

EXHIBIT "C"

RULES AND REGULATIONS FOR  
WEST TRACE DEVELOPMENT, A MIXED USE DEVELOPMENT,  
WESTLAKE, LOUISIANA

**EXHIBIT "C"**

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR  
WEST TRACE DEVELOPMENT, A MIXED USE DEVELOPMENT**

**DESIGN GUIDELINES**

Capitalized terms, not otherwise defined within this instrument, shall have the meaning ascribed to them in that certain Declaration of Covenants, Conditions, And Restrictions for West Trace Development, A Mixed Use Development (the "**Declaration**"), executed by Gary Guillory, President, of **The Westlake Real Estate Board**, a political subdivision of the State of Louisiana (the "**Declarant**").

These Design Guidelines are in addition to those contained in the Declaration and in the case of conflict between these Design Guidelines and the Declaration, these Design Guidelines shall govern.

- 1     The Design concept for construction of all homes in WEST TRACE DEVELOPMENT shall be French Provincial or as might be determined by the Westlake Real Estate Board.
  
- 2     Permitted Buildings and Height. No structure shall be erected, altered, placed or permitted to remain on any Lot other than one (1) detached single family dwelling, not to exceed thirty five (35') feet from foundation to eave height; except on Townhouse Lots, accessories incidental to residential use of the Lot, such as swimming pools, bathhouses and/or gazebos may be erected, altered, placed or permitted as approved by the Design Review Board. The Design Review Board may require the removal of any structure violating these restrictions. Variety in building height in accordance with these restrictions is encouraged.
  
- 3     Garages. All garages shall be private and enclosed with a garage door approved by the Design Review Board. Any parking pad shall be screened from the street with approved landscaping. No entry to a garage shall be located in the front yard of a Lot. The garages of Lots located on Cul de Sac may have side-entryways, and in such case, may face the street adjoining the Lot on which it sits. The forward face of the garage wall shall be at least ten feet (10') behind the front wall of the residence. No vehicles may be stored for more than a forty-eight (48) hour period on any part of a Lot. Carports are not permitted.
  - 3.1 All residential Lots shall be designed to include a garage to accommodate a minimum of two (2) but not more than three (3) vehicles.
  - 3.2 Detached Garages with breezeways shall be subject to the approval of the Design Review Board.
  
- 4     Driveways. All driveways and walkways on any residential Lot shall be constructed of brick, stone pavers or concrete; the use of brick, colored and/or patterned concrete, stone pavers and similar paving is encouraged. The color and design of all driveways and walkways must be submitted to and approved by the Design Review Board prior to installation. Asphalt and granular materials such as gravel, crushed stone or dirt shall not be permitted.
  - 4.1 The entrance drive to the residence shall be a minimum of ten feet (10') wide.

- 5 **Exterior Materials.** Any residence erected, placed or altered on a residential Lot shall not have an exterior constructed of imitation brick or stone, or aluminum or vinyl siding, and not more than forty percent (40%) of the exterior may be wood or similar building material. All painted exteriors must have at least two (2) coats of exterior grade paint in a color approved by the Design Review Board. Outside wall materials shall be beveled wood or concrete siding, hardy board, stone, brick, old brick, stucco covered masonry, or any combination thereof, as approved by the Design Review Board.
- 6 **Exterior Lighting.** The number and style of exterior lighting fixtures shall be submitted to and approved by the Design Review Board prior to installation. The number of exterior light fixtures, including landscape lighting and path lighting, shall be limited. All lighting should be architecturally integrated with attached structures. Security lighting including motion activated flood lights shall, at a minimum, be located beneath eave overhangs. Mercury vapor lights and colored light bulbs shall not be permitted. No lighting shall be installed which is aimed at surrounding properties, or which will adversely intrude on surrounding property. Exterior lights shall be mounted on building surfaces so as not to interfere with the neighbors' use of his Lot. All exterior light sources shall be directed away from view by adjoining Lots.
- 7 **Windows and Doors.** All windows shall be of a traditional wood frame, vinyl, vinyl clad, or aluminum clad. Metal or aluminum windows are not allowed. All doors and windows shall be consistent with the architectural style chosen for the residence. Each front door must make an entry statement of quality, substance and durability. Mirrored or reflective glass is absolutely prohibited.
- 8 **Window Coverings.**
- 8.1 The only acceptable window coverings that may be affixed to the interior of any window visible from any street or other portion of the Property are drapes, blinds, shades, shutters or curtains. The side of such window coverings that is visible from the exterior of any improvements must be white or off-white in color, except that any window coverings consisting of wooden blinds or shutters may be a natural wood or white color. Notwithstanding the foregoing, the Design Review Board may, from time to time, approve additional colors as acceptable for the portions of the window coverings visible from streets, Common Area or other Lots.
- 8.2 No window tinting, reflective coating, stickers or decals may be affixed to any window that is visible from any street, alley or other portion of the Property, without the prior written approval of the Design Review Board.
- 9 **Other Building Features.**
- 9.1 Masonry, wood, stucco, brick masonry, cast concrete, and metal columns shall be in proportion with the overall design of the residence and their dimensions shall be approved by the Design Review Board.
- 9.2 Storage areas and storage sheds must be approved by the Design Review Board and if approved, shall be screened from view from the street and neighboring Lots. All storage areas and storage sheds should be of the same architectural design and style as the main dwelling and must be located on a concrete slab. Portable or movable buildings are not permitted on any Lot.

- 10 Ceiling Height. Minimum exterior plate heights are 9'-0" for the first (1<sup>st</sup>) floor and 8'-0" for the second (2<sup>nd</sup>) floor.
- 11 Fireplace Material. Uncovered galvanized metal fireplace flues and chimneys are not permitted. Any metal chimney flue must be screened from view with brick or stucco. The top of the chimney must be covered by a chimney cap made of stucco, brick, slate or copper approved by the Design Review Board. An exposed spark arrester on a manufactured fireplace flue is not permitted.
- 12 Fences and Walls. All fences, walls and gates (collectively, the "Fences") shall be designed to compliment the character and style of the residence. The design and specifications of each Fence must be approved in writing by the Design Review Board. Approved materials include pre-cast concrete blocks and caps-"dac art" or equal, brick, stone, wrought iron and stucco covered masonry. No chain link, cinder block (without exterior finishing material, such as stucco), or split rail Fences are allowed. Wooden fences, where permitted, should be constructed of western red cedar pickets as approved by the Design Review Board.
- 12.1 Rear and side yard Fences shall be permitted as approved by the Design Review Board. All rear yard Fences shall be constructed on the rear property line of the Lot. Rear yard fences constructed on Golf Course Lots shall be constructed of decorative metal or wrought iron with or without masonry columns as approved by the Design Review Board.
- 12.2 Front yard Fences, such as wood picket fences, are not permitted except in the case of a partially enclosed courtyard. Front yard fences, where permitted, should be constructed of decorative metal or wrought iron, as approved by the Design Review Board.
- 12.3 The height of Fences shall be subject to the discretion of the Design Review Board.
- 13 Roofs.
- 13.1 The minimum roof pitch shall be 7/12. Lower pitches for minor areas may be considered by the Design Review Board. All roofing shingles must be Architectural Style, such as Prestique Brand or equivalent.
- 13.2 Permitted roofing materials shall consist of architectural grade composition shingles, tile and slate. Standing seam copper roofing is permitted, subject to the approval of the Design Review Board. When concealed from view by cornices or parapets, sheet roofing may be employed if approved by the Design Review Board.
- 13.3 Skylights must be flat or low-domed and all one color, with flashing matching the roof color. No skylights or roof mounted mechanical equipment are permissible if visible from the street or neighboring Lots.
- 13.4 All roof accessories shall be painted to match the roof color.
- 13.5 Soffits shall be constructed of wood or hardy board and shall be finished in wood or stucco finishes.

- 13.6 Exposed gutters and down spouts shall be copper or an approved material and color selected from the color palate provided by the Design Review Board. Gutters shall be half-round and down spouts shall be full-round.
- 13.7 Mansard and flat roofs are prohibited.
- 13.8 Exterior chimneys shall be stucco or masonry to match exterior finishes of the residence.

14 Sports and Play Equipment.

- 14.1 Swing sets or other play structures are permitted; however, they must be shielded from view by a fence and meet the approval of the Design Review Board.
- 14.2 Basketball goals or backboards shall be permitted, provided such goals and backboards are not mounted directly to the residence. Basketball goals shall be located on the inside of the driveway in an area close to the residence on the rear one-third (1/3) portion of the Lot. Basketball goal poles or other mounting material shall be painted to match the color of the residence, the color of the wall or fence in its closest proximity, or the color black. Backboards shall be primarily clear or white.
- 14.3 Driveways should remain as constructed during the original construction for access to garages. Driveways shall not be expanded for the sole purpose of accommodating sports or play equipment.

15 Mail Boxes and Addresses.

- 15.1 Mail Boxes will be in accordance with the United States Post Master Specifications and the Design Review Board approval.
- 15.2 The font style for address numbers shall be established by the Design Review Board for each Development. Specification, display requirements and installation specifications will be provided to the owner by the Design Review Board.

16 Yard Ornaments. Artificial flamingos, deer, spinners, gazing balls, pirogues, garden gnomes and such other tableau are prohibited in front and side yards. Typical seasonal decorations are permitted within season at the discretion of the Design Review Board, which reserves the right to limit such decorations so as not to cause undue traffic, light, noise or other nuisance to neighboring Lots.

17 Flagpoles. Flagpoles not to exceed six (6) feet are permitted if mounted within brackets that place the flagpole diagonally to the residence. Not more than two (2) flags shall be displayed at any given time.

18 Swimming Pools. Swimming pools must comply with the following requirements:

- 18.1 No pool may be constructed, placed, installed or used above grade and all pools must be of constructed with rebar and gunite, or such other material as approved by the Design Review Board.

- 18.2 All pools, pool equipment, slides, diving boards and other pool accessories must be fenced and screened from view from all streets and surrounding Lots. Screening should be designed to mitigate noise from the pool area.
- 18.3 The edge of pool decks should be no closer than five feet (5') from side Lot lines, twenty (20) feet from rear lot lines and fenced or screened as described above.
- 18.4 Pools shall not be drained onto adjacent property or open space.
- 18.5 Those Owners of Golf Course Lots wishing to construct a pool are hereby warned of the peril associated therewith and agree to indemnify the Declarant and associated parties as described in the Covenants, Conditions and Restrictions.
- 18.6 Ornamental fountains, jacuzzis, hot tubs or similar elements are permitted upon the approval of the Design Review Board.
- 19 Awnings and Canopies. Awnings and canopies are not permitted on the front of any residence. Awnings and canopies may be constructed or installed on the side and/or rear of a residence upon the approval of the Design Review Board. No metal awnings or coverings are permitted.
- 19.1 Bright colored awnings or canopies are prohibited, and all awnings and canopies should be of a color and design to compliment the exterior color of the residence.
- 19.2 All discolored, faded, torn or worn awnings and canopies must be promptly replaced.
- 20 Patios and Gazebos. Covered patios shall be architecturally integrated with the design of the residence. Covered patios shall be supported by columns as described above. Any roofing material used shall be the same as used for the roof of the residence, except that copper may also be used. The location of Gazebos shall be approved by the Design Review Board. Patios, terraces, gazebos trellises, arbors and related site improvements, shall meet the approval of the Design Review Board.
- 21 Landscaping.
- 21.1 A comprehensive landscape plan shall be a requirement of the submittal of a design for any improvement on a Lot. Each Owner is encouraged to save as much of the existing vegetation as possible. Each owner is also encouraged to select plant material from the "**Recommended Plant List**". The Recommended Plant List is available for inspection by Owners.
- 21.2 Each Owner shall be required to sod the portions of the Lot which is not covered by a structure or plant bed. Sod shall be a Hybrid Bermuda such as 419 or Tif Sport. The Design Review Board may add additional sods which may be used. All plant beds shall be mulched.
- 21.3 All landscape plans must receive the approval of the Design Review Board.
- 21.4 Low voltage landscape lighting integrated with the landscaping for a Lot is encouraged, but not required.

- 22 Grading.
- 22.1 Should a significant alteration to the elevation of a Lot be contemplated, the Owner shall submit a grading plan for approval by the Design Review Board.
  - 22.2 Grading with a maximum of 4:1 slopes and a maximum of three feet (3') in height or such height as required by FEMA is permitted.
  - 22.3 Smooth slope transitions are encouraged where grading is necessary.
  - 22.4 All grading shall be contained inside the lot property line with no overlaps, unless approved by the Design Review Board.
  - 22.5 If retaining walls are necessary, the walls should be of a material and color to match the contiguous or connected buildings/structures.
- 23 Fill to Lot. No Owner shall add fill to a Lot which adversely affects the drainage of a contiguous Lot/Property or which increases the cost of installing foundation footings on any contiguous Lot.
- 24 Drainage. The Owner of a Lot shall provide positive storm water drainage in the direction indicated on the drainage plan for **WEST TRACE DEVELOPMENT** on file with the City of Westlake. Drainage may be surface and/or subsurface as approved by the Design Review Board. An Owner shall not impede or modify the natural drainage flow of any Lot in any manner that will adversely affect other Owners who are in compliance with the drainage plan. The Design Review Board or any aggrieved Owner shall have the right to bring legal action to enforce this restriction.
- 25 Garbage, Trash and Recycling. Garbage, trash and recycling containers shall be screened and/or stored when not placed on the street for collection so as not to be visible from the streets or adjoining Lots.
- 26 Noise Abatement. All exterior mechanical equipment, including natural gas powered generators, HVAC and pool equipment, shall be screened from view in a manner so as to also screen the noise and sounds generated by such equipment.
- 27 Switch Pads and Transformers. Switch pads and transformer pads shall not be constructed more than six inches (6") above finished grade. All such pads should be flush with adjoining walkways. Transformers shall be screened with landscaping to the extent permitted by the utility company serving the Lot.
- 28 Servitudes. Servitudes for installation, maintenance of utilities and drainage facilities are reserved as shown on the Final Plat.
- 29 Underground Utilities. This subdivision will be served by underground utilities only, except where an overhead electric distribution system is previously existing or has been installed by Declarant. Electric service from the electric distribution system to each residence shall be underground.
- 30 Miscellaneous Restrictions.

- 30.1 Cleaning of tools, supplies or equipment by concrete suppliers, painters, other subcontractors, or homeowners on any public street or other Common Area is prohibited.
- 30.2 Each Owner's contractor is required to maintain a clean and orderly construction site. Each contractor shall place a construction debris dumpster behind the footprint of the residence and dispose of waste and debris immediately. Sites which are not maintained shall be subject to fines per the laws of the City of Westlake, Louisiana.
- 30.3 The Owners of Golf Course Lots are prohibited from altering any golf course property without the express written consent of the Golf Course owner and the Design Review Board.

This the 30th day of March, 2009, at Westlake, Louisiana.

**WITNESSES:**

Andrea Mahfouz  
Name: ANDREA MAFHOUZ

Marcy Wade  
Name: MARCY WADE

**THE CITY OF WESTLAKE**

By: Daniel W. Cupit  
Name: DANIEL W. CUPIT  
Title: MAYOR

**WESTLAKE REAL ESTATE BOARD**

BY: Gary "Stitch" Guillory  
Name: Gary "Stitch" Guillory  
Title: Chairman

John L. Van Norman, III  
JOHN L. VAN NORMAN, III  
NOTARY PUBLIC  
NOTARY ID NO./BAR ROLL NO. 13020  
MY COMMISSION EXPIRES AT DEATH