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I. PREFACE

A. PURPOSE OF DESIGN GUIDELINES

The objectives of these Design Guidelines is to create a comprehensive set of standards which will allow for the orderly and cohesive development of The French Quarter on Lake Conroe. These Guidelines are to be used by a property owner, builder or developer as a tool to build a community that is consistent with the stated goals. The Guidelines will help insure the community will mature into one, which provides for a higher quality of living as well as one in which property values are protected.

The Guidelines establish criteria for architectural design, site improvements, and landscaping. They establish the process for review of proposed construction and modification of existing structures. The intent is to allow an owner maximum flexibility in expressing individual taste within the framework of community standards.

B. MASTER PLAN CONCEPT

The French Quarter on Lake Conroe is a planned residential community of 230 building sites with lot sizes ranging from .25 acres to 1 acre. The Master Plan incorporates traditional planning concepts to create a distinctive community. A formal entrance has been or will be installed which sets the tone for the community. Southern Coastal designs with preferred covered porches, distinctive rooflines similar to those found in the Gulf Coast Region.

C. ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee ("ARC") has been established in accordance with the recorded Covenants, Conditions and Restrictions for The French Quarter on Lake Conroe to administer the Design Guidelines. The declarant, (Southern Lifestyles), will administer the ARC until the community is turned over to a newly elected board of directors. It will be comprised of three to five members appointed by the declarant, until turnover, and therefor by the Board of Directors of The French Quarter on Lake Conroe Property Owners Association. Any resident may request to serve on the ARC and non-resident design consultants may serve at the invitation of the committee. The ARC is charged to ensure compliance with the design and review processes described below, and to ensure that all construction is completed according to the approved plans.

II. THE DESIGN PROCESS

To meet the development objectives of The French Quarter on Lake Conroe, the owners and designers must follow a comprehensive design process. This process began with the development of the master plan concept, and continues with development improvements, all in accordance with the community's Master Plan. The ARC will review only designs completed by a registered architect or designer.

The property owner must thoughtfully consider the integration of each site and house design. The sum of the site and house (the parts) will help to shape the image and character of the Master Plan (the whole).

A. Site Visit, Analysis and Survey

1. Following a complete tour and orientation of the site, each property owner must visit the site and conduct a visual survey of the setting, the immediate surroundings and the broader environment. If a design professional is involved, he/she should also be a participant in this orientation process. It is imperative that all designers fully understand the particulars existing on each site and their context.

2. A site analysis is required for each lot. This must include parts of surrounding areas and take into account the potential impact of the building site from key vantage points, including neighboring lots. Elements of the site analysis are to be incorporated into the site plan, and should include the following:

- Identification and description of views and vistas.
- Descriptions of special or unusual features on or adjacent to the site, e.g. trees, lakes, ponds, walkways, community areas, etc.
- To assist with the site analysis, it is recommended that a thorough survey of landform (topography) and vegetation be prepared. The survey should provide sufficient detail to allow careful attention to all environmental issues.
- Refer to Appendix, Required Construction Documents for other required site analysis requirements.

B. Building Design Guidelines

Creative and sensitive architectural solutions are encouraged to complement each site, to express the design concept of individual property owners and to contribute to the community as a whole.

The predominant style selected to respond to the Master Plan concept of creating a traditional Southern Coastal theme. This style exhibits certain characteristics and features that respond to building shape, function and site. The richness, simplicity and rationality of this style serves as the major source for the design of The French Quarter on Lake Conroe residences. The following guidelines both recommend and require the design elements of a traditional Southern Coastal house, from the general to the specific.

1. Forms

Height and profile are determined by historical reference. Massing should be scaled to the site, again recognizing the surroundings.

2. Vertical Massing

Vertical massing shall be carefully resolved, again looking to historical reference.

3. Layout

Open planning is recommended, allowing cross ventilation. Glazed areas should be used to capitalize on views and vistas, while keeping to the historical nature of Southern Coastal Theme proportions.

4. Space

High ceilings are desirable with well-developed inside-outside relationships. Rooms should open onto terraces, decks and balconies.

5. Setting

Integration of grounds, drives, parking, and gardens is essential. House, courtyards, and porches should create a unified design solution.

6. Detailing

Detailing of structures at The French Quarter on Lake Conroe must give proper consideration to the architectural style being used, the construction technology available, and the environment of the Lake Conroe Basin. The environmental considerations would include the hot summer sun, heavy seasonal rains, high humidity, prevailing seasonal breezes, cold winter winds off open areas, soil characteristics and the occasional tropical storm or hurricane.

7. Building Size

Minimum heated square footage is calculated as the total of all interior areas within the roofline of the building, exclusive of open porches, terraces and similar areas. Houses shall not exceed three stories in height. The minimum square footage ranges between 2000 and 3000 for all homesites at The French Quarter on Lake Conroe. Refer to the Deed restrictions for the size requirement for your specific lot.

8. Exterior Elevations

Materials used and construction techniques employed shall be primarily those that are typical to the Southern Coastal style. Low-maintenance materials are encouraged. Roof colors and textures and exterior wall materials should be compatible with the setting and reflective of the Southern Coastal style. Following is a list of approved elevation materials.

<u>Approved siding materials</u>	<u>Approved Window and Trim Materials</u>
Brick, Wood, Painted or Stained	Vinyl Clad Windows
Cementitious Stucco	Wood Windows
Horizontal Wood Siding/ Cement Stone	

Other materials may be considered by the ARC on a case-by-case basis. The ARC shall determine the appropriateness of exterior materials and colors for all construction.

9. Roofs, Gutters and Downspouts

Roof material may be "Hardie" board, dimensional architectural grade asphalt shingles (25-year or better), or slate. Colors that are compatible with the elevations and surroundings should be used. Roof vents and accessories should be located on the part of the roof unseen from the right-of-way, and must be painted to match the roof color. Gutters shall match the fascia trim color or they shall be copper. Downspouts shall match the exterior wall trim or be copper. Flue pipes shall be cased in a chimney enclosure that matches exterior materials. A minimum roof pitch of 6/12 is required.

10. Balconies

Balconies cantilevered or supported with columns are encouraged on high-profile houses to promote outdoor living, to capitalize on views and vistas, and to assist in scale and massing. The size and location of balconies shall be dependent upon lot setbacks established by the Code of Ordinances of Montgomery County.

11. Porches

The use of porches is preferred and will be reviewed on a case by case basis. The size and location of porches shall be dependent upon lot setbacks established by the plat.

12. Patios, Terraces and Decks

Outdoor, uncovered living areas should be constructed with materials and colors that are compatible with the exterior materials and detailing of the house. Railings should be consistent with the architectural character of the house. Patio and terrace surfacing materials should be concrete, stone, or pavers.

13. Entry

The primary front entrance should be emphasized with a sense of prominence that distinguishes it from other entrances. It should be sheltered on the exterior and have prominent single or double doors and detailing that is consistent with the house style.

14. First Floor Elevation

In accordance with Montgomery County ordinances and FEMA standards for The French Quarter on Lake Conroe are, the minimum first floor elevation is 13 feet above sea level.

15. Lighting

Lighting sources shall not be directly seen. Illumination of surfaces such as walls, walks and decks is permissible. Porch lighting, for example, may include wall washers and recessed fixtures that illuminate the entry surface. Gas lights mounted on the front of houses will be preferred.

16. Fences and Walls

Fences should be compatible with the architectural style of the house and should be used primarily for screening and defining outdoor space. Fencing or landscape materials are required to screen HVAC equipment, trash receptacles, basketball courts and other items required to be screened by the Declaration of Covenants Conditions and Restrictions or by Rules and Regulations as may be adopted, from time to time, by the Board of Directors of the Association. Fences should maintain a reasonable scale to the house and not block desirable views and vistas or negatively impact adjacent lots. Walls are permitted, Split rail, chain link or welded wire fencing is not allowed. Pet pens, dog runs, etc. must be screened from adjacent rights-of-way and lots.

17. Additional Special Requirements

- The open storage of boats, trailers, campers, RVs, and other vehicular-type equipment is not permitted in The French Quarter on Lake Conroe. As previously indicated, these items must be stored in a garage so not to be seen from adjacent homesites or roadways.
- All buildings must be built on site. No exterior structure of any kind or any artificial vegetation or sculpture shall be constructed, erected or placed on the outside portion of a residence, whether the portion is improved or unimproved, except in strict compliance with the Covenants, Conditions, and Restrictions.

C. Site Design Guidelines

1. Clearing And Grading

Site grading of a specific lot shall be kept to a minimum and alterations to existing drainage systems shall be avoided. Any necessary grading shall maintain a natural appearance.

2. Utilities

All utility services at The French Quarter on Lake Conroe have been placed underground. Transformers, junction boxes, HVAC and electric meters should be screened with fencing or plantings as needed. Exterior television and radio antennas and satellite dishes are not permitted, except as required by Federal law, and then pursuant to rules adopted therefor by the ARC in conformity with Federal regulations and guidelines. Solar collectors or other utility structures must be permitted by the ARC on an individual basis and in all permitted cases must be screened from view.

3. Driveway

Driveway materials may consist of concrete, stamped concrete, colored concrete in the earthtone colors, pea gravel concrete, oyster shell concrete, brick pavers, and grass block-paving system. Poured concrete drives should have a minimum thickness of 4 inches. The use of welded wire mesh is optional. Asphalt drives are not permitted.

4. Walkways

Walkways are required from the front door of the house to the driveway with a minimum width of 3 feet. Materials may be the same as identified for driveways. Concrete walkways are to be constructed of 3000 psi with a light broom finish. Control joints are to be spaced at intervals of five feet and expansion joints at intervals of 20 feet.

5. Fences

Privacy fences and fencing used for screening is allowed. The finished side of fences must always face out from the lot. Fencing should not block desirable views and vistas or negatively impact adjacent lots. Wood, vinyl, ornamental iron or anodized aluminum is allowable materials. Dark colors are preferred for fences made of aluminum. Chain-link fencing is not allowed.

6. Walls

Walls may be constructed of brick or stucco over concrete block. If the house is brick, the bricks in the wall should match. Retaining walls may be constructed of brick, stucco over block, and pressure treated timber.

7. Mailboxes

All mailboxes will be of a uniform design provided by the ARC.

8. Pools

The ARC will review all pools on an individual basis. Pool and equipment enclosures must relate architecturally to the house and other structures in its placement, materials and detailing. No above ground pools or inflatable bubble covers will be allowed.

9. Tennis Courts

Tennis courts are allowed and need to be approved by the ARC. Tennis courts may be required to be screened from adjacent roadways and lots.

10. Recreational Vehicles

Motor homes, campers, boats, motorcycles, and other recreational vehicles must be in garages and shall not be stored on streets.

11. Site Lighting

All proposed site lighting shall be detailed on the Landscape Plans. Exterior lighting including security lighting will not be permitted when it would create nuisance to the adjoining property owner. Colored lights are prohibited. Low voltage and 120 volt systems are permitted.

12. Construction Signs

Signage is limited to temporary builder signs. These signs will be a standardized design to harmonize with the community. The size shall not exceed the limits set in the Deed Restrictions for The French Quarter on Lake Conroe. The format shall be of uniform design provided by the ARC. Any other signage must be approved by the ARC.

13. Irrigation

The design for irrigation systems must be approved by the ARC. Irrigation systems are recommended for maintaining lawn and landscaped areas, and promoting a healthy, green appearance throughout the neighborhood. Irrigation systems should be zoned according to available water pressure. Irrigation heads should be designed to direct water away from houses, walls, fences, sidewalks, driveways and public/private roads.

14. Plantings

Imaginative landscape design that solves the functions of screening, color, textures, and the enhancement of architecture sets the standard for a high quality community. Plantings should sufficiently screen utility areas, break up the foundation of the building, buffer driveways and parking areas adjacent to property lines, and provide cover for areas disturbed during construction. Plants for screening should be appropriate and of sufficient size and spacing to ensure an adequate buffer within a year or two. Plantings, including trees, may not block desirable views and vistas or negatively impact adjacent lots.

Foundation planting should be able to screen any foundation under house or decks. Utility areas for gardening should be screened or incorporated into garden areas so as not to be unsightly.

D. Recommended Plant List

The following list represents many varieties of plants, both native and exotic, which will grow in Montgomery County. It is not intended to be all-inclusive but rather it is intended to provide the landscape designer with a palette of plant materials, which could form the basis of the landscape plan.

Group One: These plants are very hardy. If they are fertilized and given some water during summer drought periods, they respond with thick, luxuriant growth.

Pitiosporum	Pitiosporum Tobira
Thorny Elaeagnus	Elaeagnus Pungens
Yucca	Yucca Aloifolia, Yucca Gloriosa
Pampas Grass	Cortaderia Selloana

Group Two: These plants are also hardy but less so than Group One. They should be on protected sides of houses. They need annual feeding plus watering during hot, dry periods.

Cocos Palm	Butia Capitata
European Privet	Ligustrum Vulgare
Indian Hawthorne	Raphiolepis Umbellata
Japanese Black Pine	Pinus Thunbergi
Laurelcherry	Prunus Caoliniana
Live Oak	Quercus Virginiana
Oleander	Nerium Oleander
Red Cedar	Juniperus Virginiana
Shore Juniper	Juniperus Conferta
Yaupon Holly	Ilex Volmitoris
Wax Myrtle	Myrica Cerifera

Flowers: A few appropriate perennials are listed below.

Coreopsis	Coreopsis
Day Lily	Hemerocallis
Dusty Miller	Cineraria
Gaillardia	Gaillardia Grandiflora
Hydrangea	Hydrangea Macrophylla
Shasta Daisy	Chrysanthemum Maximum

III. THE REVIEW PROCESS

All plans for new residential construction, and for additions, alterations and renovations to existing houses and lots must be reviewed by the ARC. Please refer to the forms listed below, to assist with submittals and reviews can be found in Section V.

A. Preliminary Design Review

The preliminary design review is useful in providing information and correcting problems before unnecessary time and effort are spent on final design plans.

Three sets of preliminary documents, a completed Form One (APPLICATION FOR DESIGN REVIEW). In order to allow an adequate review period, applications once received will be replied to within 15 days.

The preliminary design review is mandatory and shall contain the following:

- A copy of Appendix A- Required Construction Documents completed with as much information as is available at the time.
- A site plan which shows the building outline and edges of adjacent buildings, driveways, walks, topographic information, easements and setbacks on the lot.
- A preliminary exterior wall section which shows the basic method of construction including floor to floor height, exterior details such as the construction of the wall at the ground level, window sills, window heads, soffits, and fascias. If a gutter is to be used it should be shown.
- Elevations of all sides noting all exterior materials generically (e.g. wood roof shingles, brick, etc.).

B. Final Plan Submittal and Review

After receiving the ARC's approval of the preliminary submittal, the drawings shall be refined to address the ARC's comments. Refer to Appendix A- Required Construction Documents for additional information required in this submittal.

Required construction documents are listed in Appendix A.

Applicants will receive written notification of the ARC's decision within fifteen days following receipt of application. If approved, the applicant will receive notification of the approval with a set of plans bearing the ARC's approval stamp. If the plans are not approved or approved with conditions, the applicant will be notified as to the reason for denial or conditions. Applicants are invited to contact the ARC Chairman to discuss plan changes necessary to gain ARC approval. ARC approval is valid for twelve months from the date of applicant notification.

C. Landscape / Irrigation Design Review Submittal

Landscape and irrigation plans should be submitted for review and approval within 60 days after starting construction. A complete plant list showing name, size, and quantity is also required. Three sites of plans are required for this submittal. This is usually the final major expense incurred and homeowners should consult a professional as to what expense to expect in order to satisfy what would be considered approvable.

D. Construction Bond

A refundable construction, cash bond in the amount of \$1500.00, made payable to The French Quarter on Lake Conroe by the general contractor, is required prior to the start of any residential construction. The cash bond is placed in a non-interest bearing account, and refunded, without interest, within five business days following final inspection and approval of construction by the ARC and the date of the ARC's receipt, of a copy of the certificate of occupancy, whichever occurs last. All or part of the cashbond may be retained, per the estimation of the ARC representative, to rectify non-compliance.

E. Site Inspection and Preliminary Stakeout

A site inspection of the house corner stakeout by the ARC is required before clearing. The purpose of this inspection is to ensure compliance with the approved plans, as well as to evaluate impact on adjacent lots, common areas, tree preservation, drainage, etc. The owner shall clearly stake the property corners and proposed house corners. Any existing trees to be removed shall be physically marked individually or in-groups. A plat of the lot layout must be provided which shows the locations of all of the trees that will be removed. Inspections will be conducted at any point of the construction process.

F. Construction Application

After a general contractor is selected and ARC final approval is given, the contractor must submit a completed Form Two (CONSTRUCTION APPLICATION). The applicant will be notified of approval status within 15 working days of receipt. The contractor must receive approval before construction commences.

G. Changes During Construction

If changes to an approved plan become necessary during construction, Form Four (APPLICATIONS TO MAKE CONSTRUCTION OR DESIGN CHANGE) should be submitted to the ARC. The review process for these requests will be the same as that for new construction. However, minor changes to an approved plan, may be granted by the ARC chairperson in lieu of a full ARC review. The committee chairperson will determine if the change is material and warrants full ARC approval. The applicant will be notified within three working days of meeting with the ARC chairperson as to approval, disapproval, or deferral.

A major change to construction already in place may require an additional bond made payable to the ARC, prior to commencement of the construction change.

H. Final Inspection

To confirm plan compliance, an ARC representative will conduct a final inspection following completion of all planned construction and landscaping and submission of a completed Form 3 (REQUEST FOR FINAL INSPECTION / DEPOSIT REFUND). The ARC representative will make the inspection within a reasonable period following receipt of the request. Landscaping must be completed within 90 days following the issuance of the certificate of occupancy.

I. Enforcement

The design and review guidelines contained herein have been developed to encourage good design, to preserve community resources and to enhance property values. To maintain these goals, any construction that takes place without ARC approval will not be tolerated. If necessary, a stop work order will be issued to the general contractor and other legal remedies will be pursued.

