

DESIGN GUIDELINES FOR LEGACY SUBDIVISION

Legacy is intended to be a distinctive residential neighborhood of prestigious single-family residences constructed, maintained, and occupied in accordance with the provisions of the "Declaration of Covenants, Conditions and Restrictions for Legacy" (the "Covenants") and the design guidelines promulgated hereinafter.

Each Owner and Contractor is strongly encouraged to read and ask questions as to fully understand the provisions of the Covenants, particularly Article III, Requirements for Dwellings, and Article IV, Architectural Review.

The purpose of these guidelines is to facilitate the construction of residences in Legacy so that proper construction style and pleasing aesthetic values are achieved and maintained by the use of certain styles, materials, colors, etc. for the elements comprising the exterior of residential structures in order that individual and collective property values for Legacy homeowners will be maintained and enhanced. These guidelines are intended to ensure harmony for the character of the neighborhood as expressed by the collective attractiveness and sound condition of the houses, yards, landscaping, and other exterior features constructed and maintained by individual homeowners.

The Legacy Architectural Review Committee (ARC) has been established to administer the provisions of the Covenants pertaining to Architectural Review and Requirements for Dwellings.

These Design Guidelines are continually being continually refined, modified, and supplemented in order to achieve their purpose, and maybe changed from time to time and anytime without notice. Therefore, an Owner or Contractor proposing to build a house in Legacy must ensure that he has and follows the most current version of these guidelines promulgated by the Legacy Architectural Review Committee.

Architectural Review

In addition to establishing and promulgating these Guidelines, the Legacy Architectural Review Committee (ARC) has the authority and responsibility to review and, if they are found to comply with the Covenants and these guidelines, approve all design documents and construction plans for each new residence, additions, modifications, or improvements submitted by each Owner.

Approval by the ARC must be obtained prior to the start of lot grading, dwelling construction, or initiation of construction for any improvement, addition, or modification to existing dwelling.

The ARC requires that the following items and documents be included with construction plans to be submitted for approval:

1. Plot Plan showing setbacks, house foundation perimeter, driveway, sidewalks, patio, fences (and/or walls), pools, and all ancillary structures.
2. Architectural Elevations (Front, Rear, and Each Side) showing exterior doors, windows, lights, roof pitch(es), and all identifying materials and colors to be used for exterior walls and roof.

3. Floor Plan showing floors, slabs, typical floor plan elements, framing plans, details, gross areas under roof divided between heated and cooled areas and store rooms, and open porches and garages.
4. Grading and Drainage Plan showing pre-construction drainage patterns and final drainage patterns.
5. Landscape Plan showing foundation plantings, landscape beds, trees larger than 8" (dbh) which are to be removed, yard areas to sodded and/or grassed.
6. Construction Specifications.
7. Construction Schedule.
8. Identity of Contractor, name of contractor's person in responsible charge and/or superintendent, and proof of insurance coverage(s).

The ARC will not approve plans which duplicate (or substantially duplicate) the exterior elevations, materials, and colors, etc. of a nearby residential dwelling.

The ARC must also approve the general contractor selected for the construction of a residential dwelling structure. Contractors must provide proof of general liability insurance and workmen's compensation coverage. A contractor that has demonstrated the inability or unwillingness to follow these guidelines, or similar guidelines in other developments, may be barred from constructing homes in Legacy.

Submission of Plans for ARC Approval

Preliminary and final construction plans, both new construction and modifications or additions in accordance with the Covenants. Submit plans by either contacting the ARC via email at legacyhomeownersassoc@gmail.com or visit the Legacy website at www.legacyhomeowners.com. You may also contact an ARC committee member directly or request to be placed on the agenda and attend one of the Board's regularly scheduled meetings. A copy of the most current design guidelines will always be posted to this website as long as this website is available.

The ARC recommends and will provide in a timely manner review comments on preliminary plans provided sufficient information is included with the review/preliminary plans to ensure that the requirements of the Covenants and these Guidelines are met.

Two complete hardcopy sets of Final Construction plans shall be submitted to the ARC or in lieu of hardcopy original plans, digital plans in PDF format may be submitted via Legacy website at www.legacyhomeowners.com or by email at legacyhomeownersassoc@gmail.com. Upon approval, Legacy ARC will forward to the City of Brandon so Owner may make application for Building Permit in accordance with the ordinances of the City of Brandon. A letter of ARC approval will also be issued to homeowner.

Construction must commence within six (6) months of obtaining final ARC approval or as otherwise instructed by the ARC in the original approval. The ARC shall approve any additions, revisions, deletions or omissions from, the approved Final Construction Plans.

Requirements for Dwellings

The following is a brief summary of certain specific requirements set forth in Articles III and IV of the Covenants:

1. Minimum Dwelling Size: 2,500 square feet of heated/cooled living space.
2. Minimum Setbacks: Front – 30 feet; each side (except corner lots) – 10 feet; Rear – 30 feet. Houses on corner lots must be set back 25 feet from the side street right-of-way line.
3. Exterior Walls: Exterior wall surfaces must be brick, stucco, stone, or Hard-Plank. Vinyl, plastic, wood, or synthetic siding materials (except Hardi-Plank) are not acceptable and shall not be used. Wood can be used for cornices, soffits, columns, etc. Materials used on exterior walls must be uniform in design, material, color, consistency.
4. Exterior Colors: Colors for shall be one of the brand(s) and color(s) of paint or stain promulgated as acceptable by the Architectural Review Committee. Stucco and approved exterior finishes shall be shall be one of the brand(s), type(s), color(s), and texture(s) for non-brick exterior surfaces promulgated as acceptable by the Architectural Review Committee. Colors shall be traditional, tasteful, and well-coordinated within the architectural appearance consistent within the Neighborhood. Garish colors are not acceptable and shall not be approved.
5. Roofing Materials: Only Architectural Asphalt Shingles shall be used on all dwellings as approved by the Architectural Review Committee (ARC) unless the ARC expressly permits use of another longer lasting roofing material (i.e. slate, wooden shingles, tile, etc.). Selected roof areas can be copper. Metal roofing shall not be used as a roofing material within Legacy.
6. Roof Pitch: 7 : 12 roof pitch or steeper shall be used on main roof structure on the front of the dwelling extending to the ridge line.
7. Front Windows: Wood (double insulated) or vinyl clad shall be used and as approved by the ARC.
8. Garages: Only side and rear opening garages with doors shall be permitted. All deviations or variances to this requirement must be approved by the ARC.
9. Mailboxes: Must be the “Legacy” style mail box available for purchase from Copper Sculptures, Inc. located in Flowood, MS. This mailbox may also be purchased from Amazon.com: [Victorian Barcelona Decorative Cast Aluminum Better Box Mailbox - Black](#). Mailboxes shall display the appropriate house number.
10. Chimneys shall constructed of brick, stucco, or stone. Wood clad or metal stack chimneys are not acceptable and shall not be approved by the ARC.

11. Sidewalks are required. Sidewalks must be four (4) feet wide, broom-finish concrete, placed to generally match the grade and slope of the street, located between two (2) and six (6) feet from the back of the curb of each street which the Lot abuts, and extending the entire length along the street frontage(s) of the Lot. The ARC may permit sidewalk alignment to vary in order to avoid trees or other obstructions. Manholes and water valve boxes must be adjusted to match the grade of the sidewalk prior to it being placed.
 12. Driveways: Driveways must be concrete extending from the street to the garage. The concrete finish must be indicated on the Plot Plan.
 13. Walls and Fences: Exterior wall additions must be an extension of the exterior of the house constructed with the same materials and finish as the house and expressly approved by the ARC. Fencing must be six (6) or eight (8) foot high, western cedar, "Good Neighbor" style privacy fencing matching style as fencing erected by the Developer. Metal, chain-link, and/or wire mesh fencing is not acceptable and shall not be used.
 14. Foundations for all exterior structures to include but not limited to exterior storage buildings, pool houses, etc. shall be monolithic concrete slab with minimum slab thickness of four (4) inches. Walls and roofing materials shall conform to design requirements for exterior walls, roofing materials, and exterior color requirements addressed in paragraphs 3, 4, 5, and 6 of this document.
 15. Landscaping: All front yards must be grassed with "solid" sod. All other areas must also be grassed but may be sprigged or seeded.
 16. Swimming Pools, Therapy Pools, and Spas: All criteria pertaining to swimming pools, therapy pools and spas, including aesthetics, fencing, site location, size, shape, decking, etc., shall be clearly shown on the Plot and Landscaping plans submitted to the ARC for approval.
 17. Exterior Lighting: Exterior landscape and pool lighting must not be directed outside or away from the Lot so that it does not infringe on or distract neighbors and automobile drivers.
 18. Construction of garden structures, gazebos, placement of basketball goals, exterior storage buildings, swimming pools, therapy pools, spas, pool houses and all similar and/or other structures not mentioned herein shall receive ARC approval prior to commencement of any construction. All aforementioned structures shall be placed behind dwelling and screened from public view.
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