

PLEASE READ CAREFULLY:

The following are the guidelines being utilized by the Architectural Review Committee of Provonce (hereinafter the "ARC") for any plans submitted after March 3, 2005. These guidelines are subject to unilateral change and modification by the ARC, at its sole and absolute discretion; provided, however, any such change or modification shall only apply to any plans submitted after the effective date of such change or modification. All approvals must be granted by a majority vote at a meeting of the ARC and no member or members of the ARC have the authority to grant any approval or deviation from approved plans except by a called vote at a duly called meeting of the ARC.

These guidelines should be shared with your architect/home designer and landscape professional. In preparation of the submittals outlined herein, strict adherence to these specifications should be observed or your submittal will likely be rejected. Two complete sets of plans and specifications will be required at least 10 business days (excludes Saturday, Sunday and legal holidays) before you apply for a building permit with the City of Brandon. The City of Brandon will not issue a building permit for any lot in Provonce unless the application includes a letter signed by the Developer, which certifies that the plans have been fully approved by the Architectural Review Committee.

Please use the Architectural Review Checklist at the end of this document to insure a complete submittal.

SECTION I: ARCHITECTURAL REVIEW PROCESS

A. INTRODUCTION

These architectural design guidelines have been established to provide the homebuilder, architects, landscape architects, and homeowners a set of parameters for the preparation of their plans and specifications for home construction. The authority of the Architectural Review Committee (hereinafter the "ARC") is established in the declaration of covenants for Provonce subdivision.

Great care has been taken in the planning, design, and construction phases to ensure aesthetic harmony within Provonce. To this end it is of utmost importance that this special character not be compromised by architectural designs and site plans improperly conceived, unresolved, or poorly executed. Only those plans prepared by professional residential designers, architects and landscape designers will be accepted.

For this reason, the ARC will review and approve all plans, designs, and construction for:

- Consideration of required site design elements
- Sensitivity to grade changes and drainage
- The visual relationship and characteristics of this home on surrounding homes

- Excellence in design elements

By encouraging quality and attention to detail, the requirements and recommendations of the ARC and these guidelines, the integrity and beauty of Provonce will be enhanced and preserved.

B. ARCHITECTURAL REVIEW COMMITTEE

1. Provonce has been designed to be a unique community of residential properties with a contiguous design theme reflecting “Country French” and “French Acadian” styles of architecture. The ARC and design guidelines do not list specific design items necessary for plan approval nor to restrict individual creativity or preference. It merely strives for each home to incorporate certain character elements that will provide a visually pleasing, homogeneous, and appropriate appearance for each home site within the community.
2. The ARC is composed of (3) members, all of who are appointed by the developer. Each is one of three professionals in architecture, landscape architecture, and construction. Two out of three members must approve a submittal before it goes forward. The ARC will use the Architectural Guidelines for the general purpose of review but will consider the merits of any particular project if it is considered that they will benefit the community as a whole.
3. Understanding that judging design and “design excellence” is a subjective process, there may be differences in opinions. Nevertheless, any homebuilder owning a lot in Provonce understands and agrees to the criteria set forth and agrees to be governed thereby.
4. Garden Homes in DuClair Court will have additional and more restrictive design guidelines. Contact the ARC for further information.

C. APPLICATION PROCESS

1. An application will be submitted to the ARC by the homebuilder or his agent for approval. Included in the application will be such plans, documents and other information as specified in the following sections and as requested by the ARC. Written approval from the ARC must be received before a building permit is issued by the City of Brandon.
2. It is the responsibility of the homebuilder to acquaint their designers with these guidelines.
3. Compliance with all building codes, city and state regulations and obtaining all building permits is the responsibility of the homebuilder. Plans must be packaged with the lot number and homebuilder’s name printed on the outside.

D. REQUIRED DOCUMENTATION FOR SUBMITTALS

Two complete sets of the following information shall be submitted to the ARC. The ARC will retain one set and one set, upon approval, will be returned to the homebuilder. Plans submitted in connection with the application of a building permit must bear a stamp and signature by a member of the ARC.

1. Site Plan (drawn to 1" = 10' showing the following)
 - a. Property lines, setbacks, easements, lot number, scale and north arrow.
 - b. Existing trees over 4" caliper and those required to be removed.
 - c. Homebuilder's name, address, and telephone number.
 - d. Designers name, address, and telephone number.
 - e. All buildings, sidewalks, driveways, terraces, retaining walls, fences, walls, surface and, or subsurface drainage.

2. Building Plan (drawn to ¼" scale)

All building elevations, floor plans, and all plans related to auxiliary structures; samples or detailed description of all exterior materials to be used including roof, walls, soffits and fascia, columns, gables, etc.

3. Landscape plan (drawn to 1" = 10')

The landscape plan must be prepared by a landscape professional and shall include:

- a. All items as shown on the site plan;
- b. All planting bed outlines, noting the names, sizes, and quantities of all shrubs, groundcovers, and trees; and
- c. All lawn areas.

SECTION II: SITE PLAN AND LANDSCAPE PLAN

A. INTRODUCTION

To ensure and preserve the overall beauty and appearance of Provonce, the ARC will scrutinize the landscape development plans for design, proper use of plant materials, required design elements, and whether it complements the architecture of the house and the surrounding homes.

B. PRESERVATION OF TREES

1. It is desired to preserve as many of the trees as possible in Provonce, so every attempt should be made to design a plan, or site the house so as not to have to remove any more trees than required.
2. Existing trees should be noted on the site plan and landscape plan as "to remain" or "to be removed".

C. BUILDING REQUIRMENTS

1. Minimum/Maximum dwelling sizes:,

a. DuClaire Court	1,700 plus
b. Chambord	1,500SF/1,900SF
c. Provonce Park	1,600SF/2,600SF
d. Rosemont	2,600SF/plus

2. Setbacks

a. DuClair Court	Front 10 Side 5 Rear 15 Corner 15
b. Chambord	Front 15 Side 5 Rear 15 Corner 15
c. Provonce Park	Front 15 Side 5 Rear 15 Corner 15
d. Rosemont	Front 25 Side 5 Rear 20 Corner 15

D. GRADING AND DRAINAGE

1. Except for Rosemont, all of the tots are at an approximate finish grade and drainage patterns are set. The plans will not interrupt or interfere with these pre-established patterns. The builder may add a small amount of fill at his discretion to accommodate a specific plan, facilitate drainage, etc.
2. Plans for Rosemont must be detailed enough so that the ARC can understand the final drainage plan and how much cut or fill is intended.

E. DRIVES AND WALKS

1. Sidewalks are a required element. There shall be a 24" green strip between the back of the curb and the 48" wide concrete sidewalk. The sidewalk shall be broom finished and scored every 4'.

2. Sidewalks shall maintain a consistent grade in relation to the curb and be within 4" of the top of the curb.
3. All drive aprons shall be broom finished to match the sidewalks and shall extend six feet (6') from the back of the curb to match up with the sidewalk.
4. Driveways shall be exposed aggregate finished and front door walks may be of any permanent hard-surfaced material. Rosemont lots may elect to have stained and scored concrete, brick or concrete pavers, exposed aggregate, or a combination for drives and front door walks.
5. The drives shall have a six-foot (6') turning radius from the back of the curb and there shall be a consistent transition in elevations.

F. WALLS AND FENCES

1. Walls shall be considered an extension of the architecture of the house. They should be used to make a transition from the mass of the house to the scale of the area they are enclosing.
2. Fences enclosing a courtyard or terrace may be decorative iron in the front. There will be no wood fences in the front.
3. Wood privacy fences shall be six feet (6') in height. The design of all wood fences shall be consistent with the following description:
 - a. Posts will be 4' x4' treated with chamfered top protruding approximately 2" above the fence panel.
 - b. Top and bottom rails shall be 2' x6" on one side counter faced with 1' x6" material on the other. No mid-rails.
 - c. Fence boards shall be cedar, copperwood, or cypress. No pine except for fence post.
 - d. The top of the fence shall be capped with a 2" x6" horizontal board.
 - e. Fences shall be left natural or sealed with a clear sealer.

G. PLANTING PLAN

A planting plan must be submitted and should contain the following requirements:
(Typical plan attached)

1. Outline of prepared bed areas;
2. The name, quantity and sizes of plant materials to be used.
3. The type of finish mulch to be used. Mulch must be a byproduct of trees such as pine straw, bark, or shredded wood. No rock mulch may be used unless used for a specific purpose.
4. There shall be at least three (3) hardwood trees such as oak or maple. Flowering fruit trees will not count.
5. A sample planting plan is included to exhibit minimal requirements for the ARC to review.

H. SWIMMING POOLS

Swimming pools, fountains, spas, and hot tubs will be reviewed on a case by case basis. There will be no above ground pools.

I. MAILBOXES

Each dwelling will have a standard mailbox which is uniform throughout the community and which is approved by, or meets in every respect the requirements set forth by the ARC, which may require its purchase from a specific vendor.

J. SCREENING

All HVAC units, electric meters and gas meters shall be screened with landscaping or by another approved method.

K. LANDSCAPE AND ACCENT LIGHTING

Exterior lighting shall not infringe upon adjacent properties. All accent lighting should utilize low voltage fixtures and be as close to grade as possible.

L. IRRIGATION

All homes are encouraged to provide some sort of irrigation for the plantings in the front. Heads and spray patterns should be located so as not to overlap public streets or sidewalks.

SECTION III: ARCHITECTURAL DESIGN

A. DESIGN CRITERIA

1. Roofing

Roofing shall be Owens Corning Oakridge Pro-30 AR Driftwood, unless otherwise approved by the ARC.

2. Roof Slopes

The main roof structures on the front of the dwelling extending to the ridge shall be 8:12 or steeper unless otherwise approved by the ARC.

3. Eave Heights

The front entry eave must be 9' or higher from the underside of the fascia board to the finish floor unless otherwise approved by the ARC.

4. Exterior Millwork

Quality clad, metal or wood windows are required. It is expected that all divided windows and French doors will be true or simulated divided light, and constructed of wood. A 1" thick sash is recommended. Window treatments/curtains (other than blinds or shutters) that are visible from the street must be lined with a white material.

5. Exterior Walls and Openings

To provide visual continuity, it is recommended that exterior wall surfaces be limited to brick, stone, cement stucco, wood or hardy plank. Masonite or EIFS will not be allowed. Smears over random bricks are permitted. Finish of wall to be approved by the ARC.

At least 20% of all openings as measured from the finish floor to the top of the opening shall be 8' or higher. This should equate to a large front window and a front door or door unit including a transom. Front doors shall be constructed of cypress, Spanish cedar or mahogany, unless otherwise approved by the ARC.

6. Exterior Colors

The colors for the exterior walls, trim, columns, railings and posts, etc. should be tasteful and well coordinated. Muddied earth-tone colors and off-whites are acceptable, with no pure white facias, cornices or soff its.

7. Shutters

If exterior shutters are to be used, they must be sized for their respective openings and hung on operable hinges, even if it is fixed in place. The proper orientation

for hanging a shutter is for the louvers to drain toward the house when it is in the open position.

8. Dormers, Downspouts, and Flashing

It is preferred that flashings, gutters and downspouts, if used, be constructed of copper. Other materials may be used if such materials are more appropriate and approved by the ARC. Whether or not any other material may be used depends on its extent of use, its visibility, how well it is integrated into the design, and its effect on neighboring dwellings. In this event, gutters and downspouts should be painted to match the trim.

9. Chimneys

Chimneys may be developed in any style or proportion but must be constructed of brick, stone or stucco.

10. Garages and Garage Doors

- a. All garages shall be of at least a standard two-car size.
- b. All garage doors shall be of wood or metal with a raised panel design painted to match the trim or another color approved by the ARC.
- c. Front entry garages, if necessary and approved by the ARC, will have two single doors separated by a pilaster constructed of the same material as the exterior wall.
- d. Side entry garages may have a single door.

11. Roof Penetrations

- a. All vent pipes, flues, and attic vents shall be painted a dark bronze color.
- b. Attic vents shall be low profile electric vents. No turbine vents are allowed.

Plans must be submitted to the ARC at:

Provence Architectural Review Committee
c/o Heartland Development Company
125 South Congress Street
Suite 1610
Jackson, MS 39201

Application for Approval

(Required for Each Lot)

Date: _____

Lot #: _____

Name, address, and telephone number of lot owner:

TWO SETS OF THE FOLLOWING DOCUMENTS ENCLOSED FOR APPROVAL:

Final Site Plan

- _____ Site plan, 1" = 10', shows all proposed structures, walks, drives, easements, setbacks, existing trees, retaining walls, fences, and final drainage swales.
- _____ Architect's name, address, phone number

Final Landscape Plan

- _____ Bed outlines, names, sizes and quantities of plants
- _____ Screening as required
- _____ Mulch Type
- _____ Three hardwoods
- _____ Designer's name, address, phone number

Final Building Plan

- _____ Overall acceptability of design
- _____ Floor plans at 1/4" scale
- _____ All major elevations at 1/4' scale
- _____ Description/samples of all exterior materials
- _____ Window and décor schedule with detailed descriptions
- _____ Architect's name, address, phone number

Owner's Signature _____

Approved Disapproved (If disapproved see the attached critique)

_____ Date: _____
Edwin E. Sallis, Chairman, Architectural Review Committee