

**SUMMARY OF BUILDING REQUIREMENTS FOR
BROOKSTONE SUBDIVISION**

NOTE: THIS FACT SHEET IS INTENDED ONLY TO SUMMARIZE THE PRIMARY REQUIREMENTS FOR BUILDING IN BROOKSTONE. PLEASE OBTAIN A COMPLETE SET OF THE DEED RESTRICTIONS AND COVENANTS AND ABIDE BY ALL ST. TAMMANY PARISH BUILDING REGULATIONS.

I. BUILDING PLAN APPROVAL

1. One (1) set of plans and specs including site plan and signed building permit application shall be submitted to the Brookstone Architectural Review Committee (BARC) at 103 Brookstone Drive Covington, LA 70433.
2. Trees on and within five (5') feet of the actual building envelope may be removed without prior approval or consent from the BACC. Trees which are dead, dying or hazardous in the estimation of the BACC may also be removed. **OTHER TREES MAY NOT BE REMOVED WITHOUT THE PRIOR APPROVAL OF THE BARC. ANYONE VIOLATING THIS RESTRICTION WILL BE REQUIRED TO REPLANT TREES AS PER BARC REQUIREMENTS.**
3. Lots that back up to the creek have a monumented greenbelt area. Construction is prohibited in this area.
4. Make application to Central Louisiana Electric Company for electrical service.
5. Make application to Tammany Utilities for sewer and water service.
6. Make application to CenterPoint Energy for natural gas service.
7. All driveways **must** be installed as per engineer's detailed drawing. The grade across the front of all lots must match the driveway grade.

II. GENERAL BUILDING REGULATIONS

1. Minimum square footage (living area):

3800 sq.ft. Living Area minimum

2. Minimum elevation: as per current FEMA regulations.

3. Building Setbacks:

Front - 50 Feet

Back - 50 Feet

Side - 20 Feet

Side Street - 40 Feet

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4. Each house is to have a two-car garage. All garages must face the side lot line. No garages may be open on the same side as the front of the home.
5. No driveway or walkway may be built closer than fifteen (15') feet from the side property line.
6. Strict sign control will be enforced. Each lot is allowed one (1) "For Sale" sign not to exceed 4 square feet. The building permit, electrical contractor, or plumbing contractor signs, if required, should be placed on the temporary electric post. Any other signs posted will be immediately removed and discarded.