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CHENAL DOWNS
RESIDENTIAL DESIGN GUIDELINES

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**CHENAL DOWNS
ARCHITECTURAL CONTROL COMMITTEE**

GUIDELINES

PURPOSE OF THIS DOCUMENT

This design guidelines manual has been created to describe the design criteria and approval process for the Chenal Downs community. It is intended for the use of owners, architects, builders and contractors to assist in the design and construction of improvements in this community and to describe the systematic review process for all projects.

1.0 GENERAL GUIDELINES

1.1 Statement of Theme/Philosophy for Chenal Downs. When the designers began planning development of the Chenal Downs property, they realized that the inherent beauty of this development should be preserved to make this new community a very special place. The development derives its beauty from its gently rolling topography, mature hardwood forests, lakes and ponds.

The challenge to the development team was to develop a uniquely planned community, which would preserve to the greatest extent possible, the natural environment of this site. To that end, many innovative land planning and engineering techniques were employed at Chenal Downs. The street system in Chenal Downs was designed around trees and other natural features, resulting in reduced grading requirements and increased preservation of existing vegetation. A community-wide storm water management system was developed by creation of additional lakes on the site, thereby protecting water quality in streams and lakes downstream from the area. Buffers around natural drainage ways were established to aid further in storm water runoff control.

Some of the grandest homes will be designed and built by architects and master builders on these estate-sized lots. It is the goal of the developer, the Property Owners Associations, builders and the residents of Chenal Downs to preserve the character created for this special community.

1.2 Community Goals and Objectives. The Architectural Control Committee's goal is to encourage appropriate architectural design, which blends with the surroundings of Chenal Downs and is sensitive to environmental factors. New construction should reinforce this community's identity and should contribute to the beauty and harmony of the community. The highest quality in design, materials and workmanship should be evident in all construction in Chenal Downs.

To preserve the values and character of Chenal Downs, design guidelines have been established. The design objectives described in the guidelines will support the community goal of maintaining a unique and environmentally sensitive community. Generally, the guidelines require that buildings be unobtrusive in form and color and complementary to their natural setting. This philosophy will support the creation of a homogeneous community in a natural setting free from discordant architectural styles

and obtrusive colors. The guidelines require that each building be treated not as an individual architectural entity, arbitrarily placed on its lot, but rather as a carefully planned addition to the community setting. To preserve the overall character of the community, the architectural controls for Chenal Downs extend beyond the building walls to include the entire site.

1.3 Amendments. From time to time, the Architectural Control Committee may deem amendments to the design guidelines necessary. Such amendments, if approved by the Committee, will not affect covenanted standards for lots previously recorded. Suggestions and recommendations for amendments from all sources are welcome, and each suggestion will be given appropriate consideration by the Architectural Control Committee. The Property Owners' Association documents describe the procedure for adopting amendments.

2.0 ARCHITECTURAL CONTROL COMMITTEE

2.1 Purpose. The purpose of the Architectural Control Committee is to review and approve plans for new construction and additions. Committee approval of plans is based on aesthetic consideration and compatibility with the environment and the community.

2.2 Members. The Architectural Control Committee consists of at least three members appointed pursuant to the provisions of the Declaration of Covenants and Restrictions of Chenal Downs filed May 7, 1998 in the Office of the Circuit Clerk of Pulaski County, Arkansas, and any and all amendments thereto.

Members eligible for appointment to the Committee may include members of the development team, homeowners and builders. Current members are:

1. Tom Russell, Chairman
2. Joe White, Jr.
3. David Sargent
4. Jack Larrison

Members are appointed by the owner/developer and serve a term of one year.

2.3 Committee Meetings. The Architectural Control Committee holds regular meetings twice monthly on the first and third Wednesdays at 12:00 noon at the office of Chenal Properties, Inc. Such meetings may be canceled or rescheduled by the Developer.

Should the time and place of the regularly scheduled meetings change, all current prospective home builders with applications pending will be notified accordingly by telephone or in writing as soon as possible before the regular meeting date.

During the active development period, prospective homebuilders may, by contacting Chenal Properties, Inc., request a special meeting of the Architectural Control Committee to review plans. Such requests should be limited to cases in which construction schedules would be delayed by waiting for the regularly scheduled meetings.

3.0 REVIEW PROCEDURES

3.1 Plan Submission and Approval. Two complete sets of construction plans shall be submitted along with the application for approval of residential construction (Appendix B). Applicants' plans, application, and specifications must be delivered to the Chenal Properties Sales office no later than 4:00 p.m. on the Monday preceding the next scheduled Architectural Control Committee meeting. The plans and application will be reviewed at the next regular meeting of the Committee. The applicant will receive written notification of the review within one week. One set of approved plans will be retained in the files of the Architectural Control Committee. If the applicant's plans are not approved, written notice indicating the reason for denial will be given. If an application is denied, the applicant may request a meeting with a member or members of the Architectural Control Committee to discuss design changes that may lead to Committee approval. During the active development period all applicants will be notified of the Committee's action no later than five working days after the Committee meeting date. All applications and plans approved by the Architectural Control Committee are valid for 24 months.

3.2 Plan Requirements. All plans submitted to the Architectural Control Committee for review must include the following information:

1. A site plan at a scale of 1" equals 20' or larger showing:
 - * existing elevations at corners of lot
 - * streets
 - * wooded areas
 - * proposed building elevations
 - * building footprint
 - * driveways
 - * swimming pools
 - * walls and screens
 - * terraces and decks
 - * parking areas
 - * walks
 - * any other accessory uses
 - * property lines
 - * utility easements
 - * areas of cut and fill
 - * fences
 - * permanent trash receptacle location (if applicable)

2. A floor plan showing major dimensions and openings at a scale of 1/8" equals 1' or larger.
3. Elevation plans showing the proposed building indicating mass, shape and major exterior materials, colors, wall sections and foundation plan. Elevations, floor to floor heights and roof pitch are required for all sides. (Elevations must indicate actual house on proposed site)
4. Landscape plan, at a scale of 1" equals 20' or larger, showing proposed planting areas with plant sizes, names and quantities. Fences, railings, accessory buildings and structures are required to have elevations at a scale of 1/8" equals 1' or larger.

3.3 Changes During Construction. If changes to an approved plan become necessary during construction, a request indicating the change or changes shall be submitted to the Architectural Control Committee. The review process for changes will be the same as that for initial plan approvals. The applicant will be notified of the Committee's decision within seven working days after the Committee meeting date.

The chairperson of the Architectural Control Committee rather than a meeting of the full Committee may approve minor changes. The Chairperson shall determine if a change is minor and shall notify the applicant of the approval or disapproval of the change within ten working days after meeting with the applicant.

4.0 ENFORCEMENT

4.1 Authority of the Architectural Control Committee. The Architectural Control Committee is authorized by the Property Owners' Association to approve or disapprove all plans for new construction, remodeling or additions in Chenal Downs. The Committee reserves the right to disapprove a plan for purely aesthetic reasons.

4.2 Enforcement Procedures. The design guidelines and covenants are administered to accommodate individual tastes and to encourage design flexibility. However, in the event of construction, which, in the opinion of the Architectural Control Committee, abuses the standards or covenants, the Committee will recommend legal enforcement. The Architectural Control Committee shall have the right to enforce, by any legal means, all restrictions, conditions, reservations and requirements imposed by the provisions of these architectural guidelines.

5.0 UNIQUE COMMUNITY ELEMENTS

5.1 Designated Green Areas And Tracts. These areas are recorded on the final subdivision plats and are to be controlled and maintained by the Chenal Downs Property Owners Association. The lot owner may not alter or construct in these designated green areas and tracts. Requests to landscape or otherwise modify a designated green area or tract should be submitted in writing to the grounds chairperson of the Chenal Downs Property Owners Association.

5.2 Walking/Jogging Trails. These trails are designed within the designated green areas and tracts and will network with sidewalks along the collector streets. The primary purpose of these trails will be for pedestrian traffic. All motorized traffic is prohibited.

6.0 GENERAL REQUIREMENTS

6.1 Construction Traffic. During the active development period, a construction road may be provided to accommodate construction traffic through Chenal Downs. After the active development period, the developer will determine the most satisfactory routing for construction traffic.

6.2 Temporary Facilities. During construction, temporary offices, storage sheds, portable toilets, trailers, parking areas, access roads, fences, etc. must be located as inconspicuously as possible on the lots and should not block any roadways. Temporary construction facilities shall be removed promptly when they are no longer required.

6.3 Maintenance. Each owner, builder and/or occupant of a site shall maintain buildings, improvements, landscaping and grounds in a safe, clean, orderly condition, free of any accumulation of rubbish, trash or litter. Waste containers are required on all sites.

6.4 Erosion and Sedimentation Control. Prior to grading on any lot, the necessary sedimentation and erosion control measures shall be in place. It is the responsibility and required of each owner/builder to provide silt fencing around all graded areas on the down slope side of the lot. Local, state and federal sedimentation and erosion control codes shall be followed throughout the construction period.

6.5 Utilities. No permanent water, sewer, gas, electric, telephone, cable TV or other service line shall be constructed, placed or maintained within the Chenal Downs community unless it is placed in underground conduits or cables and buried or otherwise concealed. No facility for alternative sources of energy (solar, wind, bio-mass, or other) or TV or other signal reception device (antenna, dish) shall be erected without the consent of the Architectural Control Committee. All utility construction must meet State and local codes.

6.6 Signs. The sign system for the entrance, amenity areas and streetscape in Chenal Downs has been carefully coordinated. Therefore, no signs may be erected on any lot or common area without approval of the Architectural Control Committee. All commercial development must submit signage design for approval. This restriction includes lot number signs, financing, signs, real estate sales signs and builder/contractor identification signs.

6.7 Mailboxes. All mail and newspaper vaults must meet Architectural Control Committee approval.

6.8 Trash Collection. The City of Little Rock Sanitation Department will pick up trash containers at each residence. Placement of trash receptacles on the streets for collection is required.

6.9 Satellite Dish. The 18" satellite dish is approved with the requirements that: 1) It be installed 25' back from front elevation with side application, 2) Installed in rear of home anywhere or 3) On roof, installations are limited to rear of home behind ridgeline. All installations must not be visible from front street/or both streets if corner lot.

7.0 SPECIFIC LOT REQUIREMENTS

7.1 Clearing and Grading. To preserve the natural beauty of Chenal Downs, excessive clearing and grading should not be performed on any lot. Deep cuts and excessive fill areas are discouraged. Debris from clearing and grubbing operations shall be removed promptly from the site. On-site burning in clearing and grubbing operations is prohibited in the residential neighborhoods. Grading should be accomplished in a manner, which will prevent ponding or soil erosion on the site or on adjacent property. Builder must comply with local codes.

7.2 Tree Preservation. To maintain the natural beauty of Chenal Downs, existing vegetation must be preserved as much as possible. No trees shall be removed or destroyed on any lot prior to approval of construction plans by the Architectural Control Committee. Trees, which are preserved, shall be protected to the greatest extent practical from damage during building construction. Barricades or fencing are strongly recommended to prevent root compaction. Placement of dirt stockpiles or construction materials under the tree canopy is discouraged. Trees, which do become damaged during building construction, should be treated as soon as possible.

7.3 Landscaping. In keeping with the Chenal Downs development goal to preserve the natural character of the area, all installed plant materials and other landscape elements should harmonize with the existing natural setting. Maintenance of lots in their natural state, with lawn areas developed in and around existing vegetation is encouraged. Landscape plans should provide screening for garage entrances, parking areas, and other service areas visible from the street or adjacent lots. All new trees shall be guaranteed by the builder or landscape contractor to remain healthy for a period of 12 months from date of planting. The minimum planting must occur at time of occupancy of the home. Minimum plant sizes to be 3-5 gallons for shrubs, 10'-12' for shade trees, 8'-10' for ornamental trees and solid sod front and side yard. Irrigation is recommended for all homes.

7.4 Exterior Accessory Structures. The Architectural Control Committee must approve all exterior accessory structures such as fences, decks, arbors and lights. For new construction, these structures must be shown on the applicant's construction plans. For additions or renovations, applications and plans shall be submitted to the Architectural Control Committee according to the same process used for new construction approval.

In general, fencing will be reviewed on a case-by-case basis and shall be allowed only where a specific functional or aesthetic purpose is achieved. The Architectural Control Committee must approve all fencing. Woven metal or chain link fencing is prohibited.

7.5 Driveways. To reinforce the quality of Chenal Downs, the use of paving stones, asphalt and brick paving in driveways is encouraged. All driveways must be sawcut at street curb. Some neighborhoods require additional detail on driveway aprons. These neighborhoods should be confirmed with developer. Driveway placement, design and paving material are subject to the approval of the Architectural Control Committee.

No fence, wall, hedge, shrub, exterior light or grade, which may obstruct vehicular sight distance, shall be permitted at any driveway where it connects to the street.

Screening of electric transformers, utility pedestals and irrigation RPZ backflows is required. Architectural Control Committee must approve yard ornaments. Berming of front yards must be approved.

8.0 RESIDENTIAL BUILDING REQUIREMENTS

8.1 Minimum Square Footage Requirements. The minimum square footage requirements are established by the development documents filed.
Single Level: 3,000 square feet
Multi-Level: 4,000 square feet

8.2 Colors and Textures. In keeping with the Chenal Downs neighborhood of compatible architectural styles, materials and colors which blend harmoniously with the natural setting, obtrusive or inappropriate colors and textures which would draw attention to specific buildings or structures shall not be allowed. Information regarding colors and textures for all construction is required on the application submitted to the Architectural Control Committee. The Committee shall determine the appropriateness of colors and textures for all construction.

8.3 Exterior Building Materials. Exterior veneer of brick or stone is encouraged in Chenal Downs. The use of metal, steel or vinyl siding will be allowed for soffits/fascia, friezeboard and dormers. Exposed concrete blocks, prefabricated metal buildings, simulated brick or stone and unnatural brick tones will not be permitted unless specifically approved by the Architectural Control Committee. Wood or wood clad windows are required. Metal buildings are not allowed.

8.4 Roofs. No flat roofs shall be allowed without specific permission from the Architectural Control Committee. Roofs shall be finished with materials harmonious with the surroundings and of a complimentary color. Dimensional or textured (architectural) shingles are the minimum standard for roof finishes. A minimum 10/12 roof pitch is required, unless preapproved by the Architectural Control Committee.

8.5 Construction Hours. Construction work is discouraged on Sundays and between 7:00 p.m. and 7:00 a.m. Monday through Saturday, unless prior approval is granted.

8.6 Miscellaneous. Damage to and restoration of the sidewalks, streetlights, etc. is the responsibility of the property owner during construction. Construction radios and noises shall not interfere with the peace of nearby residents

Highlights From Chenal Downs Development Documents

Residential Living Only: No structure for commercial purposes may be placed or erected on any tract and no home site may be subdivided into two or more ownerships. Where two or more tracts are purchased together as a single building site, the side building lines shall refer to those bordering the adjoining property owner. Permanent residences should stand at least 100 feet from the Front Property Line and 75 feet from each Corner Lot Line adjacent to the street. The Minimum Side Setback is 50 feet and the Minimum Rear Setback is 75 feet. Under certain conditions, the Architectural Control Committee may agree to variances of these setbacks.

One Residence Per Tract: Except for the Equestrian Facilities or Chenal Downs common areas, each tract shall be used as a residential site limited to one primary residence. No outbuildings or other detached structures may be erected unless by written consent of the Architectural Control Committee.

Architectural Controls Ensure Overall Quality: No dwelling, building, structure or other improvement project shall be undertaken and no alteration, repainting or landscaping performed to the exterior of a building may be made without the written consent of the Architectural Control Committee. A detailed plan of the improvement must be submitted, approved and on file with the Architectural Control Committee before construction begins.

Private Access Roadways and Maintenance: All Chenal Downs roadways are private access easements for vehicle traffic only, for the use of property owners and their guest and for members of the Equestrian Facilities. An easement is also available for the public for access to home sites in cases of emergency.

Common Areas and Paths: All Chenal Downs residents and their guests may use any Common Area within Chenal Downs for recreational purposes. The Equestrian Facilities will establish rules and regulations for the membership in and use of the Equestrian Facilities. All Common Areas and their improvements – which include lakes, bridle paths, streets, roads, easements, fences, street lights, gates and guard houses – are to be maintained by the Association.

Equestrian Living: Up to two (2) horses may be kept on all home sites. The construction of bars and stables must be approved by the Architectural Control Committee, including approval for material and design. Chenal Downs includes as a centerpiece an Equestrian Center with stables, barns, corrals, pastures and related facilities for use by Chenal Downs property owners, their guests and invitees, as well as non-owners of property who become members of the Equestrian Center.

Chenal Downs Property Owners Association: Each property owner is a member of the Chenal Downs Property Owners Association and as such is allotted one vote in all decisions affecting Chenal Downs, its upkeep and management. The Board of Directors, elected by members of Chenal owns Property Owners Association, serves as the decision-making body for the association.

NOTE:

- (1) All Metal Soffit, Fascia & Friezeboard shall be a minimum of .019” thickness.
- (2) All Vinyl Soffit, Fascia & Friezeboard shall be a minimum of .042” thickness.
- (3) On Brick Homes a Soldier Brick Course is required above all windows and doors and along horizontal friezeboard.
- (4) Synthetic Stone is not allowed throughout development.

CHENAL DOWNS
ARCHITECTURAL CONTROL COMMITTEE
RESIDENTIAL APPLICATION

To: Chenal Downs Architectural Control Committee
7 Chenal Club Blvd.
Little Rock, AR 72223

Date Submitted: _____

Lot # _____ Block # _____

Neighborhood: _____

Street Address: _____

Lot Owner: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: (H) _____ (O) _____

Proposed Builder: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: (H) _____ (O) _____

New Construction: _____ Remodeling/Addition: _____

This submission is for final approval of: (See Checklist provided)

_____ Site Plans _____ House Plans _____ Landscape Plan

Style Description: _____

Expected Start Date/Completion Date: _____

Setbacks in Feet (facing from street):

Front: _____ Rear: _____ Left: _____ Right: _____

1. Sq. Ft. Per Floor: 1st _____ 2nd _____ 3rd _____

Heated & Cooled Square Feet: _____

Total Square Feet: _____

2. Unfinished Location(s): _____

3. Decks/Patio: _____

4. Extra Features: _____

5. Exterior Materials Specifications: _____ Color and Manufacturer

Exterior Walls: _____

Roof: _____

Windows\Glass: _____

Doors: _____

Chimney: _____

Soffit/Fascia and Friezeboard: _____

Other: _____

6. Landscape Specifications: (Attach Landscape Plans) Must be submitted before installation

Materials

Color

Fences: _____

Retaining Walls: _____

Driveways: _____

Other: _____

Plants/Trees: _____

Swimming Pools: _____

I (we) certify that I (we) have reviewed the Chenal Downs Covenants and the Development Standards and I (we) agree not to make any changes in exterior plans and colors submitted or to make any exterior additions without written permission from the Architectural Control Committee.

Owner/Developer: _____ Date: _____

Contractor: _____ Date: _____

Checklist for Plan Approval Chenal Downs

1. Site Plans (by Registered Surveyor)
 - Building Setbacks
 - Driveways
 - House w/finished floor elevation
 - Easements
 - Drainage Paths - Existing and Proposed
 - Proposed Walls, Fences, Buildings, Etc.
 - Existing Elevations at all Four Corners of Lot

2. House Plans (2 sets of plans)
 - Floor Plans
 - Foundation Plan
 - Wall Sections
 - Roof Pitch
 - Elevations - Front, Rear, Sides (Show Proposed and Existing Grades)

3. Landscape Plan:
 - Property Lines
 - House
 - Driveways, Walks
 - Fence (Elevation Required)
 - Shrubs (Size and Quantity)
 - Accessory Structures (Elevations Required)