



February 10, 2022

MEMORANDUM TO CONTRACTORS

Carter Plantation Architectural review Board

To gain authorization to proceed with construction, all homeowners and contractors signed an agreement that listed various requirements such as when work could be done, keeping the property and streets clean, minimizing noise and staying in general communication with the Architectural Review Board regarding changes. Historically, the ARB has been lenient with the enforcement of items included in the agreement. We understand that the weather and working with subcontractors can present challenges. But recently we have heard more complaints from homeowners and have been asked by the Community Association Board to enforce rules listed in the agreement, more diligently. Following are specific issues that have come to our attention with explanation from the agreement:

Working Hours - All construction work will take place between the hours of 7am and 7pm, Monday through Friday and 8am and 5pm on Saturday. No construction work is allowed on Sundays or national holidays.

Noise - Loud music or disturbance of property owners, guests or golfers is not allowed.

Clean jobsite - Maintain a clean construction site at all times, place a commercial dumpster on site and place a portable toilet on site all in compliance with the Declaration and manual for Carter Plantation. The cost to repair any damage to the street rights or ways, streets, street signs, mailboxes, vacant lots or utilities will be deducted from the deposit prior to a refund.

The ARB will continue to work with contractors to allow special consideration to those asking for permission in advance. Regarding working hours, should you be in a position for specific tasks like pouring concrete or finishing roofing, working beyond the hours stated will be considered, if and only if, the contractor is granted permission in advance. Violators will be issued a warning upon the first offense. Subsequent violations will result in a fine, to be collected from the refundable deposit.

Regarding noise, nail guns and compressors and other construction related noise is understood and acceptable. But loud music will not be tolerated. It should be at a level such that it cannot be heard from the golf course. And homeowners should not be able to hear music while in their homes. Homeowners and golf course marshals will be asked to report offenders to the ARB and an initial warning will be issued. Second offenders will be subject to fines, to be taken from the refundable deposit.

Regarding clean jobsites, it is understood that this includes the street in front of the construction site. The ARB will continue to work with contractors to allow construction debris to be removed weekly from small lots where a dumpster may become problematic. Street cleaning is critical and must be done on a regular basis. If in the opinion of the ARB, streets are not kept clean, an initial notification will be issued and the contractor will have 48 hours to rectify the situation or respond to the ARB with an explanation of the intended plan of action. Contractors who do not respond or rectify the situation within 48 hours, will be subject to fines, to be taken from the refundable deposit.



CARTER PLANTATION ARCHITECTURAL REVIEW BOARD

Springfield, LA 70462

February 15, 2022

Homes under construction or being designed by a home owner:

- **Eleven new homeowner built homes are being built or are in review process:**
 - Antisan on lot 165 (finishing interior, landscaping)
 - Nagim on lot 120 (finishing exterior)
 - Perde on lot 162 (framing complete, finishing exterior)
 - Gedusa on lot 208 (framing complete, finishing exterior)
 - Tantillo on lot 49 (framing complete, finishing exterior)
 - Hinostroza on lot 158/9 (framing complete, finishing exterior))
 - Lambert on lot 19 (lot cleared; slab poured)
 - Linn on lot 145 (lot cleared, slab formed)

 - Castjohn on lot 160 (lot cleared; pad built)
 - Easley on lot 18 (lot cleared; revised site plan approved, not started)
 - Perrin on lot CC5 (plan approved; not started)
- **Seven new homes are being built by developers:**
 - Sunrise Homes on lots 228 & 229 – (finishing interior) – pads built on other lots
 - Mindrut on lot 104 (framing complete, finishing exterior)
 - Arion/Hecht on lots 105 & 109 (framing complete, finishing exterior)
 - Antisan on lot 185 & 189 (framing complete, finishing exterior)

Other development:

- **River Lots** – Bulkhead & piling construction on seven lots. Framing started on two.
- **Carter Reserve** - Two houses need landscaping; one house working on exterior, one house being framed and one plan approved, not started
- **Contractor memo regarding violations has been sent**
- **Meeting with Loblolly North to discuss access road**
- **ARB** to meet and discuss policy regarding post hurricane tree replacement.

Lots owned/developed by Level Homes (85 lots)

- Completed 57 homes finished or occupied in since 2018.
- Have twelve homes in construction or plans submitted & ready to start.
 - 61, 62, 219, 238, 261, 262, 3A, 7A & 11A – framed, working on exterior
 - 4B – Slab formed
 - 266 & 10B – Plans approved; not started
- 9 Un-developed lots in Tall Timbers; 4 on Wild Iris Way. New plans being reviewed.

Level Homes developing properties within the original filings.

- Using 14 different floor plans with 24 elevation variations. Being spread out as much as possible
 - Broussard – 11 (6B/3A/2C) 32, 36, 38, 41, 217, 235, 241, 254, 273, 276, 59
 - Belmont – 8 (5D/1A/2B) 31, 83, 14B, 234, 275, 277, 12A, 219
 - LaCroix – 8 (5B/3C) 209, 214, 255, 263, 274, 281, 7A, 238
 - Myrtle – 8 (4B/4C) 39, 60, 246, 253, 282, 14A, 262, 4B Stafford – 3 – 239, 247, 62
 - Basile – 4 (3B/1C) 213, 236, 259, 284 Corbin – 2 – 252, 283
 - Rosepine – 4 (2B/1A/1C) 215, 237, 258, 249 DuPont – 4 (2C/1B) 10A, 218, 280, 40
 - LaSalle – 3 – (3B) 216, 242, 256 Melrose – 3 – 240, 251, 3A, 10B
 - Franklin – 7 (3B) 29, 212, 243, 63, 37, 261, 266 Vinton – 2 – 260, 11A, 61 Sabine – 1 – 257

Violation Issues

- 23752 & 23760 Monarch Point with low fences not submitted to ARB for approval.