

Maison Du Lac Restriction Cheat Sheet for Builders:

1. A rolling deposit of \$2500.00 is required.
2. No Construction can begin until ARC application is completed.
3. Construction sites must at a minimum be cleaned weekly.
4. All human generated garbage must be cleaned daily.
5. Mail boxes will be on every other lot. And should be handled thru Kenny Glass.
6. All Lots should be fully sodded with Bermuda.
7. There should be NO concrete with the traditional flat work appearance except on the rear garden homes and sidewalks along the curbs. Any masonry or stamped product can be used.
8. All Chimneys shall be enclosed.
9. All roof pipes should be out of view when possible & should have lead jacks. All others should be sprayed to match the shingle color.
10. NO traditional vinyl siding can be used. NONE on the walls of any building.
11. Every home should have a court yard of some type. Interior court yards are encouraged.
12. Front doors are encourage to not face the street or be designed with an entry way.
13. Make sure to keep silt screen functioning.
14. No wood fencing on Lake Lots & approval needed on exterior.
15. No sheds of any kind can be detached on lake lots. By approval on exterior lots.
16. All homes must have ridge tiles.
17. A/C units should be screened from view when necessary.
18. French country features are encourage, wood & metal as an example.
19. All lots should have at least three class A trees, One in front and two in rear. Front trees will be planted by developer and paid by builder.'
20. If you own a vacant lot, please keep grass cut.
21. All temporary driveways shall have sand during the construction phase.
22. All lots shall have a framed builder sign. All other signs shall be limited to what is necessary by parish ordinance.
23. There shall be no rear entry garage entrances on the lake lots.
24. NO speeding in the subdivision.
25. All construction traffic should be using the rear entrance off of Ochsner Blvd.
26. All homes will have a uniform address.
27. Please read the restrictions.
28. MDL is a gated community and will be more restrictive.
29. Developer will clean lots if necessary and deduct from the builder deposit all cost.
30. Landscaping on all lots should be a top priority and must be approved prior to deposit being returned.
31. Please check with your surveyor to ensure the final slab elevation is correct.
32. Please provide your customers with a copy of the restrictions and encourage them to read.
33. No boats or trailers can be maintained on any lot unless kept in a garage.
34. No motorized boat in the lake
35. Soffit, porch & patio ceiling must be beaded vinyl

36. All roof vents shall be painted to match roof, but all PVC pipes must be covered with jacks.
37. All flashing should be colored and not galvanized.
38. Must submit a final inspection form when the home is completed.
39. Builder must plant 2 class A trees in the rear yard.
40. All visible cleanouts must be covered at ground level.
41. Please review page 3 & 4 in the rules for design review and ARC application.
42. Fences facing green spaces: general rule for wood fencing
 - a. Brick columns: Post are 25' on center with capped fence in between.
 - b. 7' tall
 - c. 15"x15" Wide
 - d. Decorative brick cap
 - e. The fence on green space must face out. You can double face if you want.