

# **PROVIDENCE SUBDIVISION**

## **Architectural Design Policies, Standards & Guidelines**

REVISED  
**June, 2010**

Providence Subdivision Architectural Control Board  
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**PROVIDENCE SUBDIVISION**  
**ARCHITECTURAL CONTROL BOARD**

**AUTHORITY**

As specified in the Declaration of Covenants, Conditions and Restrictions, the Providence Architectural Control Board is appointed by the Developer as its representative to assure harmony and preservation of the aesthetic values, characteristics and amenities of Providence Subdivision.

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**DISCLAIMER**

The Architectural Control Board, each member of the board, and, if applicable, the Developer, its successors and assigns, shall not be liable to any lot owner or to any other person on account of any claim, liability or expense suffered, incurred or paid by or threatened against such lot owner or other person arising or resulting from or in any way relating to the subject matter of the review process, any reviews, acceptances, inspections, permissions, consents or required approvals which must be obtained from the Architectural Control Board or public authorities, whether given, granted or withheld. No approval of home construction plans or other improvements and no publication of architectural standards or bulletins shall be construed either to represent, guarantee or imply that such plans or architectural standards will result in a properly designed dwelling or other improvement, or to represent, guarantee or imply that any dwelling or other structure or improvement will be built or constructed in a good, workmanlike manner. Approval of any particular plans or other improvements shall not be construed as a waiver of the right of the Architectural Control Board to disapprove all or any portion of the plans, if such plans or other improvements are subsequently submitted for use in any other instance.

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**DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS**

It is suggested that prior to purchase of any lot or residence in the Subdivision that the Subdivision Covenants be reviewed in detail. The lot owner may not rely on any verbal statement of representation by any party or agent of the Providence Architectural Control Board, except to the extent that such statement or representation is set forth in the Subdivision Covenants or as set forth in the Architectural Design Policies, Standards & Guidelines herein published.

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**REVISION TO PUBLISHED POLICIES, STANDARDS & GUIDELINES**

The Architectural Control Board reserves the right to alter, modify or change any or all of the Architectural Design Policies, Standards and Guidelines, as herein provided, at any time. It shall be the responsibility of the lot owner and/or builder to check with the Board for any guideline revisions prior to submittal of construction plan.

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## ARCHITECTURAL DESIGN POLICIES

Providence Subdivision is designed to be a unique community of single family homes. Architectural Control Board (hereinafter, the "Board") does not seek to restrict individual creativity or preferences; but, rather it desires to maintain a sense of continuity and harmony throughout the development. As the Providence community matures, the aesthetic relationships between the each varying home-styled phases will become increasingly important, requiring resolution through the design process.

All lot owners or builders expressly affirm and acknowledge that the Providence Architectural Control Board has full authority over all matters relating to the approval of building construction plans. This authority and control extends to the review, modification, approval and/or disapproval of all building construction plans and the required implementation thereof. Further, responsibilities of the Lot Owner and/or Builder include, but are not limited to: (1) verification that building construction plans meet and comply with all governing authority rules, regulations and ordinances; (2) verification that the building construction plans conform with the requirements and architectural standards and guidelines as set forth herein.

The Board has the responsibility of approving individual home construction plans; or other improvements; or any changes to an existing home which deviate from its plan as originally constructed. Design elements considered include style, type of design, color of materials, building location on the lot and other related matters.

*The Architectural Review Board is not responsible for verification that building construction plans meet and comply with all governing authority rules, regulations and ordinances. The owner / builder will be responsible for obtaining all the necessary building permits from the appropriate governmental authority. If there is a conflict, the governing authority rules, regulations and ordinances will prevail. However, it will be the responsibility of the owner / builder to provide the Architectural Review Board with any changes relating directly from the governing authority approval.*

**Prior to commencement of any construction activity of any type on any lot, including lot grading, construction plans; or improvements; or changes to an existing structure must be submitted to and approved by the Board.**

**ITEMS TO BE SUBMITTED TO BOARD**  
**FOR APPROVAL OF BUILDING CONSTRUCTION PLAN**

**SCHEMATIC PLOT PLAN:**

1. Drawn to scale including all proposed structures, drives, sidewalks, improvements, utility and drainage easements, setbacks, existing trees over six inches (6") in diameter.
2. Indicate "North" arrow with scale (1" = 10'; or, 1" = 20').
3. Lot Owner's present address and telephone number.
4. Present address and telephone of Architect/Designer or Owner Representative.

**SET of BUILDING CONSTRUCTION PLANS:**

1. Indicating overall dimensions and square footage of structure at 1/4" scale.
2. Building elevations (front, rear, and two sides) at 1/4" scale with overall height dimensions, roof line ratio.
3. Description of all exterior materials, roof materials and colors. Samples should be provided.

**LANDSCAPE PLANS:**

1. Must meet minimum guideline requirements. Air conditioner units must be screened with shrubbery and may only be located on the side and or rear of the house.
2. Location and description of plant materials.

**CONSTRUCTION BUILDING & LANDSCAPING  
REQUIREMENT STANDARDS**

**PART ONE (A), ONE (B), AND PART TWO INCLUSIVE**

**BUILDING LOCATION / SETBACKS:**

FRONT	30 feet
SIDE	10 feet
REAR	25 feet
CORNER / SIDE STREET	30 feet

**MINIMUM DWELLING SIZE:**

Heated & Cooled 1,600 Square Feet

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**ROOFING MATERIALS:**

Roofing materials applied to all homes must be similar in color and kind. All roofing materials must be dimensional-architectural shingles. Acceptable products include: Atlas Briarglass Weathered Shake; Owens Corning Driftwood; Firehale GS Weatherwood; or, GAF Timberline Weatherwood. Other products may be submitted to Architectural Control Board for consideration.

**GARAGES & CARPORTS:**

Off-street parking for a minimum of 2 automobiles is required. Front-loading vehicle storage areas must be an enclosed garage. If the automobile storage area is located at the rear of the main structure, it may be a carport, provided such is not visible from the street. All carport structures must be specifically approved by the Board.

**VISIBILITY OF MECHANICAL EQUIPMENT:**

No mechanical equipment, such as a filter system or vacuum system for swimming pools, shall be located so as to be visible from the street and must be enclosed by treated wood fencing. An air conditioning compressor used in connection with the main Living Unit may be located on the side of the dwelling provided that the unit is screened from street view by shrubbery or by Subdivision standard privacy fencing. No air conditioning compressor may be located on the front of any structure facing the street.

**OUT BUILDINGS & ANCILLARY STRUCTURES:**

All outbuildings and ancillary structures must be specifically approved by the Architectural Control Board. Such structures must be in keeping with the general design and color of the main living quarters. The roofing material to be used on such structures must be the same as the main house.

**SIDEWALKS**

All lots shall be required to have a brushed concrete sidewalk at least forty-two (42) inches wide and four (4) inches thick along the property line and set back at least two (2) feet from the back of the curb within the street right-of-way and shall extend along the street frontage. Said sidewalk shall be installed prior to close of final inspection of any house constructed on each lot.

**STANDARDIZED MAIL BOX:**

A standard, specially designed mailbox has been selected by the Board for each community within the Subdivision and must be installed prior to occupancy of the residence. The mailbox is purchased directly from the manufacturer: (1) Custom Creations, Inc. of MS, Phone 936-7779; or, Copper Sculptures, Inc., Phone 992-9955.

**MINIMUM LANDSCAPING:**

Prior to final inspection, close and occupancy of residence, a minimum of landscaping must be in place according to the following minimums. Any substitution, postponement, deviation or unusual circumstance must be approved by the Board.

**FRONT YARD -**

1. Medium to large plant types whose growth height will be at least 36 inches.
2. Solid grass sodding. No sprigging or “checker-board” sodding methods will be accepted.

**WALLS & FENCES:**

1. Prior to lot grading or commencement of construction, a silt fence shall be installed to prevent any siltation, drainage, or debris from the construction site onto adjacent lots or streets.
2. Although installation of fences is optional, any fence that may be installed must be a wooden privacy fence no more than six feet in height. The “unfinished” (posts and cross support runners) side of the fence must be exposed to the interior of the Lot. The lot side fence may be a “Good Neighbor” wood fence. Fencing material must be of treated wood and conform to height and design. Attached are sheets detailing specific design requirements.

## GENERAL GUIDELINES

### **SITE DRAINAGE:**

No structure or improvement may alter the natural drainage of the site to the degree that it negatively impacts surrounding home-sites. The structure site must be adequately graded and sloped in all directions so that surface water run-off is directed to the natural drainage areas or to storm drainage facilities.

### **STRUCTURE POSITIONING:**

Consideration must be given to position the structure on the lot so as not to infringe upon view corridors, or adjacent structures or natural amenities of the community.

### **EXTERIOR LIGHTING:**

Exterior landscape or pool lighting must not infringe upon adjacent homes.

### **CONSTRUCTION DEBRIS & TRASH:**

The Lot Owner and/or Builder shall be liable for the immediate removal of any trash, construction materials or debris placed or blown onto streets or adjacent lots from the lot site in construction.

### **POOLS, THERAPY POOLS, SPAS:**

All plans relating to construction of any type of pool or spa must be submitted to and approved by the Board. Plan should include site location, size, shape, decking, landscaping, etc.

### **CHANGES, ALTERATIONS, ADDITIONS TO EXISTING STRUCTURE:**

The Board requires that a Lot Owner submit and receive approval for any change (including exterior color change), alteration, addition to an existing structure which deviates from the originally approved plans and specifications of that structure *prior to commencement of construction*. The same procedures and criteria are to be followed as if such alteration were “new” construction.

### **FIXED MAINTENANCE ASSESSMENT:**

Quarterly common area assessment is fixed on a per lot basis, payable to the Providence Homeowners Association, Inc., which is responsible for maintaining the subdivision entrances and common areas. For Participating Builders, the fixed maintenance assessment shall commence six months from the date of conveyance of the Lot, or upon occupancy of the dwelling, whichever occurs first. Lot Owners will be invoiced directly.

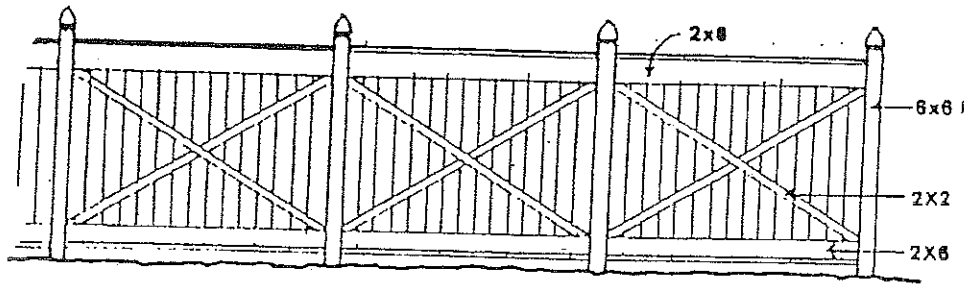
### **NON-COMPLIANCE:**

After receiving Construction Plan approval, if a Lot Owner and/or Builder fails to comply with the approved plans or with any architectural design policies, standards or guidelines, the Board shall have the right to cause said Lot Owner and/or Builder to cease construction and to remove or replace any “non-complying” item or material so that the structure, or improvement, and materials related therewith shall thereafter be in compliance with the architectural design guidelines as herein published or revised from time-to-time.

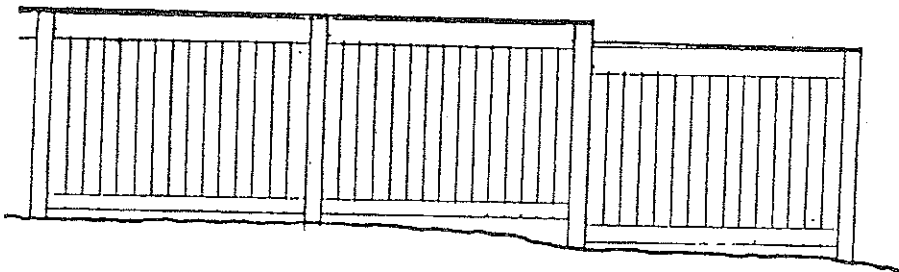


# Design Alternatives

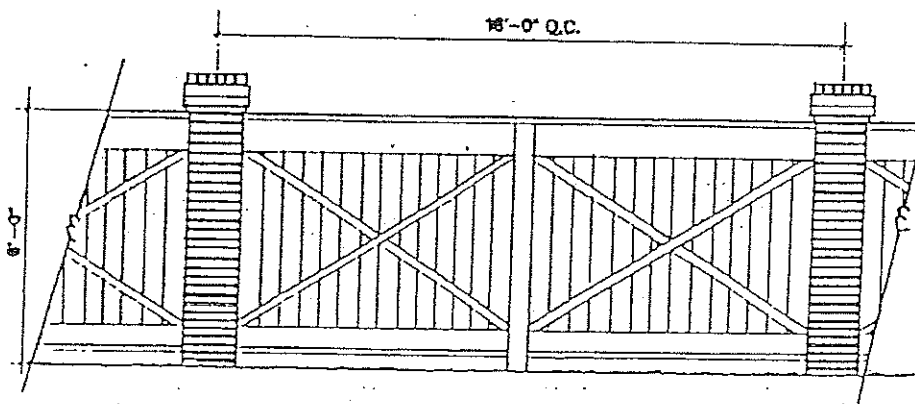
## Typical Fence Design



TYPICAL 6 FT. WOOD PRIVACY FENCE



ALT. 1 STEPPED WOODEN FENCE



ALT. 2 BRICK COLUMNS W/ WOOD FENCE

