



THE OAKS ASSOCIATION, INC.

DESIGN GUIDELINES

The Oaks Association, Inc.
24452 Clubhouse Drive
Pass Christian, MS 39571

SITE DESIGN

The site of your new house on the lot you have selected is an important design decision. It is desirable for the homes in The Oaks to display the individuality of their owners, as well as respect those of each adjoining neighbor. Because most residences will be seen from many different angles, it is very important that the three dimensional character of each home be carefully studied and maximized to avoid a “flat façade” look.

The Architectural Review Board shall consider each site plan independently and study its impact upon adjacent home sites and their sight lines. Care must be taken to locate each structure, whenever possible, so as not to infringe upon sight lines, adjacent structures and home sites, or natural amenities of the area.

Considerations in this regard include:

1. Physical terrain of the site
2. Views from home site
3. View to the home site from adjacent lots
4. Natural amenities such as
 - Existing vegetation
 - Existing water and drainage channels
5. Driveway access and views from the street
6. Height, bulk and mass of the structure as well as the neighbors' structures

Conformance with these site design guidelines will be assured through the Design Review Process. We recommend the items in this section be prepared by a licensed Landscape Architect, registered in the State of Mississippi, working in collaboration with your Architect.

BUILDING REQUIREMENTS

Figure A: Building Requirements

Lot Width	Front Yard Setbacks	Side Yard Setbacks	Corner Side Yard	Interior Rear Yard Setbacks	Golf Course Lot Rear Yard Setback	Minimum Home Area (SQ. FT.)	Maximum Building Height
To 80'	25'	8'	25'	20'	35'	1,600'	35'
81'+	25'	8'	25'	20'	35'	1,600'	35'
Patio & Zero Lot Line	TBD	TBD	TBD	TBD	TBD	TBD	35'

For some building lots within The Oaks, it may be impossible or inadvisable to comply with the setback requirements (i.e., due to lot size, shape or proximity of adjacent structures, etc.), therefore the Board may approve specific exceptions to these setbacks which are believed to be beneficial to a specific home site and/or adjacent home sites.

The Architectural Review Board reserves the authority to require that structures, driveways, walkways, garages, and any other proposed improvements be staked out and approved by the Board **before** any tree removal, fill placement or site work is begun.

For further information on location of buildings, please refer to The Oaks Declaration of Covenants, Conditions, & Restrictions.

* Note: Roof overhangs, eaves, gutters, downspouts, canopies, balconies, landings, steps, stairs or any unsupported structures attached to the building may protrude a maximum of 5' into the rear yard and front yard setbacks of lots at the discretion of the Architectural Review Board.

ARCHITECTURE

The Oaks is influenced by several architectural styles as are experienced throughout coastal Mississippi. You may choose to custom design a contemporary or traditional design utilizing architectural elements from other periods. The design and construction of your new home is a very personal and exciting opportunity. With a little research, and by driving through established neighborhoods, you may find the perfect “look and feel” for your family. It is the intent of the Architectural Review Board to bring your dream house to a reality while insuring your ideas blend and are harmonious with the entire community. In fact, the Architectural Review Board wishes that The Oaks will become one of those “classic” neighborhoods that will be admired and driven through for ideas in years to come.

These guidelines provide you with a selection of materials and ideas that will complement The Oaks while assuring your investment is protected and enhanced as other residences are constructed around your home. The Design Review Process requires that you make a timely and complete submission to the Architectural Review Board, urging you to “think through” all the features and details of your home. You and your family, by participating in this Process, will be surprised and proud of your success as moving day approaches.

HEIGHT, BULK AND MASS

To protect the visual integrity of The Oaks, no house will be allowed an overall height greater than thirty-five (35') feet, measured in accordance with the Harrison County Building Code.

Depending on the lot you've purchased, you will be required to construct a house of a minimum prescribed size. This size is measured as the total enclosed living space, not including garages or porches. The requirements are shown on Figure A, page 2.

EXTERIOR TREATMENTS

The exterior treatments of your residence are the most visible part of the final design. The use of materials appropriate and indigenous to the region is essential for the creation of a cohesive and harmonious neighborhood. Toward this end, the Architectural Review Board will review all finished materials selections and approve them based on their compatibility with surrounding structures as well as The Oaks theme.

A) Materials

Materials such as stucco, stone, clapboard, and brick are common to many of the regions homes built over the past century. The correct blending of these materials is essential in creating a façade treatment, which insures a quality look. A minimum of 60% of the actual exterior walls of the home must be constructed in brick, stone, or other masonry. This area is measured from the ground level up to the equivalent of the first floor ceiling (excluding all exterior doors, windows, and garage doors).

B) Colors

The color of your house should be chosen to compliment the surrounding environment while projecting your own personality and taste. All colors shall be approved by the Architectural Review Board prior to their application. A minimum number of colors should be selected: preferably a “base” or “background” color for the majority of your residence’s exterior, a “secondary” or trim color for eaves, fascia, porch and balustrade railings, and an accent color for shutters, beaded trim molding, column finials and other fine detailing.

DETAILS

As builders and homeowners alike strive to keep the cost of their home affordable, sacrifices are often made that ultimately compromise the quality of both the appearance of the finished structure as well as the community. The exterior detailing of your house is one of the most crucial design aspects. However, quality detailing designed with restraint and taste can cost far less than trite imitation embellishment and have far greater impact if properly applied.

Suggested details to be explored are:

A) Doors

Consider sidelights, top lights, fanlights and/or transoms. Explore beveled glass in the door itself, paneled doors, arched openings or a combination of all of the above. Size of the door and opening should be grand and in proportion with the exterior elevation of your new home.

B) Windows

Tall multi-paned windows are an architectural tradition. In addition to providing more interior light, they give your house a more airy and inviting quality. 6 over 9, 6 over 6 windows with molded cornices and sills will all add to the appearance and richness of your home. Windows should be wood, vinyl, or aluminum, with aluminum or vinyl extrusions outside.

C) Shutters

Originally designed for storm protection and screening purposes, shutters have become a standard detail for almost any home. However, their most recent applications have been purely for decoration and are often nonfunctional and not in proportion with the windows they adjoin. Applied shutters constructed from wood or vinyl are acceptable detail, and should be designed in proper proportion to their windows. The Architectural Review Board strongly encourages that your shutters be operable.

D) Fascia, Eaves, and Soffits

The point where the roof ends and the façade begins is important both visually as well as physically. Properly sized molding, to afford a feeling of strength and solidarity, is critical. Ornamentation such as dentils, medallions or simple half rounds offers richness and texture to the design.

E) Gutters & Flashing

Guttering and flashing shall be copper or aluminum.

PORCHES

Over the past 35 years, the front porch has disappeared from the design and construction of many new homes. While once a very significant and functional social space for the home, the advent of air conditioning and “family rooms” turned residences inward, thus eliminating the need for front porches and verandas.

More recently, the front porch is making a comeback as an architectural feature for many new houses. The Architectural Review Board strongly advocates the inclusion of a well-designed porch.

Your front porch should be carefully integrated into the overall design. As a rule of thumb, the minimum depth should be 8'-0". Avoid “tacking on” a front porch as a design afterthought. The final design should be a logical extension of both the floor plan and roof slope in order to give your home depth, grandeur, and visual interest from the street.

COLUMNS

Column design is important to the overall appearance of your home. They should be made of cast limestone, stucco, wood or fiberglass.

STEPS AND STAIRS

Because there may be a need to elevate your home, stairs become an important design element and a transition between yard elevation and finished floor. The entry stair can be a gracious progression to your home that lends a sense of drama to the overall appearance. The careful detailing of handrails, risers and treads adds to the attention of your front door and should not be overlooked. Stairs made of limestone, wood, brick or stone are traditional in the area.

ROOFS

Roof design is important to the overall design of your new home. The roof of your house serves as a “cap” for the structure, both physically and visually. Therefore, it is important that the pitch, proportion and material of the roof be appropriate.

All roofs must have a minimum pitch of 8:12. Flat, gambrel or mansard roofs will not be allowed. Rooftop decks and balconies may be permitted by approval of the Architectural Review Board, upon review of their effect on the roof mass and adjacent structures.

A) Materials and Design

Roof material should be chosen to compliment the surrounding residences and landscape, as well as the colors of your house. All roofs must be constructed of slate, wood shake shingles or composition wood facsimile shingles equivalent to “Timberline” Ultra as manufactured by Owens Corning or Elk Products – Prestige Plus. All composition roofing materials shall be 240 pounds per square Architectural shingles or more. Metal valley are required.

B) Dormers

Dormers will provide both light and more floor area to the space within your roof, be it the second floor or attic. They also serve to break a large roof mass while

providing an opportunity to add further detailing to the front of your house. If using eyebrow Dormers, roof or dormer should be made of copper.

5

C) Skylights

Skylights are acceptable as long as they are obscured from view and do not appear as an “added on” feature (inexpensive plexiglass bubbles would fall into this category). Work with fixed glass incorporated into the roof slope or consider the use of a moveable “roof window”. Skylights should be located on the rear or side elevation of your home, not the front. Corrugated fiberglass will not be permitted either as a roofing or skylight material.

D) Solar Collectors

While the principles of solar energy have been demonstrated to be beneficial and economical for residential construction, the appearance of solar hardware can be aesthetically obtrusive. Solar collectors must be properly integrated into the overall design of the home when exposed to view and hidden whenever possible. Collector panels should be carefully designed to relate to the architectural mass and material appearance of the home. If solar collectors are placed on the roof, they should be mounted parallel to the roof pitch and made as unobtrusive as possible. The Board will discourage or reject any solar hardware of any size, shape or color that is insensitively designed or located. Therefore, all solar hardware must be screened from adjacent views and be acceptable by the Architectural Review Board.

E) Chimneys and Stack Vents

Chimneys are a strong design element and should be carefully placed to break up the roofing mass, as well as provide “punctuation mark” for the house itself. All metal flume chimneys must be permanently and completely enclosed with brick, stone or stucco. Chimney flashing should be copper or aluminum.

The proportion of the chimney, as well as the material selected to enclose it, should be chosen to provide a feeling of strength and solidity. All Stack vents and attic ventilators shall be located on the rear slope of the roof. They should be painted out to minimize their impact.

ANCILLARY STRUCTURES

A) Garages

Garages should be designed to blend with the main house utilizing the same materials. Garages shall be sufficiently sized to accommodate a minimum of two automobiles. Minimum plate height shall be 8'-0". If the garage is to be a freestanding structure, it must comply with all site setbacks and be compatible with the design of the main house. We strongly recommend the use of “Carriage Style” doors on the garages. The Carriage Door style is *Faux* (meaning to “Fool the Eye”). This is a working overhead door with applied wood and hardware. Courtyard and Zero lot line homes must utilize Carriage Style doors. The Architectural Review Board should be contacted for proper garage door opening orientation for various lot sizes.

B) Gazebos

Gazebos serve as an outdoor gathering or seating area and are encouraged by the Architectural Review Board as a unique design element. They should relate

6

architecturally to the design of your house in both form and material. They should be sited to maximize views of the property or to provide a secluded gathering area.

C) Air Conditioning Compressors and Meter Boxes

All air conditioning compressors, meter boxes and similar equipment shall be visually screened from the street and from the side yard view by appropriate location at the back of each residence or by fences or landscaping, approved by the Architectural Review Board.

D) Decks

Decks should be a logical extension of your home's floor plan and exterior design. Particular attention should be paid to the detailing of the railings and stairs.

E) Arbors and Trellises

Arbors and trellises are an interesting way to extend your living area, provide shade, define a space, separate different use area or just create a frame for hanging plants and vines. The wood members used to construct these should be sufficiently sized to give a solid and sturdy appearance. The horizontal members should be cleanly finished on all ends. Arbors and trellises constructed from poor grades of lumber, chain link fence, chicken or hog wire will be prohibited, these structures should be designed to complement the shape and mass of the home and not "tacked on" as an afterthought.

Prior to the construction of any on-site structure (including but not limited to those mentioned) approval must be received from the Architectural Review Board. If you are unsure as to whether your project will require approval, please check with the Architectural Review Board first.

GRADING AND DRAINAGE

Drainage structures have been kept to a minimum, reliance on natural drainage ways; storm retention lakes and existing streams provide the most protection. It is imperative that proper and positive drainage on you lot be "built-in" to the plan. Proper grading and drainage is vital to the development of each "home site". Storm water run-off from each site must be handled by adequately grading all areas so that run-off can be directed in a positive manner to the natural drainage ways. Retaining walls shall be provided, if your lot is filled, to protect adjacent Landowners. Each home site shall have drainage swales along the side property lines sloping towards the street and rear of the property for positive drainage. The lot owners are responsible for maintaining these swales at all times. Drainage swales or washes interrupted by site improvements will not be permitted. Additional drainage ways (swales) constructed, as a part of the site work, shall be fabricated of natural materials placed for positive operation or the drainage system. Erosion during and after construction shall be controlled by placing sod on exposed slopes. The use of exposed drainpipe or impervious swale lining is not allowed. The Architectural Review Board advocates working with existing site elevations in compliance with the Master Drainage Plan approved for The Oaks Community. Site grading and construction of your house should be done in a manner to preserve as many of the existing trees as possible.

DRIVEWAYS, WALKWAYS AND SIDEWALKS

The driveway and walkways leading to your house are an important component of the site

7

design. Both the walkways and driveways should reflect the design and material selection of your new house. A walkway is a hard surfaced path leading from the street or driveway to the front entrance of your home. As a minimum, all walkways shall be 4" reinforced concrete. Driveways shall be a minimum of 4" reinforced concrete, (1-1/2" asphalt will be acceptable) and shall be a fully paved width of not less than 10' within your property, flaring to 15' wide at the street curb. The Oaks requires each lot to be serviced by a 4' wide concrete sidewalk. This walk is to be located 4' from the back of the curb line, running parallel with the curb. The Architectural Review Board advocates the use of brick, flagstone, granite, washed aggregate, precast concrete pavers or patterned concrete for both driveways and walkways. Gravel walks and driveways will not be allowed. All sidewalks running parallel to the curb shall be constructed of concrete for a consistent street scene. No driveway shall be located closer than three (3') feet to any side property lines, or in such a location as to interfere with the location of electrical transformers, telephone and CATV junctions, or drainage easements. All walkways and driveways shall be constructed with your residence, and shall be the sole expense of the property owner.

For further information on locations of walks and drives, as well as construction specifications please refer to The Oaks Subdivision Declaration of Covenants, Conditions, & Restrictions.

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 on the site. All walls and fences should be designed to be compatible with the total surrounding environment and should not block natural views. The Architectural Review Board strongly advocates keeping natural views. Fences and walls should be considered design elements to enclose and define courtyards, to extend and relate the building forms to the land, and to afford a sense of property definition and to provide privacy where needed.

INTERIOR LOTS

Side Yard Walls and Fences- The side yard wall or fence shall not exceed 6' in height, shall run from the front elevation of the residence to the rear property line and shall be stepped or terraced on slopes in 8' intervals.

Rear Lot Line Fences- Not to exceed 6' in height. Solid evergreen hedges are allowed at the rear of the lot line.

Front Yard Fences- Prohibited

GOLF LOTS

Side and Rear Yard Fences- No fencing shall be permitted on a Golf Lot except along the rear lot line and those portions of the side lot lines located to the rear of the front

elevation of the residence. Any fencing along the rear lot property line and those portions of the side property line within (20) feet of the rear property line shall be constructed of (48) inch high black wrought iron (or other metal) with one (1) inch wide pickets spaced (4) inches apart. All plans for such fencing shall be subject to the approval of the Architectural Review Board. No other fencing along a side lot line of a Golf Lot shall be taller than six (6) feet.

Front Yard Fences- Prohibited

LANDSCAPING

To reinforce the overall Community theme, it is important that your home landscaping compliment the mood established at The Oaks. Therefore, the Architectural Review Boards requires that a landscape plan showing the name and placement of plant material, as well as quantity and size, be submitted during the review process.

Specific landscape requirements for each home site can be determined by utilizing the following minimum landscape design standards.

1. The homeowner must plant one (1) tree per 2,000 feet of lot area, meaning that on an average lot of 10,000 square feet, five (5) trees would be required. The trees must be a minimum of eight (8) feet in height and a minimum of two (2) inch caliper (caliper is measured 12" above the ground). The number of required new trees may vary depending upon the number of existing trees, as credit is given for existing trees.
2. 50% of these trees must be planted in the front yard with the remaining 50% planted elsewhere on the lot.
3. The homeowner must plant a minimum of thirty (30) shrubs (three gallon size) or which 50% are to be planted in the front yard. Planting beds in front yards to be sized so as to equal approximately 20% of the ground square footage of the home. Brick or stone planting bed borders are recommended.
4. The homeowner must establish lawn areas as soon as practical in that:
 - a. All yards except natural areas shall be 100% sodded within thirty (30) days of Substantial Completion of your home.

STREETSCAPE

A) Address Numbers

Address numbers may be displayed on mailboxes. The number design will be specified by the ARB. If you desire additional identification, an address may be placed on the front of your house subject to the Board's approval. Suggested locations include to the right of the front door, over the door, etched in the transom or on a brass plaque in the flowerbed. The location, size and typestyle will be reviewed and approved by the Architectural Review Board.

B) Mailboxes

The Architectural Review Board will design all mailboxes to look alike featuring a consistent color and style. Homeowners will be responsible for the cost of mailbox.

C) Flagpoles

Permanently installed flagpoles will be permitted, however the Board must approve the design and the location. Temporary flagpoles, installed on national holiday in either the yard or to the front of your house are permitted.

SITE AMENITIES

A) Tennis Courts

Tennis courts must be located so that they will not infringe upon view corridors. Courts should be naturally screened from adjacent home sites and windscreens should be added where necessary to soften their visual impact. Black vinyl coated chain link fence and posts will be the required minimum for court fencing. Surface colors should be restricted to soft reds and greens and not be highly reflective. Lights, if installed, may not intrude upon adjoining property. Special cutoff fixtures must be utilized. The Architectural Review Board suggests that the tennis court be set back a minimum of twenty-five (25') feet from the rear property line.

B) Pools, Spas and Hot Tubs

The location of swimming pools, spas, and hot tubs should consider indoor/outdoor relationships, setbacks, wind, sun, terrain, and existing trees. The size, shape, and location of swimming pools must be carefully considered to achieve a feeling of compatibility with the surrounding natural and man-made elements. All pools must be in-ground pools. Pool and equipment enclosures should be architecturally related to your house and other structures in their placement, mass, and detailing.

Pools shall be located a minimum of twenty (20') feet from the rear lot line and/or creek edge, and not within any restricted side yard area. All pools shall be protected with a fence that conforms to The Oaks Restrictive Covenants, as well as applicable Harrison County codes.

C) Radio and Television Antenna

The Oaks has been wired for cable television. The construction or installation of antenna, satellite dishes, radio receivers or transmission towers on the roof or ground is prohibited. The smaller digital dishes may be approved by the Architectural Review Board, but will not be allowed in the front yard area or on the front of the house.

D) Site Lighting

Exterior pool and landscape lighting must not infringe upon adjacent neighbors. All accent lighting should utilize low voltage, direct task type fixtures, and should be as close to grade as possible.

E) Security Flood Lighting

Security flood lighting must not infringe upon adjacent neighbors. Exposed security lighting is prohibited on street facades of all structures. Homeowners should use “can” or recessed fixture lighting in these locations.

10

F) Utilities

Electric: Provided through Mississippi Power or Coast Electric depending on location.

Natural Gas: The developer reserves the right to specify wrought iron mailboxes with gas lantern provided the U. S. Postal Service approves appropriate aesthetic routing layout to enhance the beauty or the gas lantern/mailbox design. The homeowner shall be responsible for the nominal monthly fee of the gas lantern mailbox.

WATER AND SEWER

Homeowners shall be responsible for the TAP/CONNECTION FEES for Water and Sewer. The fee shall be approximately \$2,500.00 per lot. The Oaks Utilities Inc. reserves the right to adjust TAP/CONNECTION FEES.

CONSTRUCTION RESTRICTIONS

OPERATIONS

The established speed limit within the community is 25 miles per hour for construction vehicles, including light trucks and autos. This must be obeyed. Contractors will use only the utilities provided on the immediate site on which they are working. Operators of vehicles are required to insure that they do not spill any damaging materials while within the community and, if spillage of a load occurs, operators will be responsible for cleaning up. No construction trailers will be allowed.

If any telephone, cable TV, electrical, water, etc. lines are cut; it is your contractor's responsibility to report such an accident to the appropriate utility within 24 hours. The cost of repair will be the responsibility of the contractor and the lot owner.

No vehicles (trucks, vans, cars, etc.) may be let in subdivision overnight. Construction equipment may be left on the site while needed, but must not be kept on the street.

There will be no washing of any trucks on the street. Washing of concrete delivery trucks is prohibited.

Washing of concrete trucks on the construction site of within the roadway is prohibited.

Construction debris shall not be dumped on-site; disposal by hauling is the only permitted method.

Each Home Builder shall be required to provide a properly maintained "Port-O-Let" on-site during construction.

Loud radios of noise will not be allowed within the subdivision. This is distracting and discomforting to property owners. Speakers mounted on vehicles or outside of houses under construction will not be permitted.

11

Providing your Home Builder with a copy of this section is recommended.

SITE MAINTENANCE

Vacant Lots:

Lots shall not be used as a dumping ground for rubbish. The cost of removal will be the responsibility of the lot owner. Grass and weeds shall be kept mowed to prevent unsightly appearance. Dead, diseased or damaged trees on any lot, which might create a hazard to property or person, shall promptly be removed and/or repaired.

Construction Site:

Contractors are required to keep their job sites as neat and clean as possible. Construction materials shall be stored in a neat and orderly manner at all times during construction. Mud from construction vehicles on The Oaks Streets shall be removed before each day's end. Materials are not permitted to accumulate on any lot for a period exceeding 90 days from the first delivery.

All personnel working in the community are to insure that they will keep all areas in which they work or travel free of discarded materials such as lunch bags and odd materials. Objects should not be thrown out of cars and trucks. Stockpiling of any material on an adjacent lot is not allowed.

BUILDER'S SIGNS

Individual signs tacked to existing trees or posts will not be permitted. Any such signs will be removed immediately without compensation to the contractor.

Only builder and realtor signs will be allowed. Builders and realtors must have their signs approved by the ARB.

For Sale signs, whether an existing or new home, will be limited to a maximum of 24 inches by 30 inches. Their design, as well as location on a site, shall be subject to the approval of the Architectural Review Board before installation. Any signs erected without approval will be removed.

DISPOSAL OF CONSTRUCTION DEBRIS

Trash and discarded materials must be removed weekly. There will be no stockpiling or dumping on the adjacent lots, or on streets.

Burning of trash and waste material is prohibited.

12

THE OAKS

ARCHITECTURAL REVIEW BOARD

Application for Approval

Date

Owner's Name _____

Address _____

Block No. _____ Lot No. _____

Home Phone No. _____

Business Phone _____

CHECK ONE:

___ DESIGN REVIEW SUBMITTAL

___ CHANGES/ADDITIONS

ITEMS SUBMITTED FOR APPROVAL:

___ NEW HOUSE

___ MODIFICATION TO RESIDENCE

___ SITE WORK OR GRADING

___ LANDSCAPING

___ RECREATIONAL FACILITIES

___ OTHER

Architect's/Designer's Name _____

Address _____

Telephone no. _____

SQUARE FOOTAGE:

Inside Living Area _____ Garage Area _____ Auxiliary Structure _____

Total Area Covered by Structures _____ Number of Stories _____

(include accessory buildings, pools, porches, tennis courts, etc.)

Height at Highest Point (per height limit regulations)

WALLS

Height _____ Length _____

Material _____

13

Finish (paint or colors) _____

ROOF:

Material _____ Color _____

BUILDING EXTERIOR

Material (walls, windows, doors) _____

COLOR SCHEME

Exterior Walls _____

Trim _____

Roof Material Color _____

Windows & Doors _____

WALKWAYS/PATIOS/DRIVEWAYS:

____ Concrete w/broom finish _____ Concrete w/rock salt finish

____ Concrete w/exposed aggregate finish _____ Tiles _____ Wood Deck

BRICK (note color) _____

STONE (note color) _____

OTHER: _____

Two complete set of working plans which include plot plans, building floor plans, complete building elevations, grading and improvements plans, and specifications must be filed with this

