

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
OAKMONT SUBDIVISION
A
NEIGHBORHOOD DEVELOPMENT OF WEST TRACE DEVELOPMENT**

DESIGN GUIDELINES

These Design Guidelines shall apply to all Lots located within the Oakmont Neighborhood Development of West Trace Development (the “**Neighborhood**”). 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, Mixed Use Development (the “**Declaration**”), executed on the 9th day of April, 2012, by **The Westlake Real Estate Board**, a political subdivision of the State of Louisiana (the “**Declarant**”). These Design Guidelines shall be in addition to the restrictions contained in the Declaration for West Trace Development and in the event of a conflict between these Design Guidelines and the Declaration, these Design Guidelines shall govern.

- 1 Front Building Line for Lots shall be twenty five (25’) feet from the front property line.
- 2 Side Building Line for all Lots shall have a zero lot line on one side and a ten (10’) feet setback from the opposite side property line.
- 3 Improvement Configuration: All residences shall face the main street on which the Lot is located.
- 4 Minimum Square Footage. Residences built in the Neighborhood shall contain minimum square footage of living space, exclusive of all porches, storerooms, and garages as follows:

Lots 1-20: 7 lots shall have a minimum square footage of 1600 sq. feet, the remaining 13 to have a minimum of 1800 sq. feet.

5 Exterior Materials. Any residence erected, placed or altered on a Lot within the Neighborhood 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, hardy board or similar building material. All painted exteriors must have at least two (2) coats of paint in a color approved by the Design Review Board. Outside wall materials shall be beveled wood or hardy board, stone, brick, old brick, stucco covered masonry, or any combination thereof.

6 Colors. A list of recommended colors for residences in the Neighborhood shall be made available to Owners, and shall be referred to as the “**Oakmont Color Palette.**” Blocks of residences bearing the same color shall be prohibited, except for the color white, which shall be permitted irrespective of the color of adjacent residences. Subject to the Oakmont Color Palette and the approval requirements contained in the Declaration, use of a variety of coloring in trim, tiles and exterior surfaces and expressions on each individual residence is encouraged. The Design Review Board shall have the authority when appropriate to reject color schemes to prevent redundancy from one residence to the next.

7 Roofs. Roofing colors shall be muted, and must be within the range of colors indicated on the Oakmont Color Palette.

8 Garages. Side entry into garage is mandatory.

9 Exterior elevations to have a minimum of five (5) different designs. No same design to be built next to any other.

WITNESSES:

Name: ANDREA MAFHOUZ

Name: LONNIE SMART

THE CITY OF WESTLAKE

By: _____
Name: DANIEL W. CUPIT
Title: MAYOR

WESTLAKE REAL ESTATE BOARD

BY: _____
Name: Gary "Stitch" Guillory
Title: President

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