



Proposed Restrictions for Greyford Estates

This list is only a summary of the proposed restriction of Greyford Estates and as such will not be held to be all-inclusive. A more detailed list will be available to all buyers before closing a sale on any of the lots. The developer reserves the right to alter these restrictions at any time.

1. All house plans including outbuildings, pools and landscaping must be approved by Architectural Control Committee 14 days from start of construction. A full set of plans including site plan, roof plan, and floor plan must be presented to the Architectural Control Committee and will be retained by same for future reference.
2. All closings are to be handled by James L. Landry, APLC, 101 Westmark Blvd, Lafayette La 70506, Ph. (337) 981-6000, Fax (337) 981-6083
3. Landscaping must be completed within a 6-month period after construction is complete or the homeowner takes residence.
4. Cement sidewalks across the street side frontage of each lot meeting Lafayette Consolidated Government requirements must be constructed by each owner before completion of the home.
5. The exterior of each home must be at least 70% brick or stucco. No vinyl or aluminum siding is allowed on the walls or soffits. No Hardi plank on the front of a home.
6. Exterior paint selections must be submitted for approval from the Architectural Control Committee.
7. Roof pitches facing the street will be no less than a 9 on 12 pitch. Architectural shingles are required along with multi colored clay caps on all ridges.
8. Metal roofs are not allowed unless it is a small awning of an accent nature less than 10% of the total roof.
9. Above ground pools are not allowed.

10. Homes shall be limited to three stories in height.
11. Lots having dimensions as per the final plat of 15,000 square feet or less will require a minimum home size of 2500 square feet living area (air conditioned).
12. Lots having dimensions as per the final plat of 15,001 square feet or more will require a minimum home size of 2800 square feet living area (air conditioned).
13. No home based business or commercial type businesses are allowed such as but not limited to: beauty shops, nail salons, repairs shops, day care centers, retail outlets, sewing shops etc.
14. No horses, mules, donkeys, cows, chickens, sheep, goats, pigeons, pigs or any other farm type animals are allowed in the subdivision.
15. No commercial vehicles are allowed to be parked on the streets or in the driveway overnight. Commercial vehicles such as but not limited to: panel vans, school buses, refrigerated trucks, 18 wheelers, etc. are not allowed overnight. Passenger sized vehicles with decals on the doors are allowed.
16. A minimum of a 2-car garage is required with doors that close. Garages that face the street must be at least 10 feet back from the front sill of that home and must stay closed unless being worked in.
17. Each homeowner is required to maintain their grass and landscaping. Grass that is taller than 12" must be cut or the Homeowner's Association will step in at the homeowner's expense.
18. The lot owner must maintain grass on vacant lots. The developer reserves the right to maintain any lots not in compliance and bill the lot owner accordingly.
19. No house trailers or mobile homes or job shacks are permitted to be installed on any lot in the subdivision for any reason. Any recreational vehicle (ie: RV, boat, camper trailer, utility trailer, 4 wheeler, etc) must be parked behind a fence or parked inside of the building as to not be visible from the street.
20. Basketball goals, badminton nets, volley ball nets or any other any other sporting device are not to be attached permanently to any building or structure but must be removed after use. Tree houses are allowed for those residences that back up to a tree line. The architectural control committee must approve any other playhouses that are visible above the fence.
21. Satellite dishes, antennae and any external signal catching devices are to be installed out of view of the street. No wires or cables can be strung above the ground in the neighborhood. No solar panel or electric generating wind devices can be installed that can be seen from the street in front of the home.

22. No motors, tires, appliances, automobiles, furniture, or other items can be stored in the subdivision unless it is stored out of view of the street or inside of a building.
23. No advertising signs of any kind are allowed with the exception of real estate signs or those required by ordinances on construction sites. These signs must be no larger than 24 inches by 36 inches. Welcome home signs or baby announcement signs will be limited to 14-day duration. Political signs are not allowed. Small advertising signs on the corners are not allowed. They will be picked up and disposed of accordingly.
24. Setbacks are as follows: 25 ft front, 7 ½ ft side setbacks, and 15 ft rear setbacks. There are some exceptions as per drainage easements, utility easements, etc.
25. Two lots can be combined into one lot for construction purposes. Three lots can be divided into two equal lots between two owners as per City of Lafayette Planning and Zoning approval. No other subdivision of lots is allowed.
26. Homeowner Association dues will be billed as per the original plat filed in the courthouse and accepted by Lafayette Consolidated Government. Lots combined or divided will be billed accordingly.
27. Dues will be billed quarterly and will be used to maintain the roads, fences, gates, cameras, landscaping, ponds, fountains, insurance and any other expenses incurred by the homeowners association.
28. Each lot owner will be a member of the Homeowners Association and will have one vote per lot that they own.
29. No window air conditioning units or hotel type air conditioning units are allowed in the subdivision.
30. Fences will be permitted on all lots not to exceed 6 feet in height and may be constructed of wood, brick, or stucco. They cannot be installed closer than the front of the house on that lot. No metal chain link, plastic, or vinyl fences will be permitted.
31. Homes on the ponds are allowed to construct fences that are aluminum, wrought iron or wood designed as to not block the view of the water with a maximum height of 48" above natural grade.
32. Bulk heading is permitted on the ponds but no structure can be built over the water. The type of bulkhead will only be the gray vinyl sheet pile capped with a treated wood. No docks, piers, etc. This type of construction with a detailed drawing must be presented to the Architectural Control committee for review at least 14 days before construction is to begin.
33. All mailboxes will be the same and purchased through designated vendors installed before completion of the home. They will be placed no closer than 2 feet from the back of the curb on that lot. The numerical address of the home must be displayed on the mailbox.

34. The top elevation of the finished floor of the home shall be at least 18 inches above the back of the curb of that lot with a maximum of 36 inches above the curb on that lot.
35. Port-o-potties and trash trailers or dumpster will not be permitted to remain on the road. These items must be placed on the lot where the construction is taking place.
36. Cement clean out bags will be required on every lot. In the case of a builder building multiple homes at one time, a central cleanout bag can be utilized. These bags cannot be on the road but must be on the lot at least 3 feet from the curb on that lot where the construction is being done. Cement bags installed at the ends of roads will be removed.
37. Every home is required to install at least 2 gas lanterns on the front of the home. These lanterns must remain lit during evening hours.
38. Trees in the front yard are encouraged but cannot be planted within 15 ft of the back of the curb of that lot. Small shrubbery is permitted as is annuals.
39. No separate unattached housing units are allowed. The main home on the lot is the only place a resident may reside. Outdoor kitchens and pool houses are permitted but must not be utilized as living quarters.
40. Each lot owner is responsible for their water and as such must maintain their drainage to the front or rear as per the requirements on the recorded plat. Swales or subsurface drainage is required to drain your water. Tie-ins to the subsurface drainage on the street may be allowed only with written permission from the developer.
41. Open burning of yard debris or trash of any kind is strictly forbidden. Outdoor gas fire pits are allowed as well as outdoor fireplaces or wood burning fire pits.
42. Termination caps on wood or gas burning fireplaces must be capped with a chimney cap. Termination caps alone are not acceptable as the top of the chimney.
43. Only licensed insured builder will be allowed to build in Greyford Estates. Proof of General liability, workers compensation and a current copy of the Louisiana Residential Builders license will be required before construction can begin. It is the responsibility of the lot owner to get this information to the Architectural Control Committee before plans will be approved.
44. Construction cannot begin before 7 AM on any residence and must cease at sundown. No outside construction or otherwise noisy construction is allowed on Sunday. No construction of any kind is allowed on the recognized holidays of Christmas, New Years Day, Thanksgiving, or Easter Sunday. Any deviation from this must be presented to the developer or Homeowner's Association 3 days before proposed deviation.
45. Installation of holiday decorations are allowed to begin 21 days before the celebrated holiday but must be removed 7 days after the date of the holiday.

46. Any deviation from the above restrictions must be presented to the Architectural control committee for approval in writing BEFORE the proposed construction.
47. Public garage sales or any other public sales of any kind are not allowed within the subdivision.