

**NEW CONSTRUCTION/ADDITIONS APPROVAL FORM**

**SUBMITTED BY:** \_\_\_\_\_ **LOT NUMBER** \_\_\_\_\_

**FILING NUMBER:** \_\_\_\_\_ **DATE SUBMITTED:** \_\_\_\_\_

**PHONE NUMBER:** \_\_\_\_\_ **E-MAIL:** \_\_\_\_\_

No construction shall commence until the Architectural Control Committee (ACC) of the Seven Oaks Homeowners Association approves plans in writing. Plans are to be submitted to the Seven Oaks HOA, Attn: ACC, P. O. Box 942, Prairieville, LA 70769, or to the current chairman of the ACC. A list of ACC members is available on the subdivision's website: [www.7oakssubdivision.com](http://www.7oakssubdivision.com). **The ACC will approve or disapprove construction within 30 days after a complete set of plans and specifications (Items 1 & 2 below) are received.**

The following is a nonexclusive list of requirements outlined in the restrictions of Seven Oaks at Oak Lane Farm for **BUILDING/STRUCTURE CONSTRUCTION** or adopted by the ACC. Please review the restrictions for the Filing in which your home is located. Fill in boxes where applicable.

	Approve	Disapprove
1) Detailed set of plans submitted. All exterior materials must be specified on plans or building materials list. Plans will be retained by ACC.	<input type="checkbox"/>	<input type="checkbox"/>
2) Detailed site/plot plan to scale. Plans will be retained by ACC.	<input type="checkbox"/>	<input type="checkbox"/>
3) Single family dwelling not to exceed 2 ½ stories and private garage for 2-4 automobiles.	<input type="checkbox"/>	<input type="checkbox"/>
4) Four inches (4") minimum concrete driveway.		
5) Placement of driveway.	<input type="checkbox"/>	<input type="checkbox"/>
6) Brick type must be old brick (no holes) and not new brick made to look like old brick. Also, no asbestos, no imitation stone or brick.	<input type="checkbox"/>	<input type="checkbox"/>
7) Not more than fifty percent (50%) of exterior may be trimmed in wood or similar building material.	<input type="checkbox"/>	<input type="checkbox"/>
8) Appropriate and reasonable exterior finishes and material. Exterior finishes and colors must be similar to adjacent dwellings, typically earth tones.	<input type="checkbox"/>	<input type="checkbox"/>
9) Minimum roof pitch to be 7/12.	<input type="checkbox"/>	<input type="checkbox"/>
10) Minimum _____ square feet living area excluding open porches, garages, carports, and storage areas. (See restrictions for exact footage.)	<input type="checkbox"/>	<input type="checkbox"/>
11) Minimum 1,400 square feet on ground floor of residential structures of more than one (1) story.	<input type="checkbox"/>	<input type="checkbox"/>
12) Eighty percent (80%) of ceilings on ground floor not less than nine feet (9').	<input type="checkbox"/>	<input type="checkbox"/>
13) Fireplace flues and chimneys covered with same material as exterior and has chimney cap.	<input type="checkbox"/>	<input type="checkbox"/>

- 14) Building and garage/carport location as per plot plan not to be nearer the front building line shown on final plat; minimum twelve feet (12') [1<sup>st</sup> and 2<sup>nd</sup> Filing], ten feet (10') other Filings to the side property line; minimum twenty-five feet (25') to rear property line.
- 15) Servitudes for the installation and maintenance of utilities and drainage are preserved.
- 16) Residence facing an approved street.
- 17) No open garage or carport to face any street which the residence faces unless it is wholly on the rear one-third (1/3) of the lot. Side loading garage on front one-half (1/2) of lot must have garage door. Corner lot where carport or garage faces the front yard of another lot must have garage door.
- 18) No garage apartment.
- 19) Detached buildings must be built with similar materials and meet same standards.
- 20) Kennels, pens, cages i.e. enclosures are allowed as long as they are no longer than 8 feet, wider than 4 feet and taller than 4 feet. The ACC will consider larger enclosures but they must be approved by the ACC before installation. An enclosure may be located behind a fence to hide/shield it from view. All enclosures regardless of size must be located out of sight from the street or lake. If a fence is to be utilized to hide/shield an enclosure, a Fence Approval Form must be submitted to ACC for approval.

**See *Power Generation Systems Requirements and Guidelines Approval Form* for regulations and guidelines for installing a power generation system.**

**APPROVED**

**DISAPPROVED** (see notes below)

\_\_\_\_\_ Date \_\_\_\_\_  
 \_\_\_\_\_ Date \_\_\_\_\_  
 \_\_\_\_\_ Date \_\_\_\_\_  
 \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_  
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 \_\_\_\_\_ Date \_\_\_\_\_  
 \_\_\_\_\_ Date \_\_\_\_\_

**APPROVED IF FOLLOWING CONDITIONS AGREED TO AND INITIALED BY OWNER**

Owner's Initials

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_

**Disapproval Reason(s):**

1) \_\_\_\_\_

2) \_\_\_\_\_

***NOTE: The Architectural Control Committee may impose other appropriate and reasonable standards for exterior finishes and materials which it may deem undesirable or which, in its discretion, detracts from the value of the building or structure itself or surrounding properties, the general appearance of the neighborhood, or the value of the adjacent structures.***

***DISCLAIMER: The Seven Oaks Homeowners Association Board of Directors and Architectural Control Committee (“ACC”) do not warrant or guarantee in any fashion, implied or expressed, any materials and/or construction methods used in the construction of fences approved by the ACC whether or not the ACC specifies minimum standards for the materials. It is solely the responsibility of the lot owner to ascertain the existence and applicability of any warranty or guarantee from manufacturers, suppliers and/or installation contractors.***