



Camden Court
Design Guidelines
and
House Plans

**CAMDEN COURT
OF
LAKE CAROLINE
DESIGN GUIDELINES**

Important Information

Please Read Carefully

Camden Court is a planned community. The following Architectural Design Guidelines will provide the property owner with a concise and definite set of rules. Camden Court has been developed as a high quality, private patio home community. In order to maintain the aesthetic quality and the material quality, and to maintain optimal investment values, the following guidelines have been written. The guidelines are not written to stifle individuality, but to set parameters in which to work. The exterior consistency, material quality, and overall concept of Camden Court are considered to be of the utmost importance. Much time and effort has been given in the preparation of the following guidelines to maintain within the overall community the aesthetic relationship of building to site and building to building. Great lengths have been taken to make the decisions in building a home at Camden Court as easy as possible.

The following guidelines are not intended to stifle ones individual creativity, but to set forth parameters in which to work.

THE DESIGN APPROVAL PROCESS

The guidelines and the Design Approval Process outlined here are not designed to be erroneous. Each one is essential to sustain the beauty and character of Camden Court. The approval process and the guidelines themselves protect your investment and help guarantee the livability of your community.

The following home designs for Camden Court are based on a West Indies Architectural style. The style was chosen for its classic design and conduciveness to its proximity to the water and the warmer climate. The following plans express the required elevations for Camden Court. Options are available such as screened porches, restricted material variations and one and two story plans. As mentioned Camden Court is a planned development. The following plans have been designed to use in Camden Court.

RESIDENT DESIGNER

David Dinkins is the resident designer for Camden Court. David has been associated with architectural design work for over 12 years and his insight has earned credibility among his contemporaries in the design field. David's work is sympathetic with the overall design philosophy of Camden Court and you will find his services will help insure that your plans will be acceptable and consistent with Camden Court's overall theme. Any variations to the stock plan elevations for Camden Court, will make it necessary for you to meet with David to ensure overall compatibility within Camden Court.

FLOOR PLANS

The floor plans shown are for reference only any change to the interior layout is allowed as long as the exterior elevation is not affected. Again the focus is on the exterior elevation and relationship to the surrounding homes and property.

PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY OF ANY TYPE ON ANY LOT, AN APPLICATION FOR APPROVAL OF SUCH WORK MUST BE SUBMITTED TO THE CAMDEN COURT ARCHITECTURAL REVIEW COMMITTEE. AT THIS TIME A MEETING WILL BE SCHEDULED WITH YOU AND A MEMBER OF THE CAMDEN COURT ARCHITECTURAL REVIEW COMMITTEE TO CLARIFY AND ANSWER ANY QUESTIONS THAT MIGHT ARISE.

THE PLAN REVIEW PROCESS FOR CAMDEN COURT REQUIRES THAT PLANS BE SUBMITTED TO TWO DIFFERENT REVIEW COMMITTEES. THESE ARE THE LAKE CAROLINE ARCHITECTURAL REVIEW COMMITTEE, WHOSE GUIDELINES ARE COVERED IN A SEPARATE DOCUMENT AND THE CAMDEN COURT GUIDELINES, WHOSE GUIDELINES ARE COVERED IN THE FOLLOWING PAGES. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO SUBMIT PLANS TO EACH COMMITTEE IN A TIMELY FASHION FOR REVIEW. THE LAKE CAROLINE ARCHITECTURAL REVIEW COMMITTEE WILL NOT APPROVE PLANS UNTIL THE CAMDEN COURT ARCHITECTURAL REVIEW COMMITTEE HAS APPROVED THE PLANS.

THE GUIDELINES ARE CONTINUALLY BEING REFINED, AND THEREFORE THE CAMDEN COURT ARCHITECTURAL REVIEW COMMITTEE RESERVES THE RIGHT TO MAKE ADDITIONS OR DELETIONS TO THIS DOCUMENT WITHOUT PRIOR NOTICE.

Understand that this is an extremely planned community; therefore the specific restrictions in relation to the elevations, materials, landscaping, etc. are intentional.

These are the steps that need to be followed in order to expedite the approval process:

STEP 1. REVIEW THE RELEVANT DOCUMENTS AND SCHEDULE MEETING

- A. The Design Approval Process (this one)**
- B. Camden Court Plans and Elevations**
- C. Material Specifications**
- D. Camden Court Covenant, Bylaws & Articles of Incorporation**
- E. Lake Caroline Covenants, Bylaws and Articles of Incorporation**
- F. Lake Caroline Guidelines**
- G. Meet with the Camden Court Architectural Review Committee**

STEP 2. OBTAIN A SURVEY

Employ a surveyor to obtain a complete survey as required for the sketch review. This is necessary in the process of site planning your home site. Due to varying lot sizes and topography certain lots will require the use of specific plans. The survey must provide the following information in 1" = 20':

- A. All existing roads, utilities and other improvements
- B. Property lines with dimensions and bearings
- C. Elevations at building envelope corners and center of lot and property corners.
- D. Centerline elevation of street
- E. Locations of all existing trees over 6" in caliper
- F. Retainer wall location or Waterline (if applicable)

STEP 3. CHOOSE A DESIGNER

The Camden Court Architectural Review Committee keeps files of acceptable plans and elevations if you would like to arrange to review these portfolios. You may also wish to review photos and drawings showing different house types, fence details, etc. which may provide ideas for your own building project. If you chose an architect or designer who is not listed, the CCARC must approve your selection.

STEP 4. BEGIN YOUR DESIGN

Visit the home site with your designer and review the documents mentioned in steps 1 and 2 with him or her. Discuss your requirements and have your designer help you select which plan will be suited for the lot you have chosen and showing how it will be situated on the site. These drawings will be required in the Sketch Review.

The CCARC meets the 1st Thursday of every month. Plans for each review need to be submitted at least a week prior to that date. This will allow time to make sure all materials required for proper submittal have been received.

STEP 5. THE SKETCH REVIEW (Optional)

It is submitted by mailing the material below to:

Camden Court Architectural Review Committee
P.O. Box 2644
Madison, MS 39130

This step is simply to determine if the design concept is in accord with the Camden Court Guidelines. The following will be required at the Sketch Review:

- A. Form A - the sketch Review Application**
- B. Survey**
- C. Conceptual Sketches**
 - sketched plans and elevations
 - perspective sketches are optional
- D. Site Plan showing:**
 - structures, driveways and other proposed alterations to the site.

At this point recommendations may be made by the CCARC to be developed for preliminary approval.

STEP 6. THE PRELIMINARY REVIEW

Plans for the preliminary review must be received a week prior to the CCARC meeting date. This step in the review process allows for the timely incorporation of the CCARC recommendations, avoiding revisions to the final Construction Documents. Submit two (2) copies of the developed design. These plans will reflect the "schematic" stage of the development in an architect's design process. The design must be presented with the following documents:

- A. Form B - Preliminary Review Application and checklist**
- B. Survey - (See step two (2) for required information)**
- C. Site Plan - at 1" = 20' showing:**
 - the roof plan of the house with the overhang indicated with a dashed line
 - all setbacks
 - relationship to all adjacent houses
 - courtyard fence
 - garbage enclosure
 - driveway
 - HVAC location
 - finished floor elevations (refer to elevation chart)
 - any other data relative to the placement of the house
 - location of all trees over 6" caliper, including those to be removed.
- D. Floor plans at 1/4" = 1', including dimensions**
- E. Elevations at 1/4" = 1', one for each exposure showing**
 - outline of structure
 - openings, doors and windows
 - relation to grade level
 - overall height from street grade to ridge of roof
 - roof pitch
- F. Form C - FHA Materials List**

At this point recommendations may be by the CCARC to be developed for final approval.

STEP 7. THE FINAL REVIEW

This review is for the purpose of checking the construction documents for CCARC requirements and verification that recommendations made at the Preliminary Review have been incorporated. Conformance to all applicable codes is the responsibility of the owner. The following documents must be presented:

- A. Form D - Final Review Application**
- B. Site Plan showing:**
 - water and sewer service
 - location, dimension, and material for walks and drives
 - limits of construction activity
 - roof plan with overhangs indicated with a dashed line.
 - exterior light location and type
 - garbage enclosure
 - HVAC and power meter location
 - finished floor elevations (refer to elevation chart)
- C. Floor Plans at 1/4" = 1' fully dimensioned**
 - window and door openings
 - interior walls
 - room use labeled
 - roof overhangs as dashed line
 - all fixtures, cabinets, and appliances
- D. Exterior elevations at 1/4" = 1' showing**
 - materials rendered
 - dimensioned corner, door and window trim
 - courtyard fence elevation
- E. Structural Plans at 1/4" = 1' including:**
 - foundation plan dimensioned
 - floor framing plans
 - roof framing plans
- F. Sections -**
 - all major sections at 1/4" = 1'
 - typical wall section at 3/4" = 1'
 - typical courtyard fence, railing and deck detail
 - specific details of all trim elements
- G. Schedules for doors, windows, light fixtures, and hardware. Cut sheets must be included for all fixtures, hardware, special doors or windows not specified in the Regulations.**
- H. Color Selections - samples must be provided before painting begins. Refer to material specification list for choices.**
- I. Landscape plan showing existing vegetation and replacement planting, calling out size and species of plants. Landscape plans must show**

coverage density. Planting should exhibit mature plants for proper coverage. All yards must be sodded with centipede upon completion.

STEP 8. SELECTION OF A GENERAL CONTRACTOR

A contractor selected shall be reviewed for approval by the CCARC. All contractors must be approved prior to submitting a construction application to the CCARC. Be sure that your contractor meets all license and insurance requirements outlined in the Construction Requirements. A copy of the contractor's insurance certificate with \$500,000 minimum general liability and workman's compensation is required needs to be filed at the Lake Caroline Office.

STEP 9. BUILDING PERMITS

Form F - The Construction Application must be submitted to the CCARC by your contractor. After obtaining an approved Construction Application, your contractor must also obtain a Building Permit with the Madison County Building Permit Department. They will need to see a full set of blueprints in order to issue the permit. No plans will be approved by the Madison County Building Permit Department without prior approval by the Camden Court Owner's Association.

STEP 10. COMMENCEMENT OF CONSTRUCTION

Before any construction can begin, a \$2500 refundable deposit, made payable to CCOA, must be given to CCOA in addition to any other deposits to LCOA. The deposit to CCOA will be refunded upon satisfactory completion of home construction and landscaping as determined by the CCARC.

From time to time after construction has begun the CCARC may do on site inspections. These inspections are informal and are not intended to inspect the structural integrity of the house.

MINOR CHANGES

It is anticipated that homeowners may wish to make improvements or modifications to their home or property during initial construction or at a future date. Any changes to the approved plans and specifications during construction requires prior review and written approval of the CCARC. A request for review of the proposed modifications by the CCARC must include:

- A. Form G - Minor Change Application**
- B. Site plan of proposed location of improvements to scale 1" = 20'**
- C. Letter of intent with description and purpose of improvements**
- D. Drawings by a designer as necessary to describe the improvements**
- E. Materials and color sample to match existing if applicable**

Minor changes that do not alter the form or significantly change elevations can be approved in writing by the CCARC. More significant changes will require approval by CCARC, also. Distinction between minor and major changes will be determined by the CCARC.

BOAT HOUSES

At this time the CCARC has not approved a boathouse plan for Camden Court. The CCARC is working to develop a standardized design, when this is completed you will be informed as a Camden Court lot owner.

EXTERIOR MATERIAL SPECIFICATIONS

All exterior finishes have been preselected to assure consistency and quality in the design of the homes in Camden Court.

ROOFING

Certainteed 30 yr architectural shingle
Georgetown Gray color

ROOF VENTILATION

All roof ventilation will be accommodated by a continuous ridge vent or with ventilation dormer. All plumbing ventilation must be painted to blend with the roof color. Non-painted PVC or non-painted aluminum is not allowed. Vent color is #1589.

FLASHING

No aluminum flashing is to be visible. If located in visible location, it must be colored to blend with background.

ROOF PITCH

Must be a minimum of 8 and 12.

GUTTERS (If Used)

Copper Half round 4" or White Ogee Metal
No Plastic or vinyl gutters

SOFFITS AND FASCIA OPTIONS

Exposed rafter tail or finished cornice.
No vinyl soffits or Fascia Boards
Specifications: Refer to cornice detail.

CHIMNEY

All homes will require an exterior chimney.
Interior fireplaces can be wood burning or gas log (Vented or Ventless)

MATERIAL OPTIONS

Brick	11146BH Georgetown Handcraft with Light Buff Mortar
Stucco	Parex Brand 10423 Brushwood or Hardi Panel
Painted Brick	Moorlife Latex House paint #105 ACamden Stucco@ color

All chimneys will be capped with a Galvalume Chimney Cap painted Bronzestone or mill finished Bronzestone.

EXTERIOR SIDING

Brick	1146BH Georgetown Handcraft with Light Buff Mortar
Stucco	Parex Brand 10423 Brushwood
Painted Brick	Moorlife Latex House paint #105 ACamden Stucco@ color
	Limited Combinations of the above

No Vinyl, Wood, Masonite, Etc.

THE ABOVE EXTERIOR SIDING ARE THE ONLY CHOICES AVAILABLE. TO INSURE CONSISTENCY, SPECIFIC BRANDS HAVE BEEN CHOSEN FOR THEIR QUALITY AND CONSISTENCY.

WINDOWS

Wood
Aluminum Clad
Muttons are required on all windows and must be painted white.
No Vinyl Clad, Solid Vinyl or Solid Aluminum

WOOD LINTELS (Optional)

Cypress	6" X 4" or 6" X 6"
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SCREENS

Charcoal Fiberglass or Charcoal Aluminum

SHUTTERS

First floor shutters are to be board and batten or raised panel.
Second floor are to be louvered.
All shutters must be operational or mounted to appear so.
All shutters must be painted Essex green.
No vinyl shutters, Masonite, etc..

COLUMNS

6" X 6" SQUARE or
8" X 8" SQUARE

Wood painted Brilliant White or Rough Cut Cypress

PORCHES

Must be at least 10' finished ceiling height and 11' plate height.
No less than 6' in depth

SCREEN PORCHES

Siding for the inside of screen porches
Stucco Parex as specified
Tongue and Groove
Painted Shiplap Wood Siding
Stain Washed or Painted Brushwood
Brick (11146BH Georgetown Handcraft with light buff mortar joint flush sack
rubbed joint laid on seven common brick painted Moorlife latex house paint
#105"Camden Stucco@ color.

SCREEN PORCH FLOORING

Scored concrete, wood or brick pavers. In addition to the stated guidelines, washed gravel or any type of flooring is acceptable on enclosed porches.

HAND RAIL DESIGN

Specifications: Refer to handrail detail.

All handrails are to painted Essex green with white spokes.

COURTYARD WALLS

Material Options:

Brick	11146H Georgetown Handcraft with Light Buff Mortar
Stucco	Parex Brand 10423 Brushwood
Painted Brick	Moorlife Latex House paint #105 ACamden Stucco@ color
Iron	Detail must be approved on individual basis

Height is to a minimum of 4' and a maximum of 8'.

COURTYARD GATES

Material Options:

Iron or painted wood

All designs need to be submitted for approval.

GARAGE

Two single openings required

Specifications:

Metal raised panel or flush panel

No windows in garage doors

All garage doors are to be painted Essex Green.

DOORS

Main Entry:

Solid wood Mahogany raised panel or divided light finish with mahogany stain finish or divided lite pattern with specifications submitted for approval.

No Beveled Glass Doors

No frosted or etched glass doors

Exterior Doors:

4 or 6 Panel with the lite pattern submitted for approval

HARDWARE

All hardware must be polished brass or white.

EXTERIOR LIGHTING FIXTURES

Refer to lighting alternatives, available at Copper Sculptures, 936-4200.

GARBAGE ENCLOSURES

Specifications:

Garbage enclosures

Garbage containers must be hidden from view.

MAILBOX

Refer to mailbox selection detail, available at Copper Sculptures, 936-4200.

CAMDEN COURT RESERVES THE RIGHT TO MAKE ANY SUBSEQUENT CHANGES WITHOUT PRIOR NOTIFICATION AND VARIANCES FOR SPECIAL CONSIDERATION ARE BASED ON AESTHETICS AND NOT ON HARDSHIPS.

MATERIAL SPECIFICATIONS

EXTERIOR FINISH

Brick

11146BH GEORGETOWN HANDCRAFT WITH LIGHT BUFF MORTAR JOINT FLUSH SACK RUBBED JOINT LAID ON SEVEN (7) COMMON BRICK PAINTED MOORLIFE LATEX HOUSE PAINT #105 CAMDEN STUCCO COLOR. BRICK LEDGES ARE REQUIRED FOR ALL FOUNDATIONS.

**SOURCE: TRI STATE BRICK COMPANY
P.O. Box 31768
Attn: Belvia "Bel" Ferguson
Jackson, MS 39286-1768
601-981-1410**

Stucco

**PAREX BRAND STUCCO
BRUSHWOOD 10423 (55)
GRADE**

**SOURCE: STRUCTURE COATINGS
Webb Stribling
1600 Pear Orchard Place
Jackson, MS 39211
(601) 956-3511**

Paint

**BENJAMIN MOORE "BRILLIANT WHITE"
BENJAMIN MOORE "ESSEX GREEN"
BENJAMIN MOORE COMPUTER MATCHED COLOR "CAMDEN STUCCO"**

**SOURCE: SEABROOK PAINT COMPANY
Patton Seabrook
411 West Jackson Street
Ridgeland, MS 39157
601-893-9796**

LAKE CAROLINE DEVELOPMENT

CAMDEN COURT

EXTERIOR PAINT SPECIFICATIONS & COLOR SELECTIONS

- I. **Exterior Wood** (Doors, Windows, Shutters & Trim)
1. **PRIMER:** Moorwhite Alkyd Primer #100
 2. **FINISH:** 1 or 2 Coats of Moorglo Latex House & Trim #096
- II. **Exterior Brick**
1. **PRIMER:** Moorlife Latex House Paint #105
 2. **FINISH:** Moorlife Latex House Paint #105
- III. **Exterior Metal**
1. **PRIMER:** Ironclad Retardo Rust Inhibitive Paint #163
 2. **FINISH:** 1 or 2 Coats of Moorglo Latex House & Trim #096
- IV. **Color Selection**
1. Benjamin Moore ABrilliant White@
 2. Benjamin Moore AEssex Green@
 3. Benjamin Moore Computer Matched Color ACamden Stucco@

These Products Are Available At Seabrook, 411 West Jackson Street, Ridgeland, Mississippi.

CONSTRUCTION SPECIFICATIONS

Following the contour of the land, the finished floor elevation is to be no greater than 6 inches higher than existing adjacent homes.

LOTS 1 THRU 21

Must have a Minimum of 280 Mean Sea Level finish floor elevation. CCARC must approve elevation.

Must have garage located on the street side. Use of side entry garage when lot size allows.

LOTS 22 THRU 40

Must have a finish floor elevation that is approved by the CCARC. Plans must show finished floor and curb elevation.

Garages to be located behind the house when room allows; otherwise garage can be located

on the street side preferably using a side entry garage.

SETBACK REQUIREMENTS

VERTICAL WALL

Twenty five feet from street side property line.

Twenty feet from retainer wall for Lots 1 thru 19.

Twenty feet from back property line for Lots 20 thru 40.

Five feet from side property lines.

CORNICE HEIGHT REQUIREMENTS

Single Story Plans

The lowest point of the cornice must be ten (10) feet from finished floor elevation for the main house structure. For the garage the lowest point of cornice must be nine (9) feet from finished floor elevation of main house.

Two Story Plans

The lowest point of the cornice must be twenty (20) feet from finished floor elevation. For the garage the lowest point of cornice must be at least nine (9) feet, depending on whether the garage is one or two story.

DRIVEWAYS

When planning driveways allow for guest parking and/or additional vehicles.

Parking on the street is heavily discouraged and can be done only on a temporary basis. No cars will be allowed to be parked on the street overnight.

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CAMDEN COURT CONSTRUCTION APPLICATION

The following construction application is being made to the Camden Court Architectural Review Committee for Lot Owner_____.

FORM NO. _____.

CAMDEN COURT LOT NUMBER: _____.

CAMDEN COURT ADDRESS: _____.

CURRENT ADDRESS OF LOT OWNER:

PHONE: (HOME AND WORK) _____

CONTRACTOR: _____

ADDRESS: _____

PHONE: _____

PAGER/MOBILE: _____

COMMENTS

**CAMDEN COURT ARCHITECTURAL REVIEW COMMITTEE
PRELIMINARY DESIGN CHECK LIST**

I. PLAT

_____ NORTH ARROW AND SCALE (20'=1" OR 30'-1")
_____ STREET SIDE SET BACK
_____ SHORELINE SET BACK
_____ INTERIOR LOT LINE UTILITY EASEMENTS

II. HOUSE

_____ **ELEVATIONS INCLUDING:**
_____ RAISED FOUNDATION _____
_____ PORCH DETAIL _____
_____ (SCREEN) _____
_____ DECK DETAIL _____
_____ STEP DETAIL _____
_____ HAND RAIL DETAIL _____
_____ EXTERIOR MATERIALS _____
_____ (LABELED)

_____ LAKE SIDE ELEVATION (FRONT)
_____ STREET SIDE ELEVATION (REAR)
_____ SIDE # 1 _____ ELEVATION
_____ SIDE # 2 _____ ELEVATION
_____ FHA DESCRIPTION OF MATERIALS
_____ SAMPLES:

_____ ROOF _____
_____ BRICK _____
_____ PAINT _____ (COLORS)
_____ STUCCO _____ (COLORS)

III. ADMINISTRATIVE

_____ ARCHITECT INFORMATION
_____ BUILDER'S CERTIFICATE OF INSURANCE
_____ \$500,000 GENERAL LIABILITY
_____ MS WORKMAN'S COMPENSATION
_____ \$100.00 ARCHITECTURAL REVIEW FEE
_____ \$2500.00 CONSTRUCTION/LANDSCAPING/CLEAN UP DEPOSIT
_____ (CCOA)
_____ DUPLICATES

NOTE:

- ITEMS CHECKED IN "RED" ARE NOT SATISFACTORY
- ITEMS CHECKED IN "BLACK" ARE SATISFACTORY
- THE ITEMS ON THIS LIST DO IN NO WAY REPRESENT A COMPLETE REVIEW OR APPROVAL OF ANY BUILDING PROJECT