

Lakeshore Estates
Phase & Lot numbers

1A-1 **Lots 1-7, 10-28, 30-31, 108-127, 231-239,
340-345 & 435-459**

1A-2 **Lots 32-50 & 87-107**

1A-2.1 **Lots 51-85**

1A-3 **Lots 128-228**

1A-4 **Lots 240-326**

Marina Villa **Lots 1 – 57**

Phase 2A **Lots 30-41, 262-266 & 298-313**

Phase 2B **Lots 42-101**

**LAKESHORE ESTATES HOMEOWNERS ASSOCIATION, INC.
SUMMARY OF SUBDIVISION RESTRICTIONS FOR CONSTRUCTION**

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PHASE 1A-1

Lots: 1-7, 10-28, 30-31, 108-127, 231-239, 340-345 & 435-459

Building Setbacks:

Front: 35'

Side: 10'

Rear: 25' (From bulkhead)

Corner Lot: 15' (From side facing street)

- Eaves, steps and open porches cannot be located in setback area.

Square Footage Requirements:

Lots 1-7, 10-28, 30-31 & 108-124 – Minimum 3,000 SF living area; Minimum 1,800 SF on first floor

Lots 125-127, 231-239, 340-345 & 435-459 – Minimum 2,400 SF living area; Minimum 1,450 SF on first floor

Elevations:

Finished floor of residence cannot exceed 16.0'

Finished floor of garage cannot exceed 13.5'

Drop Brick/Stucco ledge to 12.5' around entire residence and garage.

Pool Requirements:

All pools must be in-ground pools and if any portion of the pool is elevated (ex. vanishing edge pools) specific approval of all aspects of design are subject to ARC approval.

All pools must be located on the rear portion of the lot and no portion of the pool, patios and decks shall be located nearer than 20' from the bulkhead line.

Fencing:

No fence beyond the front façade of the residence.

Privacy fencing is allowed from the front façade of the residence to the rear line of the residence and any continuation of the fencing from the rear of the residence must be open in design.

All fence locations, height, construction, and type of materials are subject to ARC approval.

Mailboxes:

All mailboxes must be purchased from ABC Lighting located on Gause Boulevard East, Slidell, LA and must be of the approved design selected by the ARC.

Boathouses & Docks:

No portion of the boathouse or dock may extend more than 50' from the bulkhead line.

No more than 40% of the water area on each lot may be covered by the boathouse and dock area.

The boathouse and dock must be located at least 10' off either side property line.

The covered portion of the boathouse and dock cannot exceed 1,200 SF.

The roof on the covered portion must not exceed a 5/12 pitch and the roof material must match the material utilized on the residence.

The boathouse cannot exceed one (1) floor and if a flat deck is utilized as cover, there can no roofing over the flat deck.

All lighting must be "down lighting" so as not to cause any glare on neighboring areas or to impede navigation.

THESE GUIDELINES ARE FOR INFORMATION PURPOSES ONLY AND ARE NOT INTENDED TO SUPERSEDE THE REQUIREMENTS OF ARC APPROVAL OR THE DISCRETION AND AUTHORITY GRANTED TO THE ARC IN THE RESTRICTIONS.

**LAKESHORE ESTATES HOMEOWNERS ASSOCIATION, INC.
SUMMARY OF SUBDIVISION RESTRICTIONS FOR CONSTRUCTION**

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PHASE 1A-2

Lots: 32-50 & 87-107

Building Setbacks:

Front: 35'
Side: 10'
Rear: 50' (From bulkhead)
Corner Lot: 15' (From side facing street)

- Eaves, steps and open porches cannot be located in setback area.

Square Footage Requirements:

Minimum 3,000 SF living area; Minimum 1,800 SF on first floor

Elevations:

Finished floor of residence cannot exceed 16.0'
Finished floor of garage cannot exceed 13.5'
Drop Brick/Stucco ledge to 12.5' around entire residence and garage.

Pool Requirements:

All pools must be in-ground pools and if any portion of the pool is elevated (ex. vanishing edge pools) specific approval of all aspects of design are subject to ARC approval.
All pools must be located on the rear portion of the lot and no portion of the pool, patios and decks shall be located nearer than 20' from the bulkhead line.

Fencing:

No fence beyond the front façade of the residence.
Privacy fencing is allowed from the front façade of the residence to the rear line of the residence and any continuation of the fencing from the rear of the residence must be open in design.
All fence locations, height, construction, and type of materials are subject to ARC approval.

Mailboxes:

All mailboxes must be purchased from ABC Lighting located on Gause Boulevard East, Slidell, LA and must be of the approved design selected by the ARC.

Boathouses & Docks:

No portion of the boathouse or dock may extend more than 50' from the bulkhead line.
No more than 40% of the water area on each lot may be covered by the boathouse and dock area.
The boathouse and dock must be located at least 10' off either side property line.
The covered portion of the boathouse and dock cannot exceed 1,200 SF.
The roof on the covered portion must not exceed a 5/12 pitch and the roof material must match the material utilized on the residence.
The boathouse cannot exceed one (1) floor and if a flat deck is utilized as cover, there can no roofing over the flat deck.
All lighting must be "down lighting" so as not to cause any glare on neighboring areas or to impede navigation.

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**LAKESHORE ESTATES HOMEOWNERS ASSOCIATION, INC.
SUMMARY OF SUBDIVISION RESTRICTIONS FOR CONSTRUCTION**

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PHASE 1A-2.1

Lots: 51-85

Building Setbacks:

Front: 35'

Side: 10'

Rear: 50' (From bulkhead)

Corner Lot: 15' (From side facing street)

- Eaves, steps and open porches cannot be located in setback area.

Square Footage Requirements:

Minimum 3,000 SF living area; Minimum 1,800 SF on first floor

Elevations:

Finished floor of residence cannot exceed 16.0'

Finished floor of garage cannot exceed 13.5'

Drop Brick/Stucco ledge to 12.5' around entire residence and garage.

Pool Requirements:

All pools must be in-ground pools and if any portion of the pool is elevated (ex. vanishing edge pools) specific approval of all aspects of design are subject to ARC approval.

All pools must be located on the rear portion of the lot and no portion of the pool, patios and decks shall be located nearer than 20' from the bulkhead line.

Fencing:

No fence beyond the front façade of the residence.

Privacy fencing is allowed from the front façade of the residence to the rear line of the residence and any continuation of the fencing from the rear of the residence must be open in design.

All fence locations, height, construction, and type of materials are subject to ARC approval.

Mailboxes:

All mailboxes must be purchased from ABC Lighting located on Gause Boulevard East, Slidell, LA and must be of the approved design selected by the ARC.

Boathouses & Docks:

No portion of the boathouse or dock may extend more than 50' from the bulkhead line.

No more than 40% of the water area on each lot may be covered by the boathouse and dock area.

The boathouse and dock must be located at least 10' off either side property line.

The covered portion of the boathouse and dock cannot exceed 1,200 SF.

The roof on the covered portion must not exceed a 5/12 pitch and the roof material must match the material utilized on the residence.

The boathouse cannot exceed one (1) floor and if a flat deck is utilized as cover, there can no roofing over the flat deck.

All lighting must be "down lighting" so as not to cause any glare on neighboring areas or to impede navigation.

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**LAKESHORE ESTATES HOMEOWNERS ASSOCIATION, INC.
SUMMARY OF SUBDIVISION RESTRICTIONS FOR CONSTRUCTION**

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PHASE 1A-3

Lots: 128-228

Building Setbacks:

Front: 35'

Side: 7.5'

Rear: 50' (From bulkhead)

Corner Lot: 15' (From side facing street)

- Eaves, steps and open porches cannot be located in setback area.

Square Footage Requirements:

Minimum 2,400 SF living area; Minimum 1,450 SF on first floor

Elevations:

Finished floor of residence cannot exceed 16.0'

Finished floor of garage cannot exceed 13.5'

Drop Brick/Stucco ledge to 12.5' around entire residence and garage.

Pool Requirements:

All pools must be in-ground pools and if any portion of the pool is elevated (ex. vanishing edge pools) specific approval of all aspects of design are subject to ARC approval.

All pools must be located on the rear portion of the lot and no portion of the pool, patios and decks shall be located nearer than 20' from the bulkhead line.

Fencing:

No fence beyond the front façade of the residence.

Privacy fencing is allowed from the front façade of the residence to the rear line of the residence and any continuation of the fencing from the rear of the residence must be open in design.

All fence locations, height, construction, and type of materials are subject to ARC approval.

Mailboxes:

All mailboxes must be purchased from ABC Lighting located on Gause Boulevard East, Slidell, LA and must be of the approved design selected by the ARC.

Boathouses & Docks:

No portion of the boathouse or dock may extend more than 50' from the bulkhead line.

No more than 40% of the water area on each lot may be covered by the boathouse and dock area.

The boathouse and dock must be located at least 10' off either side property line.

The covered portion of the boathouse and dock cannot exceed 1,200 SF.

The roof on the covered portion must not exceed a 5/12 pitch and the roof material must match the material utilized on the residence.

The boathouse cannot exceed one (1) floor and if a flat deck is utilized as cover, there can no roofing over the flat deck.

All lighting must be "down lighting" so as not to cause any glare on neighboring areas or to impede navigation.

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**LAKESHORE ESTATES HOMEOWNERS ASSOCIATION, INC.
SUMMARY OF SUBDIVISION RESTRICTIONS FOR CONSTRUCTION**

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PHASE 1A-4

Lots: 240-326

Building Setbacks:

Front: 35'
Side: 7.5'
Rear: 35' (From bulkhead)
Corner Lot: 15' (From side facing street)

- Eaves, steps and open porches cannot be located in setback area.

Square Footage Requirements:

Minimum 2,400 SF living area; Minimum 1,450 SF on first floor

Elevations:

Finished floor of residence cannot exceed 16.0'
Finished floor of garage cannot exceed 13.5'
Drop Brick/Stucco ledge to 12.5' around entire residence and garage.

Pool Requirements:

All pools must be in-ground pools and if any portion of the pool is elevated (ex. vanishing edge pools) specific approval of all aspects of design are subject to ARC approval.
All pools must be located on the rear portion of the lot and no portion of the pool, patios and decks shall be located nearer than 20' from the bulkhead line.

Fencing:

No fence beyond the front façade of the residence.
Privacy fencing is allowed from the front façade of the residence to the rear line of the residence and any continuation of the fencing from the rear of the residence must be open in design.
All fence locations, height, construction, and type of materials are subject to ARC approval.

Mailboxes:

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Boathouses & Docks:

No portion of the boathouse or dock may extend more than 50' from the bulkhead line.
No more than 40% of the water area on each lot may be covered by the boathouse and dock area.
The boathouse and dock must be located at least 10' off either side property line.
The covered portion of the boathouse and dock cannot exceed 1,200 SF.
The roof on the covered portion must not exceed a 5/12 pitch and the roof material must match the material utilized on the residence.
The boathouse cannot exceed one (1) floor and if a flat deck is utilized as cover, there can no roofing over the flat deck.
All lighting must be "down lighting" so as not to cause any glare on neighboring areas or to impede navigation.

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LAKESHORE ESTATES HOMEOWNERS ASSOCIATION, INC.
SUMMARY OF SUBDIVISION RESTRICTIONS FOR CONSTRUCTION

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PHASE MARINA VILLA

Lots: 1-57

Building Setbacks:

Front: 10'
Side: 10.0' (Right Side Minimum of 6.0' and Left Side Minimum of 0.5').
Rear: 30' (From bulkhead)
Corner Lot: 10' (From side facing street)

- Eaves, steps and open porches cannot be located in setback area.

Square Footage Requirements:

Minimum 2,000 SF living area; Minimum 1,450 SF on first floor
16' fronte Elevation required on all single story homes.
All roof covering must be tile or concrete like tile.

Elevations:

Finished floor of residence cannot exceed 16.0'
Finished floor of garage cannot exceed 13.5'
Drop Brick/Stucco ledge to 12.5' around entire house and garage.

Pool Requirements:

All pools must be in-ground pools and if any portion of the pool is elevated (ex. vanishing edge pools) specific approval of all aspects of design are subject to ARC approval.
All pools must be located on the rear portion of the lot and no portion of the pool, patios and decks shall be located nearer than 20' from the bulkhead line.

Fencing:

No fence beyond the front façade of the residence.
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Mailboxes:

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Boathouses & Docks:

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No more than 40% of the water area on each lot may be covered by the boathouse and dock area.
The boathouse and dock must be located at least 10' off either side property line.
The covered portion of the boathouse and dock cannot exceed 1,200 SF.
The roof on the covered portion must not exceed a 5/12 pitch and the roof material must match the material utilized on the residence.
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**LAKESHORE ESTATES HOMEOWNERS ASSOCIATION, INC.
SUMMARY OF SUBDIVISION RESTRICTIONS FOR CONSTRUCTION**

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PHASE 2A

Lots: 30-41, 262-266 & 298-313

Building Setbacks:

Front: 35'

Side: 7.5'

Rear: 35' (From bulkhead)

Corner Lot: 15' (From side facing street)

- Eaves, steps and open porches cannot be located in setback area.

Square Footage Requirements:

Minimum 2,400 SF living area; Minimum 1,450 SF on first floor

Elevations:

Finished floor of residence cannot exceed 16.0'

Finished floor of garage cannot exceed 13.5'

Drop Brick/Stucco ledge to 12.5' around entire house and garage.

Pool Requirements:

All pools must be in-ground pools and if any portion of the pool is elevated (ex. vanishing edge pools) specific approval of all aspects of design are subject to ARC approval.

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LAKESHORE ESTATES HOMEOWNERS ASSOCIATION, INC.
SUMMARY OF SUBDIVISION RESTRICTIONS FOR CONSTRUCTION

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PHASE 2B

Lots: 42-101

Building Setbacks:

Front: 35'

Side: Total of 8.0'; Structure must be 3.0' off property line.

Rear: 40' (From bulkhead)

Corner Lot: 5' (From side facing street)

- Eaves, steps and open porches cannot be located in front & rear setback area.
- Eaves can be located in side setbacks but must be minimum 2' from side property line.
- Gutters are allowed within the 2' area.

Square Footage Requirements:

Minimum 1,850 SF living area; Minimum 1,450 SF on first floor

Elevations:

Finished floor of residence cannot exceed 16.0'

Finished floor of garage cannot exceed 14.5'

Drop Brick/Stucco ledge to 12.5' around entire residence and garage.

Pool Requirements:

All pools must be in-ground pools and if any portion of the pool is elevated (ex. vanishing edge pools) specific approval of all aspects of design are subject to ARC approval.

All pools must be located on the rear portion of the lot and no portion of the pool, patios and decks shall be located nearer than 20' from the bulkhead line.

Fencing:

No fence beyond the front façade of the residence.

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Mailboxes:

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Boathouses & Docks:

No portion of the boathouse or dock may extend more than 50' from the bulkhead line.

No more than 40% of the water area on each lot may be covered by the boathouse and dock area.

The boathouse and dock must be located at least 10' off either side property line.

The covered portion of the boathouse and dock cannot exceed 1,200 SF.

The roof on the covered portion must not exceed a 5/12 pitch and the roof material must match the material utilized on the residence.

The boathouse cannot exceed one (1) floor and if a flat deck is utilized as cover, there can no roofing over the flat deck.

All lighting must be "down lighting" so as not to cause any glare on neighboring areas or to impede navigation.

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