

DESIGN GUIDELINES FOR BELLA VISTA

Bella Vista is intended to be a distinctive residential neighborhood of prestigious single-family residences constructed, maintained, and occupied in accordance with the provisions of the “Declaration of Covenants, Conditions and Restrictions for Bella Vista” (the “Covenants”) and the design guidelines promulgated hereinafter.

Each owner and Contractor is strongly encouraged to read and ask questions as necessary to fully understand the provisions of the Covenants, particularly Article III, Requirements for Dwellings, and Article IV, Architectural Review.

The purpose of these guidelines is to facilitate the construction of the residences in Bella Vista so that proper construction and pleasing aesthetic values are achieved by the use of certain styles, materials, colors, etc., for the elements comprising the exterior of residential structures in order that individual and collective property values for Bella Vista home owners will be maintained and enhanced. These guidelines are intended to ensure harmony for the character of the neighborhood as expressed by the collective attractiveness and sound condition of the houses, yards, landscaping, and other exterior features constructed and maintained by individual home owners.

The Bella Vista Architectural Review Committee (ARC) has been established to administer the provisions of the Covenants pertaining to Architectural Review and Requirements for Dwellings.

These Design Guidelines are continually being refined, modified, and supplemented in order to achieve their purpose, and may be changed from time to time and at any time without notice. Therefore an Owner or Contractor proposing to build a house in Bella Vista must ensure that he has and follows the latest version of these guidelines promulgated by the Bella Vista Architectural Review Committee.

Architectural Review

In addition to establishing and promulgating these guidelines, the Bella Vista Architectural Committee has the authority and responsibility to review and, if they are found to comply with the Covenants and these guidelines, approve all design documents and construction plans for each new residence.

Approval by the ARC must be obtained prior to the start of lot grading and/or dwelling construction.

The ARC requires that the following be included within the construction plans submitted to it for final review and approval:

1. Plot Plan showing setbacks, house foundation perimeter, driveway, sidewalks, patio, fences (and/or walls), pools, and all ancillary structures.
2. Architectural Elevations (Front, Rear, and Each Side) showing exterior doors, windows, lights, roof pitch(es), etc., and identifying all materials and colors to be used for exterior walls and roof.
3. Floor Plan showing floors, slabs, typical floor plan elements, framing plans and details, gross areas under roof divided between heated and cooled areas and store rooms, open porches and garages.
4. Grading and Drainage Plan showing pre-construction drainage patterns and final drainage patterns.
5. Landscape Plan showing foundation plantings, landscape beds, trees larger than 8" (dbh) which are to be removed, yard areas to be sodded and/or grassed.
6. Construction Specifications.
7. Construction Schedule.
8. Identity of Contractor, name of contractor's person in responsible charge and/or superintendent, and proof of insurance coverage(s).

The ARC will not approve plans which duplicate (or substantially duplicate) the exterior elevations, materials, colors, etc., of a nearby house.

The ARC must also approve the general contractor selected for the construction of a house. A contractor that has demonstrated the inability or unwillingness to follow these guidelines, or similar guidelines in other developments, may be barred from constructing houses in Bella Vista.

Submission of Plans for ARC Approval

Preliminary and Final Construction Plans for review and approval by the Bella Vista ARC shall be submitted to the Bella Vista Architectural Review Committee, 634 Shiloh Road, Brandon, Mississippi 39042. The principal point of contact for the Bella Vista ARC is Rick Webb who can be reached at 601-824-9980 or 601-955-6814.

The ARC recommends and will provide in a timely manner review comments on preliminary plans provided sufficient information is included with the review/preliminary plans to ensure that the requirements of the Covenants and these guidelines are to be met.

Three (3) complete sets of the Final Construction Plans for a house and lot shall be submitted to the ARC for "Construct as Submitted" approval. One (1) set will be retained by the Committee, and two (2) sets will be returned to the Owner or Contractor requesting same. One

of these two sets is for retention by the City of Brandon as a part of its building permit process. Only plans approved by the ARC should be submitted to the City. The other set is to be reasonably available on-site during construction of the house. The Owner or Contractor requesting approval of final Construction Plans may submit up to five (5) sets of Final Construction Plans for ARC approval.

Construction must commence within six (6) months of final approval by the ARC or Construction Plans must be re-submitted to the ARC for approval. The ARC must approve any additions or revisions to, or deletions or omissions from, the approved Final Construction Plans.

Requirements for Dwellings

The following is a brief summary of certain requirements set forth in Article III of the Covenants.

1. Minimum Dwelling Size: 2,500 square feet of finished heated and cooled living space for lots 1 through 6, and 17 through 23, and 2,800 square feet of finished heated and cooled living space for lots 7 through 16.
2. Minimum Setbacks: Front – 30 feet; each Side (except corner lots) – 8 feet; Rear – 30 feet. Houses on corner lots must be set back 25 feet from the side street right-of-way line.
3. Exterior Walls: Exterior wall surfaces must be brick, stucco, stone, or Hardi-Plank. Vinyl, plastic, or synthetic siding materials (except Hardi-Plank) are not acceptable. Wood can be used for cornices, soffits, columns, etc. Vinyl can be used for cornices, soffits and fascia. There can not be more than three (3) different materials on exterior walls.
4. Exterior Colors: Colors for exterior walls, trim, railings, posts, etc., must be traditional, tasteful and well coordinated. Garish colors are not acceptable.
5. Roof Materials: Only Architectural Asphalt Shingles will be approved unless the ARC expressly allows another longer lasting roofing material (i.e., slate, wooden shingles, tile). Selected roof areas can be copper.
6. Roof Pitch: 7' V : 12' H or steeper (main roof structure on the front of the house extending to the ridge).
7. Front Windows: Wood (double insulated), or vinyl clad.
8. Garages: Only side and rear opening garages with doors will be permitted. For lots 1 through 11, garages must be situated on the left side of the lot, (facing the lot from Bella Vista Drive). For lots 12 through 23, garages must be situated on the right side of the lot, (facing the lot from Bella Vista Drive). Any exceptions from the above must be approved by the ARC.

9. Mailboxes: Must be the “Bella Vista” style mail box available for purchase from Garden Classics at 101 Black Street, Brandon, Mississippi 39042.
10. Chimneys: Chimneys must be constructed of brick, stucco or stone. Wood clad or metal stack chimneys are not acceptable.
11. Sidewalks: Sidewalks are required. Sidewalks must be four (4) foot wide broom finished concrete, placed to match generally the grade and slope of the street, located between 2 and 6 feet from the back of the curb of Bella Vista Drive, and extending the entire length along the street frontage of the lot. The ARC may permit sidewalk alignment to vary in order to avoid trees or other obstructions. Manholes and water valve boxes must be adjusted to match the grade of the sidewalk prior to it being placed.
12. Driveways: Driveways must be concrete extending from the street to the garage. The concrete finish must be indicated on the Plot Plan.
13. Walls and Fences: Walls must be an extension of the exterior of the house constructed with the same materials and finish as the house and expressly approved by the ARC prior to erection. Fencing must be six (6) foot high, western cedar, “good neighbor” style privacy fencing matching that erected by the Developer. Chain link or wire mesh fencing is not acceptable.
14. Landscaping: All front and side yards must be grassed with “solid” sod; all other yard areas must also be grassed but may be sprigged or seeded.
15. Swimming Pools, Therapy Pool and Spas: All criteria pertaining to swimming pools, therapy pools and spas, including aesthetics, fencing, site location, size, shape, decking, backwash drainage, etc., shall be clearly shown on the Plot and Landscape plans and expressly approved by the ARC.
16. Exterior Lighting: Gas lights are required at the dwellings main front entry. Other exterior dwelling lights may be electric. Exterior landscape and pool lighting must not be directed outside or away from the lot so that it does not infringe on or distract neighbors and automobile drivers.
17. Interior: Minimum ceiling height for the first floor level living area must be at least ten feet and eight foot doors are required for the first floor level. Standard ceiling and interior door heights are allowed in upper floor level living areas. Any exceptions from the above must be approved by the ARC. All interior materials finish, and décor shall conform to traditional high quality residential construction in central Mississippi.