

**LAKE CAVALIER BUILDING REGULATIONS
AND ARCHITECTURAL DESIGN GUIDELINES**

REVISED November 11, 2024
Table of Contents

- I. Introduction.....2
 - A. Architectural Review Committee Statement
 - B. Intent of Rules and Regulations

- II. Architectural Review Committee General Information.....4
 - A. Building Committee
 - B. Architectural Review Committee

- III. Design Review Process / Architectural Control Procedures.....5
 - A. Review of Design Submissions.....5
 - B. Design Review Process and Required Documentation for Submittal
 - C. Additional Review Requirements....6
 - D. Required Review Fees.....6
 - E. Architectural Control Procedures
 - 1. On Site Pre-Construction Meeting.....7
 - 2. Site Meeting - Observation for Approval of Elevations...8
 - 3. Site Meeting – Approval of Driveway...9
 - 4. Request for Final Approval and Compliance...10

- IV. General Rules for all Owners, Contractors and Service Personnel.. 11

- V. Building Requirements.....14
 - A. Dwelling
 - B. Boathouse, Pier, Seawall

- VI. Architectural House Plans15
 - A. Introduction
 - B. Design Criteria
 - C. Architectural House Plans Design Checklist

- VII. Site Plan and Drainage.....18
 - A. Introduction
 - B. Finished Floor Elevation – FFE
 - C. Grading and Drainage
 - D. Site Plan and Drainage Plan Design Checklist

- VIII. Landscape Design.....21
 - A. Introduction
 - B. Preservation of Natural Features
 - C. Landscape Design Checklist

- IX. Additional Design Criteria.....22
 - Driveways, Walls and Fences, Swimming Pools, therapy Pools, Spas, Mailboxes, Gas Lights, Garage Openings, Landscape Lighting, Remodeling and Additions.

- X. Lake Cavalier Architectural Design Review Application.....23

NOTICE: THESE GUIDELINES MUST BE SUBMITTED TO YOUR CONTRACTOR, DESIGNER, ENGINEER, AND LANDSCAPE ARCHITECT, AND YOU MUST INSIST UPON THEIR STRICT ADHERENCE WITH THESE GUIDELINES, OR YOUR SUBMITTAL WILL LIKELY BE UNACCEPTABLE.

I. Introduction

A. Architectural Review Committee Statement

1. In accordance with Section 23 of the Second Amended Protective Covenants, Regulations and Rules of La Cav Improvement Company (“Covenants”) the Board of Directors adopted certain Building Regulations and Guidelines dated October 26, 2000 (“2000 Regulations”). The following Building Regulations and Architectural Design Guidelines have been adopted to super cede and replace the 2000 Regulations. These Building Regulations and Architectural Design Guidelines have been established to provide property owners, architects and contractors with a set of parameters for the preparation of their drawings, specifications and plans. The authority for the Architectural Review Process is established pursuant to Section 23 of the Second Amended Protective Covenants.

B. Intent of Rules and Regulations

2. It is not the intent of the ARC Review Committee to approve the design of or choice of construction methods used to complete the home. It is not qualified to do so. The ARC is simply attempting to require information with the intent that a good comprehensive plan for all aspects has been thought out as much as possible before construction begins.
3. Great care has been taken in the planning design and construction phases to insure aesthetic harmony within the Lake Cavalier Community. To this end it is of the utmost importance that this special character is not compromised by architectural designs and site plans which are improperly conceived, unresolved or poorly executed. ONLY THOSE PLANS DESIGNED BY PROFESSIONAL RESIDENTIAL DESIGNERS OR ARCHITECTS WHOSE QUALIFICATIONS ARE APPROVED BY THE BUILDING COMMITTEE WILL BE ACCEPTED. THE CRITERIA USED IN DETERMINING THE QUALIFICATIONS OF A DESIGNER OR OF AN ARCHITECT WILL BE WITHIN THE SOLE PROVINCE OF THE COMMITTEE.
4. For this reason, an Architectural Review Committee as set forth herein will review all construction, designs and plans and after which submit a recommendation to the Building Committee consistent with the following:
 - a. Consideration of primary site design requirements.
 - b. Sensitivity to the existing landscape features of each site.
 - c. The visual relationship or physical impact the proposed home may have on surrounding home sites.
 - d. Excellence of architectural design.
5. By encouraging quality and attention to detail, the aesthetic harmony, and overall property values at Lake Cavalier will be enhanced and preserved.

6. Lake Cavalier is designed to be a unique community of permanent and weekend residential properties. The Covenants do not list specific design items necessary for plan approval. The authority to approve specific building plans rests solely with the Building Committee. The Committee does not seek to restrict individual creativity or preference, but rather to maintain a visually pleasing and appropriate appearance for each home site within the Community.
7. Notwithstanding the fact that architectural design and "excellence" is and will be a subjective thing, and that there may be some difference of opinion in judging design and "excellence in design", nevertheless, any person or party acquiring and owning a lot in Lake Cavalier understands and agrees to the criteria herein set forth and will be governed thereby.
8. The Design Guidelines herein are not intended to amend, alter, or supersede the Third Amended Protective Covenants, Rules and Regulations of LA Cav Improvement Company, as recorded in the office of The Chancery Clerk of Madison County. In the event these guidelines conflict with said covenants, the covenants shall control.
9. No Approval of plans and specifications, nor these design guidelines shall ever be construed as representing or implying that a structure is properly designed. Such approvals and standards shall in no event bear construed as representing or guaranteeing that any structure will be built in a good and workmanlike manner. It is the sole responsibility of the property owner to make sure that construction meets the criteria of L Cav Improvement Company Covenants and Design Guidelines.

II. Architectural Review Committee General Information

A. Building Committee

1. The Board of Directors of La Cav Improvement Company shall serve as the members of the Building Committee which shall have absolute authority to make all decisions concerning construction on and development of lots within the six Lake Cavalier Subdivisions. The Building Committee shall be assisted by an Architectural Review Committee as hereinafter set forth.
2. Best Judgment. The Board shall exercise its best judgment to see that all improvements, construction and alterations conform to and harmonize with existing surroundings and structures. In its decision making process the Board shall consider the proposed location of new structures in relation to existing structures on adjacent lots so that views from existing structures will not unreasonably be obstructed, aesthetics and the overall appearance of the Lake Cavalier Community. The Board may consider such additional factors and may adopt architectural guidelines to insure proposed new construction shall not adversely affect the beauty and tranquility of the community or present a nuisance.
3. Procedures. The Board shall approve or disapprove all plans and requests within a reasonable time after the next scheduled meeting of the Board once an Architectural Design Review Application is received. All details of the Design Review Process and The Architectural Control Procedures are covered in Section III of this document.
4. Voting. A majority vote of the Board is required for approval or disapproval of proposed improvements.
5. Written Records. The Board shall maintain written records of all applications submitted to it and of all actions it may have taken.
6. Limited Liability. The Board shall not be liable for damages to any person submitting requests for approval or to any owner of any lot by reason of any action, failure to act, approval, disapproval or failure to approve or disapprove with regard to such requests. The Board may refuse approval on any grounds, including size of lot, location of proposed improvement in relation to adjoining lot improvements and purely aesthetic conditions.

B. Architectural Review Committee

1. An Architectural Review Committee (“ARC”) which may include up to five (5) members, shall be appointed by the Board of Directors who shall serve at the pleasure of the Board.
2. Once An Architectural Design Review Application is submitted to the Building Committee the plans will be reviewed by the ARC in conjunction with inspection of the property. Upon completion of review the ARC will make a recommendation of approval or disapproval to the Building Committee which shall make the final decision regarding any proposed project.

III. Design Review Process / Architectural Control Procedures

A. Review of Design Submissions

The ARC has established the following procedures for review of architectural, site and landscape plans. Homeowners, builders and architects must participate fully in the architectural design review process. In addition to the design review procedures, the applicant for design review is encouraged to contact the secretary during the design review procedures for clarification of the Architectural Design Guidelines and design review comments and/or changes.

Submissions should be sent to:

Debbie Saik
118 Shady Lane
Madison, MS 39110
601-940-1661

B. Design Review Process and Required Documentation for Submittal

1. Required Documentation for Design Submissions

Submissions should be sent to:

Debbie Saik
118 Shady Lane
Madison, MS 39110
601-940-1661

Applicant to submit One set of each for review.

- a. Architectural Design Review Application. See Application Page 23
 - b. A copy of the Contractors License issued by The Mississippi State Board of Contractors
 - c. One Complete Set of Plans to Include: See Plan Requirements and Checklists for each. It is advised that the Applicant provide each checklist to the appropriate design person to ensure all required items are included in each plan.
 - i. Architectural House Plan
 - ii. Site Plan
 - iii. Grading Plan
 - iv. Landscape Plan
 - d. All applicable fees. See Fee Schedule page 7
Make check payable to: LCAV Improvement Company
 - e. A copy of the deed to the property.
- ##### 2. Lake Cavalier ARC and Board will review submitted applications and plans.
- a. If the plans do not meet the requirements for approval, the secretary will return the marked plans and any necessary documentation or clarification back to the applicant to make corrections. Once all corrections have been made the applicant will resubmit One set of the corrected plans to the ARC. This process will continue until the plans do meet all requirements.

- b. When the plans do meet the requirements for approval:
 - i. The ARC or secretary will notify the applicant that the plans have been approved.
 - ii. The Applicant will then provide the secretary with four final sets of printed plans.
 - iii. The secretary will place the LaCav seal on the plans showing that the plans are approved.
 - iv. One set will be kept on file by the ARC, One set should be retained by the applicant or contractor, two sets will be taken to the Madison County Permit office for review.
 - v. The owner or the contractor can then pick up from the lake secretary, the stamped plans and signed Lake Cavalier Building Permit Application that are required by Madison County for permitting.
- c. Once the plans have been approved, the contractor and owner will obtain all required building permits from Madison County Planning and Zoning and schedule a pre-construction meeting with the ARC's representative at the site before any dirt work or construction begins. See E. Architectural Control Procedures for Pre-Construction Site Meeting guidelines.

C. Additional Review Requirements

1. An Architectural Design Review Application shall be submitted by the property owner or his agent to the Lake Secretary. Included with the application shall be such plans and documents and other information as specified in the following sections and as requested by the Committee. Written approval of The Architectural Design Review application by the Committee and any required permits by Madison County Planning and Zoning must be received before commencement of any clearing, grading or construction activity. The authority to approve building and landscape plans is vested solely in the Building Committee. If any demolition of current buildings is necessary a permit will be required. The board will need a site plan before a demolition permit can be issued.
2. It shall be the responsibility of the Lot owner to acquaint his or her architects, advisors, and contractors with the architectural review process and the Design Guidelines.

D. Required Review Fees

1. With each Design Review Application, the lot owner will be required to pay a non-refundable fee of \$3,000 to cover road and miscellaneous damage. Additional fees may be incurred if damage to roads, water lines, etc. exceed the \$3,000 deposit. This will be determined by the estimate the board receives to repair any damage incurred. The owner shall also pay a \$750 non-refundable fee for the consultant's review of plans, including preliminary and final review of house plans and site review. These fees include any house additions that exceed 500 square feet. For house additions 500 square feet or less, new boathouse construction, new pier or seawall construction the owner shall pay a \$1,750 non-refundable fee to cover road and miscellaneous damage and a \$350.00 non-refundable fee for the consultant's review if the board deems it necessary for consultant review. Additional fees may be incurred if actual damage to roads, water lines, etc. exceed the \$1750 fee. These additional fees will be determined by the estimate the board receives to repair any damage incurred. A non-refundable fee of \$1,500 will be required for any house or boathouse demolition that is not related to new construction. Members living on county-maintained roads will be required to put up a \$250 non-refundable impact fee in addition to the non-refundable fee for the consultant review of any construction plans.

Any other activity, such as improvements to driveways, piers, seawalls, etc., that may require a dumpster, concrete truck, or any other heavy equipment determined by the board, will require a \$500 non-refundable fee for road damage. To ensure compliance the ARC or representative may periodically inspect the project. The foregoing notwithstanding the Board may in its sole discretion waive the fee requirement for minor renovation projects.

Site Meeting – Observation for Approval of Elevations

Lot# or Street Address _____

Owner _____

When the framing/black in phase is completed, including the cornice, soffit, fascia, brick frieze, windows, exterior doors, excluding the garage doors, roofing and brick ties are in place, the contractor shall contact the ARC Compliance coordinator and schedule a time to complete the required inspection. A 24-Hour Notice is required. This inspection is to be held prior to contacting the Madison County Permit Office for a brick-tie inspection. Strict compliance with the ARC approved plans is expected. Any deviation from the submitted plans and specifications will result in a STOP WORK ORDER. All deviations from the approved ARC Plans must be corrected prior to continuing construction.

The Lake Cavalier Architectural Control Compliance Inspector must meet with the Contractor at the site and sign this form before proceeding to the next phase of construction.

Contractor

Date

Lake Cavalier ARC Compliance Inspector

Date:

Approved ____ Not Approved ____

Corrections Required: _____

Site Meeting – Approval of Driveway

Lot# or Street Address _____

Owner _____

When any concrete driveways are to be constructed and all driveway forms have been constructed but before the placement of any concrete reinforcement, the contractor shall intact the Lake Cavalier ARC Compliance Coordinator and schedule a time to complete the required inspection. A 24-Hour Notice is required. Strict compliance with the ARC approved plans is expected. Any deviation from the submitted plans and specifications will result in a STOP WORK ORDER. All deviations from the approved ARC Plans must be corrected prior to continuing construction.

The Lake Cavalier Architectural Control Compliance Inspector must meet with the Contractor at the site and sign this form before proceeding to the next phase of construction.

Contractor

Date

Lake Cavalier ARC Compliance Inspector

Date:

Approved ____ Not Approved ____

Corrections Required: _____

Request for Final Approval and Compliance

Lot# or Street Address _____ Owner _____

This inspection is required prior to contacting the Madison County Permit Office for a final inspection and certificate of occupancy.

The Lake Cavalier Architectural Control Compliance Inspector must meet with the Contractor at the site and sign this form.

When all exterior work is 100% complete as per the approved ARC plans and specifications, the contractor shall contact the Lake Cavalier ARC Compliance Coordinator to schedule on-site meeting. Any deviation from the submitted plans and specifications will result in a STOP WORK ORDER. All deviations from the approved ARC Plans must be corrected prior to contacting the Madison County Permit Office fro Final Inspection and Certificate of Occupancy.

Contractor

Date

Lake Cavalier ARC Compliance Inspector

Date:

Approved ____ Not Approved ____

Corrections Required: _____

IV. General Rules for all Owners, Contractors and Service Personnel

The following rules apply to all Lake Cavalier owners, contractors and service personnel.

1. All Contractors must be currently licensed by the Mississippi State Board of Contractors.
2. In the event construction in the field differs from what was approved, the Committee will address solutions as quickly as possible with owner and contractor as a first step. A halt to construction and/or withholding a certificate of occupancy are steps available to the developers via the covenants and the law, and we will aggressively enforce these guidelines. **INASMUCH AS THE BUILDER IS AWARE OF AND INFORMED AS TO ALL TERMS AND CONDITIONS OF THE ARCHITECTURAL GUIDELINES, ANY VARIANCE OF CONSTRUCTION FROM THE APPROVED PLANS WILL BE PRESUMED INTENTIONAL BY THE BUILDER, AND, IN ADDITION TO THE REMEDIES SET FORTH ABOVE, THAT BUILDER WILL BE PROHIBITED FROM SUBSEQUENT CONSTRUCTION PROJECTS AT LAKE CAVALIER. WHETHER OR NOT A VARIANCE IS MATERIAL WILL BE WITHIN THE SOLE AND UNFETTERED DISCRETION OF THE BUILDING COMMITTEE.**
3. One of the key elements in setting the tone for a residential community is control of signage. No signs, other than signs approved by the Committee to announce coming occupants, architects, and builders for homes immediately starting or presently under construction and “For Sale”, will be permitted. Signs not in conformance will be removed and discarded and the associated cost charged to the lot owner.
4. Contractors are required to keep their job sites as neat and clean as possible. Trash and discarded materials will be removed daily. ALL trash stockpiled for removal shall be located on street side of lot until removed. There will be no stockpiling or dumping on adjacent lots or on streets. Trash not removed will be removed and will be billed to the responsible party or taken from the Damage Deposit.
5. Contractors shall erect and maintain silt fences with wattles or hay bales around construction site in accordance with the planned Storm Water Pollution Prevention Plan to prevent silt drainage onto adjoining lots and into the lake. Before construction and/or before moving any dirt on the property, a primary and secondary commercial grade silt fence, installed with a machine 6 inches in the ground, 36 inches high, with wire behind it must be erected to keep said material out of Lake Cavalier waters off of neighbor’s property and from running into ditches on the road. Wooden or metal rods shall be used to prevent movement. Location of proposed fencing shall be shown on site plan by the architect. All structures and materials used for erosion control shall be installed in compliance with the proposed Storm Water Pollution Prevention Plan and as required by the Mississippi Department of Environmental Quality. The Contractors’ SCNOI and SWPPP shall be available for review upon request by the Lake Manger or Lake Cavalier Board Representative at any time during construction along with the required inspection reports, which are to be made, at a minimum, weekly and immediately after any significant rain or storm event.
I/We understand that failure to maintain the silt fences may result in fines or legal action. I/We understand that the Board has the discretion to consider set back and other aesthetic issues in deciding whether to approve or issue a building permit. I/We understand and agree that if the Board must seek any form of injunction, administrative or judicial relief that I/We will be responsible for all reasonable attorney’s fees and expenses incurred by the Board in its efforts to oversee or regulate the construction activity on my lot.
6. Contractors will use only the utilities provided on the immediate lot on which they are using.
7. Any damage to streets, common areas, utility or drainage systems, street lights, street markers, mailboxes, walls, etc. will be repaired and such costs billed to the responsible lot owner or contractor or taken form the Damage Deposit.

8. THE ESTABLISHED SPEED LIMIT WITHIN THE COMMUNITY IS 15 MILES PER HOUR. THIS LIMIT MUST BE OBEYED.
9. The hours of operation by contractors and subcontractors shall be 6:00 am to 6:00 pm Monday through Saturday. No construction activity of any kind on Sundays.
10. There will be no washing of any truck on the streets, adjoining lots or commons areas. The residue or "left-overs" of any concrete delivery truck must be washed out on the construction site.
11. Operators of vehicles are required to see that they do not spill any polluting or damaging materials while within the community. If spillage of a load occurs, operators shall report any spill and shall be responsible for immediate clean up.
12. If any telephone, cable TV, electrical, water, etc., lines is cut, it is the owner's responsibility to report such an accident to proper Service Company personnel within 30 minutes.
13. All personnel working the community are to ensure that they will keep all areas in which they work or through which they travel free of discarded materials such as lunch bags and refuse materials. Objects should not be thrown out of cars and trucks. Stock piling of any materials on adjacent lots or common areas is not allowed. Streets shall be kept clean and free of accumulation of mud and dirt.
14. Loud radios or noise will not be allowed within the subdivisions. This is distracting and discomforting to property owners. Normal radio levels are acceptable. Do not mount speakers on vehicles or outside of homes under construction. Remember that sound travels a long way.
15. No shortcuts across lots are allowed.
16. No temporary storage trailers or buildings are allowed except as may be a necessary adjunct to construction.
17. The owner is charged with giving the required notice to his or her contractor, laborer, or service personnel, and shall insure their compliance with the conditions set forth herein.
18. The ARC shall be notified prior to any changes to approved plans. The ARC must then approve the changes prior to any work commencing.
19. Any mud or debris brought or washed into the street must be cleaned immediately by the contractor/builder or the contractor/builder will be fined per man/equipment hour for remedying the issue.
20. FINAL DESIGN APPROVAL WILL BE EFFECTIVE FOR SIX (6) MONTHS; thereafter, commencement of construction will require re-approval.
21. Owner's proposed construction schedule. Construction must be completed within twelve (12) months from date plans are approved. Within thirty (30) days prior to expiration of construction period Owner must submit request for extension to the Board. If construction is not completed within 12 months, and the owner does not timely request an extension, the Board may impose a fine in an amount determined by the Board to be reasonable given the circumstances existing at the time.
22. I/We agree to connect the sewage and water lines from this house or boathouse to the Lake's system which are managed by the La Cav Improvement Co.'s choice of water suppliers and sewage disposal companies. At present Bear Creek Water Co. supplies our water and Lake Lorman manages our main sewer lines.

23. I/We agree that the size of this house, boathouse, pier, seawall, fence, exterior or any materials, paint, stain, roofing material, etc. will reflect the requirements and regulations in LaCav Building Regulations and are subject to the Board's Architectural Review Committee's and the Board's approval before ANY site preparation, construction, etc. is begun. I/We also agree not to use any red clay or red sand for any reason within 40 feet of the waterfront.
24. I/We further agree to notify all contractors, subcontractors, suppliers, vendors, or anyone working on and/or delivering materials to my lot that the LaCav Association prohibits loads in excess of 50,000 lbs. gross weight or 8 cubic yards of concrete per load on Lake Cavalier roads: Gate One: SUNSET LANE; Gate Two: PINE COVE LANE; Gate Three: MEADOW LANE; Gate Four: MOSS LANE; Gate Five: SHADY LANE. I/We agree to pay for repairs for damages to any adjacent properties caused by trucks or workers, vendors, or suppliers involved in this construction on my property. I agree that this fee may exceed any prior non-refundable fees.
25. I will inform all trucks, cars or other vehicles bringing materials to my lot of the 15 MILES -AN-HOUR speed limit on Lake Cavalier Roads.
26. I agree NOT TO BURN ANY TREATED LUMBER, or any other debris on this property, or have any open fire during construction on this property or any properties at Lake Cavalier. All debris must be put in dumpsters and lot must be kept clean.
27. I/We agree to reimburse LaCav Improvement Co. for any and all damages of any type including without limitation, water and sewer lines caused by contractors, suppliers or any other persons working on or delivering materials to my property during construction of this property. I agree to indemnify and hold harmless the Association from any and all claims that may arise from the construction activity on my lot.
28. I/We agree that during construction of this property and immediately after completion the Lake Manager, a Board Member, or any other person designated by the board may enter and inspect the exterior of any structure or the interior of a boathouse to assure there are no violations of the approved as submitted plans, at any time convenient to the Board or its committee.

THESE GENERAL RULES MAY BE AMENDED OR SUPPLEMENTED FROM TIME TO TIME.

LA CAV IMPROVEMENT COMPANY INTENDS TO ENFORCE THESE RULES AND REGULATIONS FOR THE PROTECTION OF ALL OWNERS. FAILURE TO ABIDE BY THESE RULES MAY RESULT IN THE LOSS OF LAKE PRIVILEGES, FORFEITURE OF DEPOSIT, STOPPAGE OF CONSTRUCTION, LIENS FILED AGAINST THE PROPERTY, AND/OR PROSECUTION TO THE FULL EXTENT OF THE LA
ACKNOWLEDGEMENT:

V. Building Requirements

A. Dwelling

1. Minimum Dwelling Sizes. THE MINIMUM BUILDING REQUIREMENT FOR HEATED AND COOLED SPACE IN A DWELLING, EXCLUDING OPEN PORCHES AND GARAGES, IS TO BE 1,800 SQUARE FEET. The first floor of a multi-story dwelling shall contain a minimum of 1,000 square feet. Open porches, outbuildings, garages or other structures not part of the actual living area shall not be considered in meeting the square footage minimum herein stated.
2. Building Setbacks

The following setbacks are minimum standards and are measured from the property lines to the house foundation.

Front (lakeside)	50 feet from water's edge
Side	15 feet
Rear (Street Side)	35 feet

For some building lots within the community it may be impossible or inadvisable to develop the lot according to these standards due to natural terrain, lot configurations, and/or proximity of adjacent structures. Therefore, the Committee may approve specific deviations to these setbacks which it believes will be beneficial to a specific home site or to an adjacent home site or the Community as a whole. Any Board Approved deviations to the Building Setbacks must be approved by the The Madison County Department of Planning and Zoning if required.

B. Boat House, Pier and Seawall

1. No boat house shall exceed Twenty feet (20') by Forty feet (40'). This includes total area for storage and boat slips. No more than 20ft. shall be over the water measured from outside post to outside post. No more than 20ft shall extend out from the land over the water. Roof pitch shall not exceed 8/12. The overall height of the boathouse should be the same over water and land and the roof pitch shall not exceed 20ft when measured from the water's elevation at normal pool level, which is 304. This level is marked on the pier at the clubhouse. Every builder should be made aware of this before building a boathouse. The lake manager can be contacted for this information. Decks attached to any boat house shall not exceed twelve feet (12') by twenty feet (20'). If ten feet (10') high post are used to accommodate height of pontoon boats, roof pitch must be approved by the Architectural Committee and the Board.
2. Exterior of a boat house shall be comparable to primary residence on any lot.
3. No boat house or pier shall be allowed which encroaches on a lot line projected into the water.
4. No boat house shall be used for sleeping quarters unless a residence is built on lot and that time should be limited. A boat house built on a lot without a residence may include a bathroom.
5. Piers, including platforms, on piers may not extend more than 40 feet into the water. Pier walkways shall be limited to six feet in width. Pier platforms measured on the side most closely paralleling the shoreline shall be limited to 12 feet in width including the width of the walkway. The depth of the pier shall not exceed 12 feet. Boardwalks shall not exceed 6 feet in width over the water and must follow the contour of the lot.
6. All Seawalls, new, and/or any repairs will require a building permit. Materials used will require board approval

VI. Architectural House Plans

A. Introduction

It is not the intent of these guidelines to dictate a specific architectural style but rather encourage a community of outstanding individual architectural designs.

Terms such as "sound design" and "good taste" are difficult to describe and even more difficult to judge. Beauty may be in the eye of the beholder but the overall aesthetic harmony of the Community must take precedence over a single architectural statement, particularly if that statement is a radical departure from what the general public perceives as "good design". One ill-conceived or architecturally experimental home can greatly detract from the visual continuity of the overall Community as well as affect surrounding property values. For these reasons the following elements are to be avoided:

- a. Harsh contrasts of colors and/or materials.
- b. Illogical or inappropriately scaled building elements.
- c. Poorly conceived and executed details.
- d. Experimental or extreme interpretations of the tenets of a particular architectural style

B. Design Criteria

1. Roof Materials

The following roofing materials will be allowed:

- a. Slate (Real or Synthetic)
- b. Wood
- c. Copper
- d. Tile (Clay or Concrete)
- e. Architectural fiber glass shingles.
- f. Metal roofs, 26 gauge or better, only in Majestic Metals, Inc. mat finish colors of charcoal or burnished slate or industry equivalent.

2. Roof Slopes

The main roof structures on the front of the dwelling extending to the ridge shall be 7/12 or steeper. Boat houses shall not exceed 8/12.

3. Exterior Millwork

It is expected that all divided windows be true divided light, and constructed from wood. A 1 3/4" thick sash is encouraged. Quality clad windows may be approved by the Review Committee. Aluminum or metal windows will not be allowed.

4. Exterior Walls and Openings

To provide visual continuity throughout the development, it is recommended that the exterior wall surfaces be limited to brick, stone, wood siding, stucco and Hardy Plank (cement board). Vinyl, plastic, maisonette or any synthetic siding material (synthetic stucco is acceptable) will not be allowed. Synthetic stucco such as Placo or Drivit is acceptable.

5. Exterior Colors

The colors for exterior walls and compounds such as trim, railings, posts, etc. should be tasteful and well-coordinated. Colors must be approved by the Committee. A color sheet shall be submitted with a paint sample and color sheet.

6. Shutters

If shutters are to be used, they must be sized for their respective openings and hung on operable hinges. Shutter colors must be submitted for approval.

7. Gutters, Downspouts and Flashing

Flashing, Gutters and Downspouts, if used, must be copper or a color in keeping with the dwelling unless another material is more appropriate. Whether or not any other material may be used for flashing, gutters and downspouts will depend in part on the extent of such use, its visibility, how well such material is integrated into the dwelling (structure) and its effect on neighboring dwellings (present or future). In this event, gutters and downspouts must be painted to match the trim. It is recommended that consideration be given to the installation of gutters with downspouts extending into a pipe below grade and run to the rear of the house in order to get storm water off of the roof and to the rear of the house without adversely affecting adjoining property.

8. Dormers

Dormers may be constructed in any style or form providing that they fall within traditional or classical proportions.

9. Chimneys

Chimneys may be developed in any style or proportion but must be constructed of brick, stone, stucco, or a siding material approved by the Building Committee. The use of wood clad or metal chimneys is not allowed.

Architectural Design Requirements Checklist

The items on this checklist will be required on house plans and will be used during review for compliance. It is advised that a copy of this checklist be given to your design professional. A completed copy of this checklist is not required to be submitted but only intended to help your design professional make sure all required items are included on the plans. Additional information or clarification may be required after review.

Floor Plan:

- a) _____ Contact Information showing Owner, Architect or Designer
- b) _____ A floor plan drawn to scale of $\frac{1}{4}'' = 1$ foot
- c) _____ Plan should note all square footages. Heated and Cooled sf must meet Covenant Requirements
- d) _____ Overall dimensions of the structure should be clearly noted
- e) _____ Stair Detail if applicable
- f) _____ All Rooms Labeled
- g) _____ Ceiling heights for each room

Building Elevations:

- a) _____ All exterior materials
- b) _____ Vertical Dimensions (ceiling heights, top plate heights, second floor heights)
- c) _____ Elevations should be noted with respect to their direction on the compass or their relation to the street
- d) _____ Elevations at $\frac{1}{4}'' = 1$ foot
- e) _____ Roof pitch on Elevations
- f) _____ Roof Plan with pitches and materials
- g) _____ Exterior Millwork
- h) _____ Window and Door Schedule
- i) _____ Shutters if used, sized for respective openings and hung on operable hinges
- j) _____ Chimneys and chimney caps

All other elements required to be considered a complete set of plans for permitting

VII. Site Plan and Drainage Plan

A. Introduction

All Site Plans and Drainage Plans must be designed by a Landscape Architect/Designer.

The siting of a house is a critical and important design decision. The site plan concept developed for each homeowner should reflect functional needs, but also be sensitive to the site's unique characteristics and inherent design opportunities. It is therefore important that the three-dimensional character of each home be carefully studied.

It is desirable for homes within the Community to exhibit the individuality of their owners. It is also important that they observe basic design principles inherent in good architecture and site planning. The following questions should be asked:

- a. Is the residence located on the site with a minimum disruption to the natural topography, drainage, and existing landscape features?
- b. Will the various building materials allow for a pleasing and harmonious exterior appearance to the residence? Are the colors appropriate and used with restraint?
- c. Is there a consistent scale used throughout the design for the construction of the residence? Each element must not be designed out of proportion to any other. Stand alone garages connected to main dwelling must be consistent in size, design and appearance with main dwelling.
- d. Are the specific features of the architectural style well developed and carefully detailed? Have these features been researched to resemble a certain degree of authenticity?

The Committee shall consider each site independently, but shall give extensive consideration to the impact of each individual plan upon adjacent home sites and view corridors. Care must be taken to locate each structure, whenever possible, so as not to infringe upon view corridors, adjacent structures and home sites, and natural amenities of the areas. Various soil materials exist throughout the property, and accordingly each lot owner is encouraged to have the soil tested.

Consideration in this regard include:

- a. Physical terrain of the site.
- b. Views from the home site.
- c. Views to the home site from adjacent Lots.
- d. Natural amenities: existing landscape existing water and drainage channels.
- e. Driveway access.
- f. Height of structures.

B. Finished Floor Elevations – FFE

It is not the intent of the ARC Review Committee to approve the design of or choice of construction methods used to complete the home. It is not qualified to do so. The ARC is simply attempting to require information with the intent that a good comprehensive plan for all aspects has been thought out as much as possible before construction begins. This includes site, grading and drainage planning.

It is well known that in this area there are soils with high shrink/swell characteristics. It is recommended that you consult with a contractor of your choosing and another design professionals to obtain any information that may be necessary or required to meet all local building codes concerning expansive soils.

The elevation of the lowest habitable floor in any dwelling shall be such that it ensures proper drainage away from the dwelling and ensures passage of storm water runoff without detriment to the dwelling. The builder of the dwelling on each lot shall excavate, fill, grade and shape the dwelling foundation, landscaped areas, and lawn areas to drain and not impede, interfere or impound storm or irrigation water runoff from/onto adjacent lots.

C. Grading and Drainage

Grading Concept for Development

The design and development concepts of the Community call for the maintenance of the environment in its original condition as much as possible. No structure or improvements can alter the natural drainage of the site to the degree that it negatively impacts any surrounding home site. For this reason it will be required that each homeowner handle the runoff that naturally occurs on his or her site by adequately sloping all areas so that runoff can be directed to the natural drainage areas.

The Committee is keenly aware that whenever possible, structures should be designed to the specific lot. It is important to remember that the beauty of our Community is the lake, land and its natural features, and that the architecture should compliment and enhance rather than compete with or destroy this beauty.

Site Plan and Drainage Plan Design Checklist

The items on this checklist will be required on house plans and will be used during review for compliance. It is advised that a copy of this checklist be given to your design professional. A completed copy of this checklist is not required to be submitted but only intended to help your design professional make sure all required items are included on the plans. Additional information or clarification may be required after review.

Site Plan Requirements

- a) Contact Information showing Owner and Landscape Architect and his/her contact information
- b) All site plans are to be drawn at 1"=10' scale
- c) Property boundaries and building setbacks must be properly labeled
- d) All easements must be labeled properly
- e) Lake Cavalier Main Sewer Line location must be properly located on the site plan. Contact the Lake Manager to obtain information for sewer line location.
- f) Topographic plan and survey by registered land surveyor with existing contours extending a minimum of 10 feet onto adjacent property. Locate all existing structures and trees 6 inches in diameter or larger.
- g) An elevation benchmark that will remain during construction must be properly labeled and marked with the correct elevation as verified by a surveyor. The benchmark location must be flagged on the property.
- h) Finished Floor Elevations – FFE for house interior, garage floor, porches and patios
- i) Finished grade elevations at foundation
- j) Critical dimensions to layout house on the lot
- k) Lot Number or property address
- l) North arrow
- m) Adjacent streets should be noted
- n) Proposed location of silt fence and other erosion control measures
- o) Temporary gravel drive location
- p) Driveway and walkways – location and materials
- q) All exterior hardscape materials, finish, height and slope
- r) All existing and proposed structures, features, walks, drives, seawalls, piers, boathouses, etc.
- s) Retaining walls, courtyard walls – location, materials, finish, and dimensions, shape, color, finished height
- t) Fences, privacy, open space – location, materials, finish and dimensions, shape, color, height
- u) Pools, spas, courts – elevation of pool, location, materials, finish and dimensions, shape, color
- v) Location of exterior equipment such as AC Units, generators, pool equipment, etc.

Drainage Plan Requirements

- a) Existing and proposed drainage features
- b) Swales and arrows denoting all existing and proposed surface water flow
- c) Proposed gutters
- d) Impact on the surrounding lots/homes

NOTE: The Madison County Permit Office requires that the Madison County Engineer approve all drainage on completed homes prior to the final home inspection and a Certificate of Occupancy being issued. All proposed and plans drainage features to storm water from impacting you home and neighboring properties must be adhered to.

VIII. Landscaping Design

A. Introduction

To ensure the overall beauty of the Lake Cavalier Community is preserved and enhanced, the Building Committee has the authority to approve or disapprove landscape plans for individual residences. To preserve the beauty and tranquility of the Community it is essential that plans utilize the natural features of the site whenever possible. It is the intent of the Building Committee to maintain this level of sensitivity to the landscape. A major determining factor of good landscape design should always be the architecture and location of the residence. The Building Committee will take into account various relationships of the house to the site, surrounding homes, views, breezes and other important factors when reviewing specific landscape plans.

B. Preservation of Natural Features

Throughout the Lake Cavalier Community many fine, mature individual trees exist. Many are located in prominent view from our streets and roads giving them special significance. The Community has taken a positive step toward the recognition and protection of such trees by requiring approval of the Building Committee to remove any trees, on any building lot, with a trunk diameter over six (6) inches at four (4) feet above natural grade.

Fundamental to the design criteria is the need for gardens and lawns to harmonize with the native terrain and natural beauty of the Community. Owners will be encouraged by the Committee to landscape their lots with plants that are indigenous (native) to the Madison area, and to leave untouched as much as possible the existing vegetation and natural amenities of the site.

The Committee will take into consideration all elements of the individual landscape plan and plant materials selected in the approval process.

Landscape Plan Design Checklist

The items on this checklist will be required on house plans and will be used during review for compliance. It is advised that a copy of this checklist be given to your design professional. A completed copy of this checklist is not required to be submitted but only intended to help your design professional make sure all required items are included on the plans. Additional information or clarification may be required after review.

- a) ____ Contact information showing Owner and Landscape Architect/Designer
- b) ____ Planting plan drawn at scale of 1" = 10 Feet
- c) ____ North Arrow
- d) ____ Lot number and property address
- e) ____ Adjacent streets should be noted
- f) ____ Property boundaries and building setbacks labeled
- g) ____ Proposed plant material location, species, quantity and size
- h) ____ Lawn variety, areas designated as lawn must be sodded
- i) ____ All exterior hardscape materials, finish and slope
- j) ____ Naturalized areas and sod limits, if left naturalized
- k) ____ All existing and proposed structures, features, walks and drives etc.
- l) ____ Retaining walls, courtyard walls – location, materials, finish, and dimensions, shape, color, finished height
- m) ____ Fences, privacy, open space – location, materials, finish and dimensions, shape, color, height
- n) ____ Pools, spas, courts – elevation of pool, location, materials, finish and dimensions, shape, color
- o) ____ Location of exterior equipment such as AC Units, generators, pool equipment, etc.
- p) ____ Free standing structures – fireplaces, fire pit, arbors, play equipment, trampolines, etc.

IX. Additional Design Criteria

1. Driveways

Each dwelling shall have as an appurtenance thereto a driveway of concrete or other approved material, including gravel.

2. Walls and Fences

Walls and fences should be considered as an extension of the architecture of the residence. They should serve to make a transition between the mass of the architecture and the natural forms of the site.

The area between dwellings may be improved to provide a private courtyard for the exclusive use of the homeowner. Such areas may be private and screened from view.

All walls and fences should be designed to be compatible with the total surrounding environment and should not block natural views. Fences, walls, and hedges should be considered as design elements to enclose and define courtyards, to extend and relate the building forms to the landscape, as well as to assure security and privacy elements. All walls and fences must be approved by the Committee prior to their installation.

3. Swimming Pools, Therapy Pools, Spas

The location of swimming pools, therapy pools and spas (including hot tubs) should consider: Indoor/outdoor relationship.

The shape, color, and siting of swimming pools must be carefully considered to achieve a feeling of compatibility with the surrounding natural and man-made elements. Pool and equipment enclosures must be architecturally related to the house and other structures in their placement, mass and detail.

4. Mailboxes and Gas Lights

Each dwelling shall have a mailbox which is approved by, or meets in every respect, the requirements set forth by the Committee.

5. Garage Openings

Each dwelling intended for permanent residence shall have a garage for not less than two traditionally sized automobiles manufactured in the United States. Garages must have multiple wood or steel raised panel garage doors, each door being one car width (8'-9'), and minimum 8' in height, or a single 18' wood or steel raised panel garage door with a minimum of 4 sections, equipped with automatic garage door openers. Except for unusual circumstances, an owner of a lot must keep his automobile parked in his/her garage. All garage doors shall be kept closed except during period of the actual use thereof. Detached garages must be connected to main dwelling with breezeway or other connection approved by ARC.

6. Landscape Lighting

Exterior pool and landscape lighting must not infringe upon adjacent neighbors. All accent lighting should utilize low voltage, direct task type fixtures, and they should be as close to grade as possible. All exterior lighting must be approved by the Committee prior to installation.

7. Remodeling and Additions

Remodeling and additions to existing homes are required to meet the same criteria as new construction, including Committee approvals.

Lake Cavalier Architectural Design Review Application

Date of Application: _____

Lot Number or Street Address: _____

Information Property Owners:

Name: _____

Street Address: _____ City: _____ State: ____ Zip: _____

Mailing Address if Different

Street Address: _____ City: _____ State: ____ Zip: _____

E-mail: _____

Contact Phone Number: _____

Contractors Information:

Contractors Name: _____

Contractors Business Name: _____

Street Address: _____ City: _____ State: ____ Zip: _____

Mailing Address if Different

Street Address: _____ City: _____ State: ____ Zip: _____

E-mail: _____

Contact Phone Number: _____

Type of Construction:

New Home ____ SF ____ Custom ____ Spec ____

Residential Addition _____, Boathouse _____

I/We understand that the Board has the discretion to consider set back and other aesthetic issues in deciding whether to approve plans. I/We understand and agree that if the Board must seek any form of injunction, administrative or judicial relief that I/We will be responsible for all reasonable attorney's fees and expenses incurred by the Board in its efforts to oversee or regulate the construction activity on my lot.

**RETURN THIS APPLICATION ALONG WITH YOUR CHECK MADE OUT TO LACAV IMPROVEMENT COMPANY TO:
LAKE SECRETARY: Debbie Saik 601-940-1661 118 Shady Lane, Madison, MS 39110**

Attached are all required plans, specifications, and other information requested included with this application and I/we understand that the lack of appropriate information and documentation may result in a longer review period and a resubmittal.

ACKNOWLEDGEMENT: To be signed by Owner and Contractor

_____ I/we(Owner) and Contractor_____ acknowledge that I/we have read and understand all requirements of Third Amended Protective Covenants Regulations and Rules of La Cav Improvement Company and Lake Cavalier Building Regulations and Architectural Design Guidelines Revised October 14, 2024 and I/we agree to fully comply with all requirements of The Lake Cavalier Architectural Review Committee and/or the Board of Directors. I/We understand and agree that failure to obtain prior written approval for any and all exterior changes to the plans submitted with this application may result in fines and or legal action. I/We will provide all information requested by this application prior to any request for approval.

Signature of Property Owner: _____ Date: _____

Signature of Contractor: _____ Date: _____

Allow at least 30 days for review by consultant and Architectural Review Committee.

These plans were approved by the Architectural Review Committee and the Lake Cavalier Building Consultant.

Approved by:

Signatures of Board Members:

_____ Date_____

_____ Date_____

_____ Date_____

_____ Date_____

_____ Date_____

_____ Date_____

President of LaCav: _____ Date: _____

