

THE FOLLOWING ITEMS SHALL BE EXCEPTIONS OR ADDITIONS TO THE OAK HARBOR DESIGN GUIDELINE BOOKLET DATED NOVEMBER, 1989 AS IT PERTAINS TO THE OAK HARBOR MARINA TOWNHOMES TO BE CONSTRUCTED NEAR THE MARINA BASIN. ALL OTHER GUIDELINES STATED IN THE BOOKLET REMAIN IN AFFECT AND APPLY TO THE MARINA TOWNHOMES.

DESIGN REVIEW AND APPROVAL, PAGE 3

DESIGN REVIEW SHALL BE THE SAME AS SINGLE FAMILY. REVIEW SHALL BE FOR AESTHETICS ONLY AND ALL CONSTRUCTION SHALL MEET LOCAL BUILDING CODES ESTABLISHED BY THE PARISH OF ST. TAMMANY.

LANDSCAPE ARCHITECTURAL SUBMISSION, PAGE 4. LANDSCAPE PLANS SHALL BE SUBMITTED BY THE BUILDING CONTRACTOR FOR EACH UNIT. ANY ADDITIONAL LANDSCAPING BY THE UNIT OWNER, MUST BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT OR CONTRACTOR AND SUBMITTED TO THE ARC FOR APPROVAL PRIOR TO INSTALLATION.

BUILDING SETBACKS, PAGE 7.

- ✓ FRONT YARD SETBACKS SHALL BE 25'.
- ✓ SIDE YARD SETBACKS SHALL BE 5' WITH THE EXCEPTION OF THE COMMON WALL.
- ✓ REAR YARD SETBACKS SHALL BE 25' FROM THE LOT LINE OR BULKHEAD.
- ✓ GARAGES SHALL BE ALLOWED TO OPEN TO THE STREET AND BE CLOSER TO THE STREET THAN THE MAIN BUILDING.

GRADING AND DRAINAGE, PAGE 8.

SIDE YARDS SHALL HAVE A MAXIMUM SLOPE OF 3/1.

FRONT AND REAR YARDS SHALL DRAIN TO THE STREET AND THE BULKHEAD WITH A MAXIMUM SLOPE OF 4/1.

DRIVEWAYS AND WALKWAYS, PAGES 9 & 10.

- ✓ THE MINIMUM DRIVEWAY WIDTH SHALL BE 10'.

THE MINIMUM DRIVEWAY AND SIDEWALK THICKNESS SHALL BE 4", CONSTRUCTED WITH #10 SLAB WIRE MESH AND 3000 LB. CONCRETE.

NO WALK, PATIO OR DRIVEWAY SHALL BE CONSTRUCTED ANY CLOSER THAN 5' TO A SIDE LOT LINE, EXCEPT FOR A 3' WIDE SIDEWALK WITHIN THE SIDE YARD FROM THE FRONT FACADE OF THE MAIN STRUCTURE OR THE GARAGE TO THE REAR OF THE STRUCTURE. THE SIDEWALK IN THIS AREA MAY BE 6" OFF THE SIDE LOT LINE.

WALLS AND FENCES, PAGE 10 & 11.

FRONT YARD FENCES. NO FENCES SHALL BE ALLOWED TO EXTEND FORWARD PAST THE FRONT FACADE OF THE MAIN STRUCTURE OR THE GARAGE. IN NO CASE SHALL A FENCE BE WITHIN THE 25' FRONT BUILDING SETBACK.

SIDE YARD FENCES. SIDE YARD FENCES SHALL BE ALLOWED FROM THE FRONT FACADE OF THE MAIN STRUCTURE OR THE GARAGE AT A MAXIMUM HEIGHT OF 6' TO THE REAR OF THE STRUCTURE. AT THIS POINT SIDE YARD FENCES MAY BE CONSTRUCTED AT A MAXIMUM HEIGHT OF 4'; BE OPEN IN DESIGN AND MAY RUN TO THE BULKHEAD. REAR YARD FENCES SHALL BE A MAXIMUM OF 4' IN HEIGHT AND OPEN IN DESIGN AND CONSTRUCTED ON A 10' SETBACK PARALLELING THE BULKHEAD. SIDE YARD FENCES ON THE MARINA BASIN LOTS MUST STOP 10' FROM THE BULKHEAD/REAR PROPERTY LINE.