wood lap siding.
6. Stucco shall be constructed only of EFIS (exterior finish insulation system) or Lath and Plaster. No hardboard containing a "skim" coat is permitted as a substitute for Stucco or Siding.

MINIMUM REQUIREMENTS FOR PLAN APPROVAL:

A. PLOT OR SITE PLAN – This plan should show:

1. Actual lot size to scale with dimensions.
2. Actual house shape to scale with dimensions to lot lines.
3. Phase, Unit, Lot and Street address.
4. Location and lay-out of any drives and walks.
5. Easements and setbacks from the subdivision plat.
6. Location of major trees on lot.
7. Any drainage facilities.

- B. ELEVATIONS – Submit professionally drawn elevations showing:
1. Front (street) view of house including attached garage or similar structure.
 2. All side views.
 3. Rear view, if lot is a Golf Course Lot, including details of any deck handrails, foundation screening, etc.
 4. As nearly as possible, the elevations should show the “public” views of the structure as it will appear when completed.
- C. FLOOR PLAN – Drawn to scale showing all rooms and fixtures:
1. The primary criteria for this plan is that it meet the required minimum square footage and accurately show the lay-out of the house.
 2. Show plan view of any sub-structures such as garages, etc.
- D. FOUNDATION PLAN AND OTHER DETAILS – These should be included in a complete set of plans.
- E. FENCING OR RETAINING WALLS – A location plan, elevation, and construction details required for any fencing or retaining walls.
- F. SWIMMING POOLS AND WHIRLPOOL/HOT TUBS – Show location and location of any surrounding amenities.
- G. MAILBOX – StoneBridge will develop a standard mailbox design and layout.
- H. LANDSCAPING – Landscaping plans are required. Landscaping is required and must be completed within sixty (60) days after completion of construction. Specific criteria will be established. Lots on the Golf Course are strongly urged to use Bermuda grass.
- I. LOT SLOPE AND DRAINAGE – Most of the lots in StoneBridge are relatively equal in slope. However, due to some difference in elevation and variations to house pad elevations, careful thought should be given to the plan-lot marriage and to the drainage from lot after construction. No site drainage is permitted to drain onto neighboring property.
- J. SPECIFICATIONS – Detailed description of construction material.
- K. EXTERIOR MATERIALS AND COLORS – Samples of the following items will be required along with the manufacturer’s name, product and/or name and number:

1. Brick
2. Roofing material
3. Siding-vinyl not permitted
4. All exterior paint
5. Plaster or stucco
6. Soffit materials

L. MANUFACTURERS – Specifications or detailed sheets showing the following items:

1. Doors
2. Garage doors
3. Windows
4. Light fixtures

FEES:

The Architectural Review Authority shall charge the following fees which shall be submitted with the plans:

1.	Construction Deposit	\$ 2,00.00 *
2.	Mail Box	\$ 350.00
3.	Plan Review Fee	<u>\$ 75.00</u>
	Total	\$ 2,425.00

Before any construction of any type can begin on any lot, an Architectural Review Authority letter must be in hand and a Builder Construction Deposit, made payable to the StoneBridge Community Association, Inc. must have been delivered to, or mailed to 305 Autumn Ridge Drive., Bossier City, LA 71111.

CONSTRUCTION PHASE REQUIREMENTS:

The following are rules that will be enforced by the Association in order to minimize any inconvenience by homeowners in the subdivision.

1. Each house site must have “silt fencing” put in place around the entire lot. This will help control the run-off of dirt during heavy rains and will help contain the various pieces of construction material that are now being blown everywhere. This “silt fencing” must be in place before any construction begins including any dirt work. *A \$25 per day charge for everyday that construction has started that the silt fencing is not in place. Charges will be deducted from your \$500 construction deposit.*
2. When preparing for your house pad, you must determine where your driveway will be and use either crushed concrete or some other type of aggregate as your ramping material in this area. We no longer allow dirt ramps to be placed in the street, on the curb, or over the sidewalk. *A \$25 per day charge for everyday that construction has started that the crushed*

- aggregate is not in place. Charges will be deducted from your \$500 construction deposit.*
3. The dump truck that is delivering your dirt and all material delivery trucks must use this crushed aggregate and when leaving your house site their tires must be free of dirt/mud before entering the street. Any dirt that has been transferred from the lot to the street must be immediately picked up and the street cleaned. *Builder will be assessed a \$100 fine for each occurrence and HOA will have the street cleaned and charged to you as the builder. Charges will be deducted from your \$500 construction deposit.*
 4. When pumping or pouring the house foundation, the concrete trucks must enter and exit your lot using this crushed aggregate to insure that their tires are free of dirt/mud before entering the street. **NOTE:** "Washout" from the pump truck or the concrete trucks **must be done on your lot** and should be done in an area that will not allow it to run into the street and that can be easily cleaned up later. *Builder will be assessed a \$100 fine for each occurrence and HOA will have the street cleaned and any and all charges will be assessed to you as the builder. Charges will be deducted from your \$500 construction deposit.*
 5. Others own the lots on either side of the house you are building. Therefore, while building your house, you must perform as if there were a house on either side of yours. Meaning all subs must park in the street or on your lot within the boundaries of your silt fencing only. They are not to drive nor park on any adjoining or adjacent lot. Furthermore, no delivery truck is to neither drive nor drop material on any lot in the subdivision except the lot that you own and are building on. All deliveries and material storage must be within the silt-fenced area of your lot. *Builder will be assessed a \$25 fine for each violator and for each violation as well as charged for the repair of any damage done by said violator and/or violation to the lot, sidewalk or street. Charges will be deducted from your \$500 construction deposit.*
 6. Each job site is required to have a trash dumpster on site for construction material waste and the job site should be picked up daily but must be "totally picked-up" each Friday by the close of business. I ask you to simply keep the job site like you would want it if you were living next door. *\$25 per day charge for every day that construction has started that the dumpster is not in place. Plus, Builder will be charged \$75 each time HOA personnel must pickup debris that has blown from your job site due to subs not utilizing the dumpster. Charges will be deducted from your \$500 construction deposit.*
 7. Builders will be responsible for the replacement of all broken sidewalks.
 8. Builders are required to keep grass area mowed during construction.