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The Design Guidelines For The Woodlands and The Lakes at The Preserve at Girby Road, a Residential Subdivision

STATE OF ALABAMA

COUNTY OF MOBILE

These Design Guidelines for **THE PRESERVE** at Girby Road, a residential subdivision made this 28th day of November, 2005, by **LOUPE DEVELOPMENT, LLC**, an Alabama Limited Liability Company (the "Developer"), include the Woodlands and The Lakes Subdivision at The Preserve at Girby Road, collectively hereinafter referred to as the "Subdivision".

These Design Guidelines are provided for in Section 3.01 of the Declaration of Rights, Covenants, Restrictions, Affirmative Obligations, and Conditions Applicable to the "PRESERVE" at Girby Road, a residential subdivision recorded at Real Property Book 5865 pg. 1587 (the Covenants) and supplement the Covenants.

The following specifications are meant to serve as an outline of the methods of construction and types of materials that are required as a minimum standard for the builders in **The Woodlands and The Lakes at the Preserve Subdivision.**

The Woodlands:

Plans:

All house plans for the woodlands section have been provided by the developer. There are 7 floor plans with each having 2 different front elevations. The reverse image of each model has also been provided when the house needs to be flip-flopped on a lot. While it is important to keep the front elevations as close to the drawings as possible, it is encouraged to change small items here and there to increase the variety of design. Some examples of this would be changing from eyebrow windows to arched or straight windows, or changing from one garage door to two. Another acceptable change would be swapping brick for stucco or vice versa when applicable on certain walls. All minor elevation changes that deviate from the original plans must be approved by the developer prior to making the changes in the field.

All models have been pre-reviewed and approved by **Don Williams Engineering**. Before submitting plans to the permit office, both sets of plans must be stamped by Don Williams prior to submittal. He has agreed to a set fee for his seal on the drawings.

Foundations:

All foundations shall be either monolithic poured concrete slabs or chain wall floating slab foundations. The use of post-tension slabs is allowed when applicable.

Framing:

All houses are to be constructed with conventional wood framing or metal stud framing.

Exterior Finishes

The Following materials are approved for the exterior finish in The Woodlands

Brick:

The following list is an approved list of new bricks selected at Riley Stuart Supply. Additional styles can be used, but they must be approved by the developer prior to application. The use of old, antique, or used brick is highly encouraged in place of new brick. This list may be updated from time to time due to supply, and will be available for the builders whenever necessary.

Approved Bricks :

Manchester, Old Town, Old Birmingham, Old Jackson, Fondren, Chattanooga, Colonial Virginian, Hard Tan, Old English Regent, Manteo, St Louis, W/M Cambridge, Smithsonian, Arlington Antique, Chicago Antique, Riverview, Cobblestone, Culpepper, Robinson Cambridge, Old Georgian Tudor, Old Waverly, any Used Bricks. This list may be updated by the developer.

Stucco:

All stucco must be conventional stucco applied with wire lath having a preferred fine or medium textured finish. Styrofoam sub-base is not acceptable. Color selections must be approved by the developer prior to application.

Siding:

Siding materials can be real wood siding, or Hardie plank siding. Smooth, no grain siding would be preferred but not mandatory.

Soffit and Fascia material:

All soffit and fascia shall be constructed with exterior grade wood materials or an approved paintable wood substitute such as hardie board. No vinyl trim material will be allowed.

Front Windows and Doors:

All doors and windows that are visible from the street must be wood or vinyl clad windows and doors as per the window and door schedule in the plans. Exposed wood windows should be milled from a dense weather resistant hardwood such as Spanish cedar or mahogany. No stained or etched glass is allowed in window or door panels. Wrought Iron may be used as an accent to doors and windows when appropriate as an added architectural feature.

Roofing Shingles:

Architectural 25yr or greater. Three tab roofing is not allowed. Ridge tiles as shown on the plans are encouraged but not mandatory.

Fencing:

All fencing used in a front elevation must be brick, stucco, or wrought iron. Combining these materials is encouraged as well as adding copper gas lamps when applicable. Wooden fences are acceptable in the rear yards and sides of the house when needed for privacy purposes. All fences constructed in any servitude or dedicated easement must be approved by the developer.

Garage Doors:

All garage doors must be of the decorative nature illustrated on the plans. No plain faced garage doors will be allowed in the Woodlands Section. Any deviation of the garage doors as shown on the plans must be approved by the developer. It is recommended that all builders get together and look to purchase these doors from one supplier in order to get a volume discount.

Paint Colors:

All exterior paint colors will need to be approved by the developer prior to application.

Shutters:

All exterior shutters must be made of wood or an approved wood substitute, no vinyl shutters will be accepted for use.

Interior finishes:

It is recommended that all builders get together and form a common ground as to what level of finishes will be used in speculative construction. It is important for appraisals and pricing that everyone remain consistent and avoid any low-balling situation. Pre-sold custom houses should maintain a certain level of standards consistent with the level of spec houses.

The Lakes:

The following architects have been pre-approved to provide stock plans or custom drawn plans for any houses built in the Lakes Section of the subdivision. Again, all plans must be approved by the Architectural Review Board of the Developer. The French Country Architectural Design is mandatory. All of the exterior finish requirements of the **Woodlands** section are mandatory in the **Lakes** section. Plans can be done by other parties besides those approved, but will also have to be approved by the developer.

Approved Architects:

Andy McDonald Design Group~ www.andymcdonaldsdesign.com

ML Murphy Design Group~ www.mlmurphydesign.com

Lawrence Design Service~ 225-751-4135

Drainage Easements of The Preserve Subdivision:

All drainage easement maintenance of The **Preserve Subdivision** is a responsibility of the POA. If a lot owner chooses to enclose that area, with an approved structure by the Architectural Committee and the Developer, the lot owner must provide access for the POA to maintain that servitude or the lot owner assumes responsibility for maintenance of the easement on that lot.

MAIL BOXES:

All mail boxes are to be provided by Vandalia Mail Box Company, type M-73.

HOUSE NUMBERS:

Uniform selection will be provided at a later date as selected by the Architectural Review Committee and the Developer.

LANDSCAPING:

Plans must be submitted for approval to the Architectural Review Committee and Developer prior to completion, and completed before occupancy. Any changes after approval of initial submittal will require approval by the Architectural Review Committee and Developer. If plans cannot be completed prior to occupancy, a deposit is required which represents the amount of the unfinished portion.

RENOVATIONS OF ORIGINAL PLANS:

Any and all renovations of original plans must be approved by The Architectural Review Committee and Developer, **prior** to beginning of such construction.

ENFORCEMENT OF THESE GUIDELINES:

These guidelines shall be enforced according to and in the same manner as provided for in Section 15.02 of the Covenants.

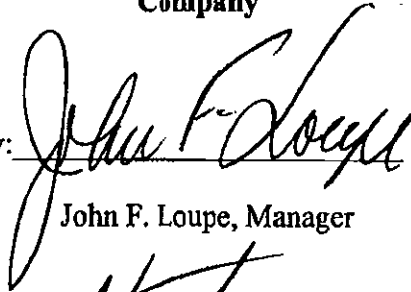
IN WITNESS WHEREOF, the parties hereto have executed these presents and on this 28th day of November, 2005.

DEVELOPER:

LOUPE DEVELOPMENT, L.L.C.

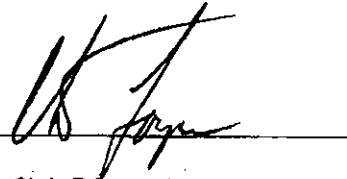
**An Alabama Limited Liability
Company**

By: _____



John F. Loupe, Manager

By: _____



Chris D Loupe, Member

This instrument was prepared by John E. Seago, 8126 One Calais Avenue, Suite 2-C,
Baton Rouge, LA 70809.

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOHN F. LOUPE, whose name as Manager of Loupe Development, LLC, the Developer signed the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said organization.

Given under my hand this the 29th day of November, 2005.

Jamie Smith Walsh

Notary Public

My Commission Expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 9, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John F. Loupe, individually, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of November, 2005.

Jamie Smith Walsh

Notary Public

My Commission Expires at

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 9, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

State of Alabama-Mobile County
I certify this instrument was filed on:
November 29, 2005 @ 10:42:01 AM
S.R. FEE \$2.00
RECORDING FEES \$16.00
TOTAL AMOUNT \$18.00

2005086395
Don Davis, Judge of Probate