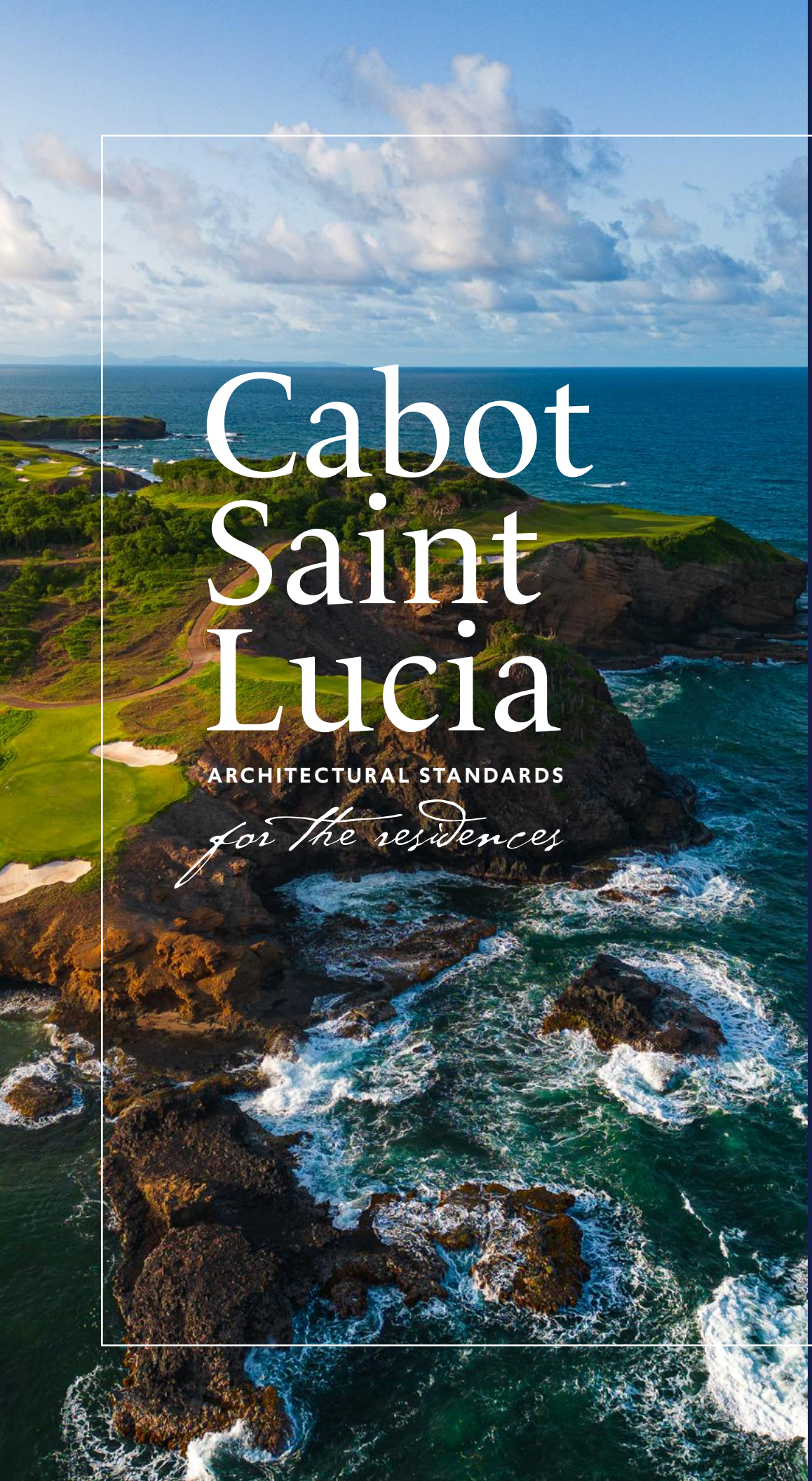

JUNE 25
2024

Cabot Saint Lucia

ARCHITECTURAL STANDARDS

for the residences

CABOT

Cabot Saint Lucia

ARCHITECTURAL STANDARDS

for the residences

CABOT

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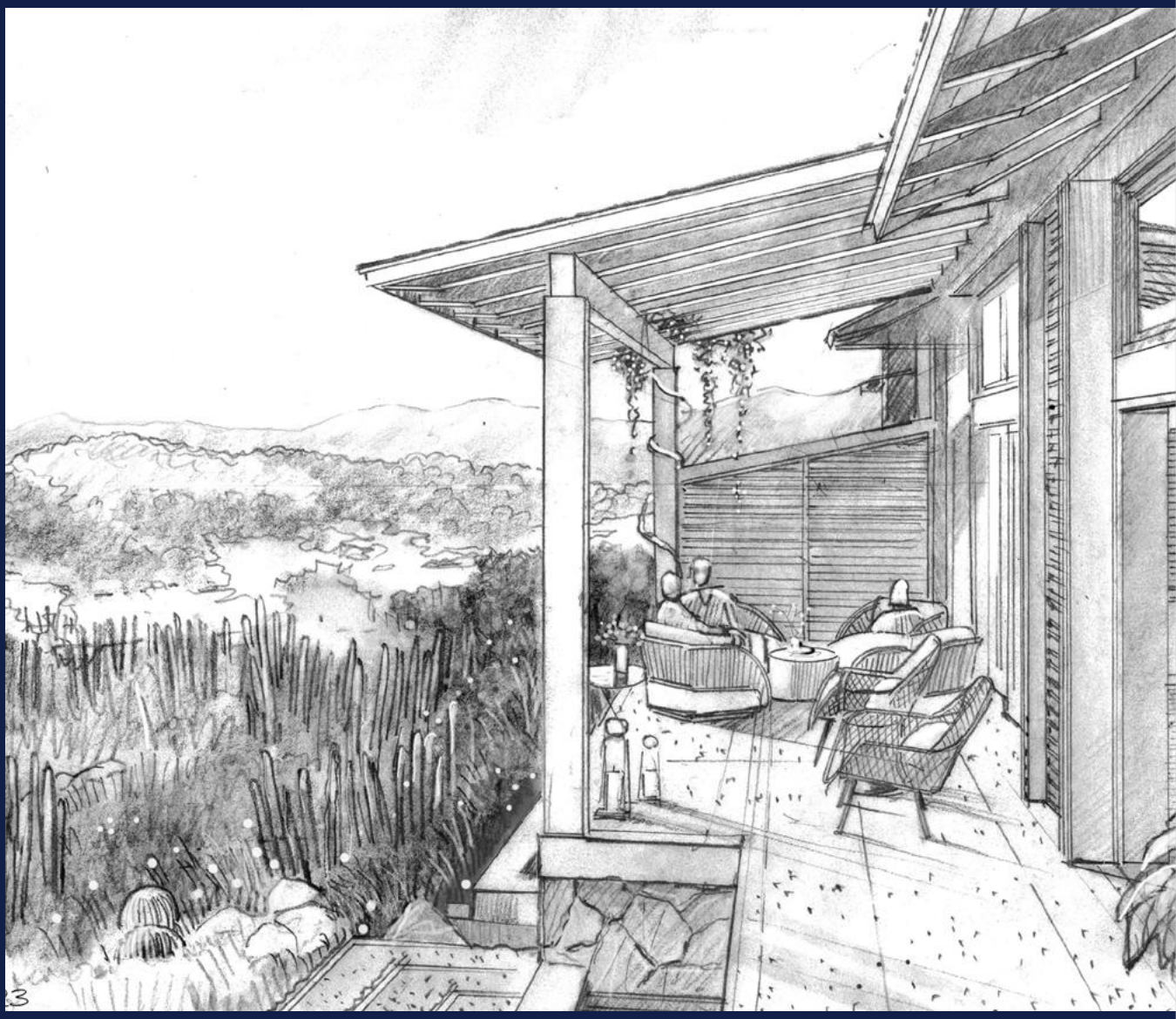
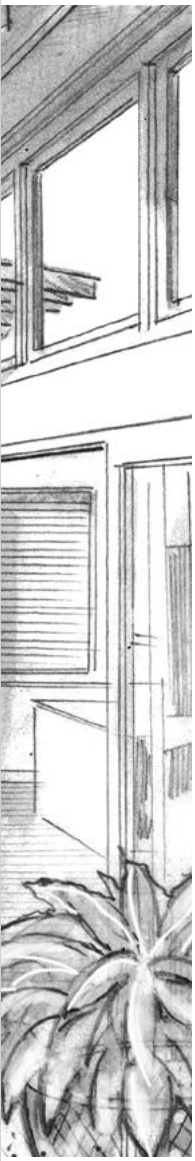
architectural standards



The guiding principle at The Residences at Cabot Saint Lucia is to preserve, protect, and draw upon the unique island environment to create a long-term plan of developing in harmony with the island setting.



PREFACE

These Architectural Standards (Standards) establish the design traditions, aesthetic Standards, and sustainability approaches for all new single-family homes and associated Improvements, building additions, site work, and landscaping at Cabot Saint Lucia. These Standards also address the design and construction review processes and the Cabot Saint Lucia Architectural Review Committee (ARC) approval, for the same types of Improvements. The Appendices contain a glossary of defined terms (capitalized in document) used throughout the Standards and Approved Plant List. The Standards are intended to ensure all building and landscape designs are compatible with the island setting, the overall environment, and the design objectives at Cabot Saint Lucia.

The Standards are administered and enforced by the ARC in accordance with procedures set forth in the Community Rules and the Lot Purchase Agreement (as applicable) together with the "Rules and Regulations". In the event of any conflict between the Standards and the Rules and Regulations, the Rules and Regulations shall govern and control. In addition to the Standards and Rules and Regulations, all building and site Improvements are to comply with applicable sections of the Saint Lucia Ministry of Physical Development/ Development Control Authority (DCA)'s Guide to Obtaining Permission to Develop Land, the Organisation of Eastern Caribbean States (OECS) Building Code, and any other applicable local and state requirements.

The Standards may also be amended from time to time by the ARC. It is the Owner's responsibility to ensure they have the most current edition of the Standards and have carefully reviewed all applicable sections of the Rules and Regulations. The illustrations in this document are intended to convey a concept, and not to portray specific plans for construction. These Standards are binding on any persons, company or firm that intends to construct, reconstruct, or modify any permanent or temporary Improvements within the Residences at Cabot Saint Lucia. Owners and their consultants and contractors should familiarize themselves with these Standards prior to start of design or construction.

FIGURE 1:
THE MASTER PLAN FOR CABOT SAINT LUCIA INDICATING THE MAIN NEIGHBORHOODS AND AMENITIES IN THE COMMUNITY.

CHAPTER ONE

The vision for THE RESIDENCES AT CABOT SAINT LUCIA

The guiding principle at The Residences at Cabot Saint Lucia (The Residences) is to preserve, protect, and draw upon the unique island culture and environment to create a long-term plan of developing in harmony with the island setting. This "feet-in-the-sand," golf-forward community and its unique landforms offer a variety of homesite design opportunities that are oriented to take advantage of spectacular marine, ocean, and golf views as well as island breezes.

The Residences are part of a larger community called Cabot Saint Lucia. Cabot Saint Lucia has a variety of natural areas, including beaches, dramatic coastal bluffs, coastal scrub, rolling grasslands, and evergreen forest. Its intrinsic value lies in the diversity, vastness, and richness of this island landscape. Cabot Saint Lucia incorporates different neighborhoods and amenities, including a Beach Club, Golf Course, Golf Clubhouse and Wellness Center. Cabot Saint Lucia is planned to grow into a complete, balanced, sustainable resort community within this island setting.

The Residences at Cabot Saint Lucia are interspersed throughout the resort community and are envisioned as informal pavilion-like structures that draw on the island's architectural traditions while celebrating indoor and outdoor living nestled within the unique landscape settings of each Homesite.

1.1

The Residences at Cabot St. Lucia - Design Objectives

The Standards for The Residences have been crafted with the intent of preserving, enhancing and restoring the island's rugged beauty and diverse landscape setting. The Standards also draw from the region's eclectic character, lifestyle, and culture to create a unique sense of place that embraces and celebrates this island environment.

These Standards are based on five main objectives. Owners, Developers, Architects, and Landscape Architects (Design Team) are to work together from the initial phases of design to ensure all aspects of the design of built Improvements are consistent with these design objectives. The Architectural Design Review Committee (ARC) reviews all submittals to ensure that all new construction, alterations and renovations to existing buildings, major site Improvements and sign work conform to these guiding principles, as described in Chapter 4:

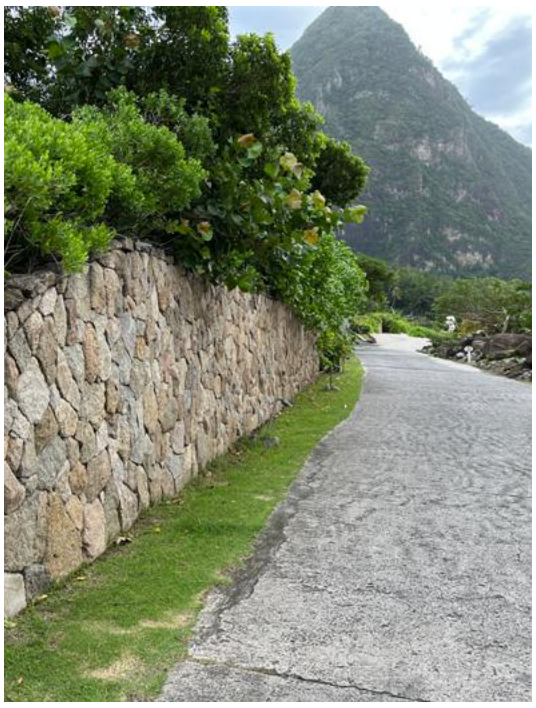
01 **Responsive:** ***Establish a way of building that utilizes the island climate and regional setting to create buildings and landscapes that are effortlessly "connected" and subordinate to the natural island environment.*** All buildings, structures and landscape improvements are to take their cue from the site's unique setting, such as the landforms, vegetation, and/or view corridors. All Improvements are to be subordinate to the island landscape.

02 **Contextual:** ***Create a Community that reflects the rural, vibrant, island culture by drawing upon Caribbean architectural traditions, patterns, and indigenous materials.*** Saint Lucia has a rich history of building traditions and mixture of cultures. Buildings present contemporary interpretations of this former British colony's indigenous Caribbean aesthetic, which evolved over time as a direct response to the climate, cultural traditions, indigenous materials, and geographic influences.

03 **Sustainable:** ***Commit to a long-term vision of developing in harmony with the land using sustainable design practices to preserve, restore, and protect the land's resources in perpetuity.*** Sustainable building concepts are encouraged in the planning and development of all Improvements. "Sustainable Design" is a philosophy that includes all aspects of site planning, building programming, and construction to minimize the impacts on economic, cultural, and environmental resources. Within The Residences this means creating complete environments that utilize the proven building approaches of the past (the regional island traditions and principles as described in this document) combined with the best new technological advances to enhance human health, the efficient use of water, energy, and other resources, and the preservation of natural habitats.

04 **Connectivity:** ***Create an island community that encourages moving about by foot, bicycle, or golf cart.*** The plan for The Residences is based on creating a community that is interconnected by a network of informal streets and open space areas. The streetscapes and special outdoor gathering places provide a "layered" network of outdoor experiences that reinforces the island lifestyle.

05 **Spontaneity:** ***Ensure that the Standards and associated planning documents provide opportunities for individuality and spontaneity while ensuring that a unified community is achieved.*** The concepts outlined in these Standards are intended to create a community of people that value this unique place and bring their own interests and distinctive personalities to the design of The Residences. It is this individuality and sense of stewardship that drives the creation of this unique community gathering place as it evolves over time.



These Standards have been crafted with the intent of preserving, enhancing and restoring the island's rugged beauty and diverse landscape setting.

1.2

The Early Island Design Traditions in the Caribbean Isles – An Overview of Key Principles

These Standards draw upon the architectural, cultural, and landscape influences that shaped the emergence of a Caribbean design aesthetic. The intent at The Residences is to build upon these influences to develop contemporary and sustainable design interpretations of buildings, landscape, and site treatments.

The island design aesthetic includes an amalgamation of European and African building traditions and design sensibilities. These building traditions were slowly blended over time to respond to the island setting and the need to use materials that were readily available. This resulted in a distinctive approach to designing the built environment.

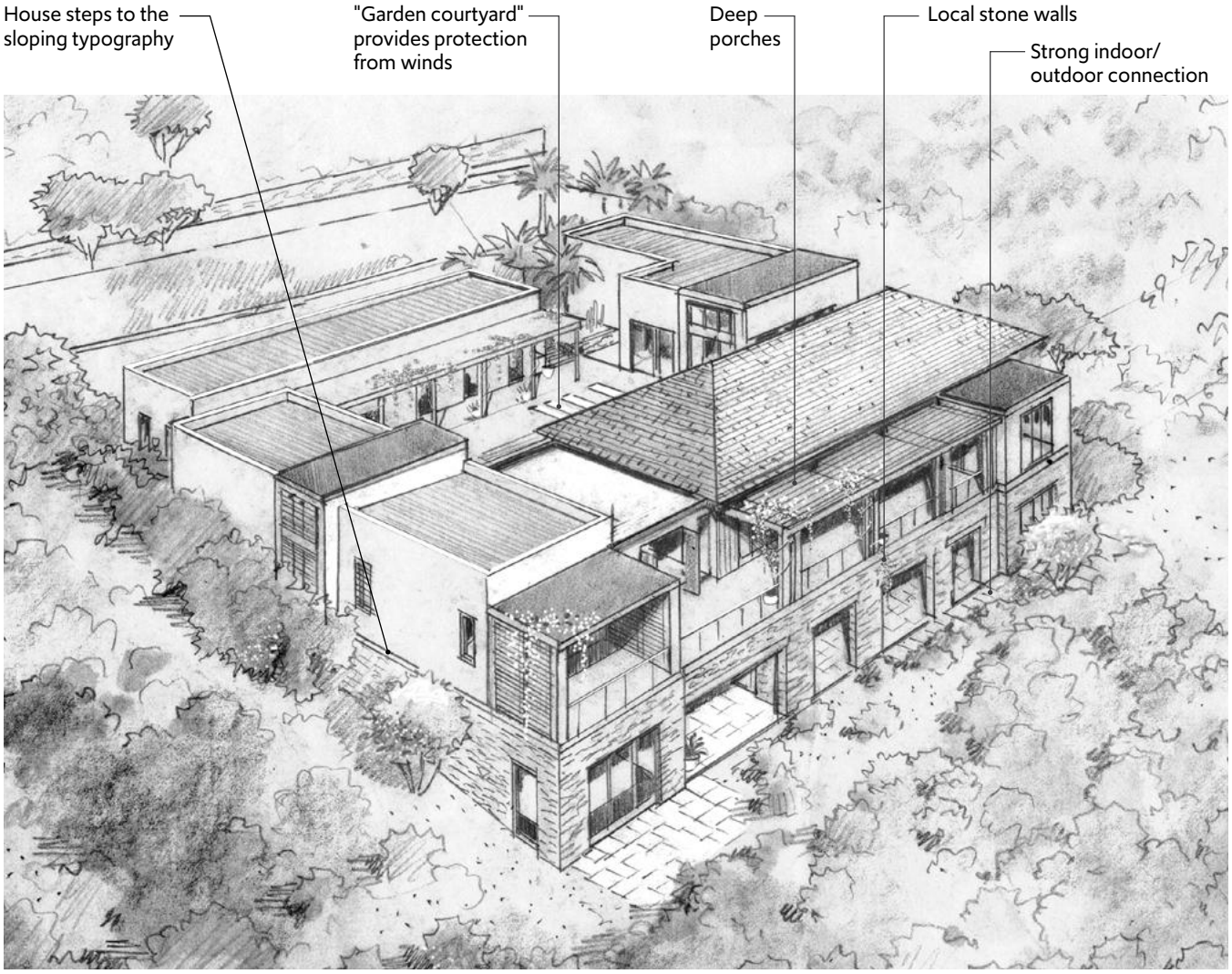


FIGURE 2:
A KEY DESIGN PRINCIPLE INCLUDES DEVELOPING CONTEMPORARY AND SUSTAINABLE DESIGNS THAT ARE RESPONSIVE TO THE CLIMATE, LANDSCAPE SETTING AND NEEDS OF THE OWNER

THIS AESTHETIC MAY BE CHARACTERIZED AS HAVING THE FOLLOWING DESIGN PRINCIPLES:

1

NO BARRIERS

Island living is about living on the land with few barriers or indicators of what is "inside" or what is "outside". The early European settlers brought with them the traditional rectangular, inward and formal forms of their homelands that were not particularly well suited for the hotter Caribbean climate. Over time, these forms were adapted, broken down, and "deconstructed". The formal elements were eliminated, and in their place additive elements that blurred the line between the indoors and outdoors were utilized. Verandas, lanais, porches, balconies, larger windows, louvered shutters, and walls composed entirely of doors, were employed to emphasize the connection to the outdoors. This allowed the "gardens" and courtyards to become another important series of "rooms" in island life.

2

INDIGENOUS MATERIALS

The dominant use of indigenous, "imperfect" materials: As the region was settled, local artisans and craftsmen predominantly used unrefined, less "manufactured" indigenous materials. Local stone, lava rock, indigenous woods, and woven thatch were crafted and built in adaptive ways that reflected their own personal and cultural tastes. The shutter details, simple balustrades and railings, dry stack informal rock walls, louvered windows, porches, and jalousie openings all are examples of "island" details that emerged over time.

3

RESPONSIVE DESIGN

Designs that are responsive to the climate, landscape setting, and the needs of the Owner: The need for structures that would offer protection from persistent winds, hot sun and at times, heavy rains, created buildings that were well adapted to the climate. Cooling and sheltering architectural features such as wrap around verandas, overhanging eaves, deep balconies, porches, lanais, pergolas, and louvered windows all were direct responses to living in the Caribbean climate.

4

ISLAND DESIGN

Simple, elegant and contemporary "island" designs: Site, landscape, and architectural designs are to create contemporary, integrated environments suited to the island's climate and lifestyle. This region has a rich history of architectural design, from the early settler buildings to the tradition of the informal, but elegant, island house. The resulting unadorned, simple, straightforward forms and details are well suited for contemporary interpretations.

1.3

The Commitment to Sustainable Design

Within The Residences, sustainable building concepts in the planning and development of all Improvements are strongly encouraged. Sustainable design is a philosophy that includes all aspects of site planning, building programming, and design and construction to minimize the impacts on economic, cultural, and environmental resources. At The Residences this means creating complete environments that utilize the proven building approaches of the past (the local island vernacular that responds to the climate) combined with the best new technological advances to enhance human health; efficient use of water, energy, and other resources; and preservation of natural habitats.

This approach is evident in the planning and design criteria that have shaped this place, such as:

- Building Setback and Homesite coverage criteria to minimize development footprint and site disturbance,
- Oceanfront and marine protection,
- Building and siting concepts that emphasize the utilization of natural ventilation and shading techniques,
- Open space preservation and enhancement,
- Rainwater harvesting for irrigation, and
- Deemphasizing the car

1.4

Project Types to be Reviewed

The following types of work are to be reviewed by the ARC:

NEW CONSTRUCTION

Construction of any new, freestanding, vertical structure, either as a main accessory, or landscape structure, is subject to review.

ALTERATIONS, ADDITIONS, OR REHABILITATION OF AN EXISTING STRUCTURE

Any new construction or rehabilitation to an existing building that alters the original massing, exterior finishes, window placement, roof design, and/or other significant visible exterior design elements.

MAJOR SITE AND/OR LANDSCAPE IMPROVEMENTS

Any major Improvements that alter an existing landscape, including but not limited to grading (for any excavation and/or fill involving more than 50 cubic yards or 38 cubic meters of grading), swimming pools, tennis/sport courts, driveways, and drainage.

Please refer to Chapters 4 and 5 for the Design Review Process and Construction Standards.

Creating complete environments that utilize the proven building approaches of the past with the best new technological advances to enhance human health and preserve resources is a priority.

responsive design

enhancing human health and preserving resources is a priority

CHAPTER TWO

SITE & LANDSCAPE STANDARDS

The following Chapter addresses the landscape architectural traditions, aesthetic Standards, and sustainability measures for all sitework and landscaping for The Residences at Cabot Saint Lucia.

2.1

Establishing the Island Neighborhoods

The Residences are envisioned as island residences that draw upon the more casual island aesthetic. Informal, simple treatments rather than ornamental and formal approaches are to be used to create building and landscape patterns that recede and blend into the natural island environment. The use of traditional and unrefined materials and building volumes enveloped in native landscape contribute to shaping the landscape design.

2.2

Emphasizing the Outdoor Room – Site, Planning and Landscape Objectives

The preservation, protection and enhancement of the island setting, while sensitively accommodating buildings and related improvements is the main goal. Site planning and landscape design is to reflect the island lifestyle based on the following design principles:

01 **Landscape is dominant:** The island setting should dominate the scene. Buildings and/or outdoor improvements are to be subordinate to the landscape. The landscape is to be restored, preserved, extended, and enhanced to create generous vegetative borders and/or screens that obscure buildings and landscape structures from off-site views and main viewsheds. Structures are to be placed to take advantage of existing vegetation for views, screening, and/or to create varied patterns of sunlight and shade.

02 **Emphasis on creating a series of outdoor rooms:** Outdoor areas are to be designed as extensions of the indoors, with little or no barriers to define "inside" and "outside". The combination of the indoor and outdoor areas should be thought of as "home". A combination of paving, decking, walls and vegetation are to be used to create transition spaces, outdoor rooms, and/or connections to the outside.

03 **Utilization of indigenous materials and plant palettes:** Plantings and associated walls, landscape structures, and details are to draw from the indigenous materials, architectural aesthetics, and plant palettes of Saint Lucia. Plantings that are well suited to the island's relatively dry northern region and well adapted to the specific micro-climates of the varied physical settings are to be used. (See Approved Plant Materials List in the Appendix).

04 **Capture and preserve view corridors:** Views to the ocean, beach, golf course, and hillsides are to be maintained and enhanced by utilizing appropriate vegetation and landscape solutions that blend buildings, site walls, and driveways into the surroundings and direct views to reinforce and preserve prominent view corridors.

05 **Support sustainability goals:** The integration of sustainable principles is encouraged for all project decisions regarding site development, including planting, siting of structures, exterior lighting, drainage, and paving. Beyond the preservation of the island setting, this includes utilizing indigenous and well adapted plant materials native to the region, minimizing intensively irrigated planting areas, and utilizing materials from local sources.

2.3

Homesite Site Planning Considerations

OBJECTIVES

- ***Optimize the relationship of the home to the overall landscape setting***
- ***Blend Improvements into the site and surrounding landscape setting***
- ***Respond to the unique existing site and landscape features of the Homesite***

Site planning concepts emphasize preserving the island environment, orienting buildings to take advantage of daylighting, providing solar access and natural ventilation, and blending Improvements into the site and surrounding landscape setting. Each Homesite has unique qualities and development potential.

New construction or alterations to existing structures are to meet the design criteria and minimum standards set out by the Government of Saint Lucia's Development Control Authority (DCA) for lot development and the Homesite Diagram (as applicable) together with the concepts outlined below in project planning:

SUITABLE LOCATIONS

The selection of suitable building locations should include a thorough understanding of the design criteria and development requirements of the Homesite to preserve the island environment, capture ocean/bay/golf/mountain vistas, and generally protect living areas from prevailing winds as needed.

EMPHASIZE A HIERACHY

The siting of Main and Ancillary Structures should emphasize a hierarchy of buildings consistent with the massing concepts outlined in Section 3.4. By utilizing a collection of buildings, an informal pattern of "outdoor rooms" may be achieved.

REDUCE PEAK ENERGY

Solar orientation is to be considered when siting buildings to take advantage of daylight and breezes to reduce peak energy loads (locating shade and insulation on west-facing walls can reduce peak cooling requirements). Siting buildings that respond to the climate also reinforces the sense of connection to the natural environment.

REDUCE SITE DISTURBANCE

Architects and designers are to explore ways to reduce building area requirements as feasible to reduce site disturbance and future energy and maintenance requirements.

Homesite site planning considerations include emphasizing preserving the island environment and blending improvements into the site and surrounding landscape setting.

2.4

Homesite Development Criteria

Each Homesite shall ensure that buildings and other Improvements are sited to optimize their relationship to the overall streetscape, adjacent homes, and viewsheds from the golf course and amenity areas. Homesites have been planned to preserve the diverse ecological habitats, steep slopes, and unique site features such as significant drainage features and rock outcroppings. All Lots shall comply with DCA lot development criteria. In some cases, a Homesite Diagram for the Lot has been provided that indicates a prescribed Improvement Envelope and related Setback Zone.

2.4.1 IMPROVEMENT ENVELOPES

Improvement Envelope areas shall meet the DCA minimum setback standards and overall site development criteria (plot coverage, lot frontage, setbacks from High Water Mark (HWM), etc.). The Improvement Envelope perimeter and envelope size is to be proposed by the Owner and Architect in compliance with DCA standards and must be approved by the ARC.

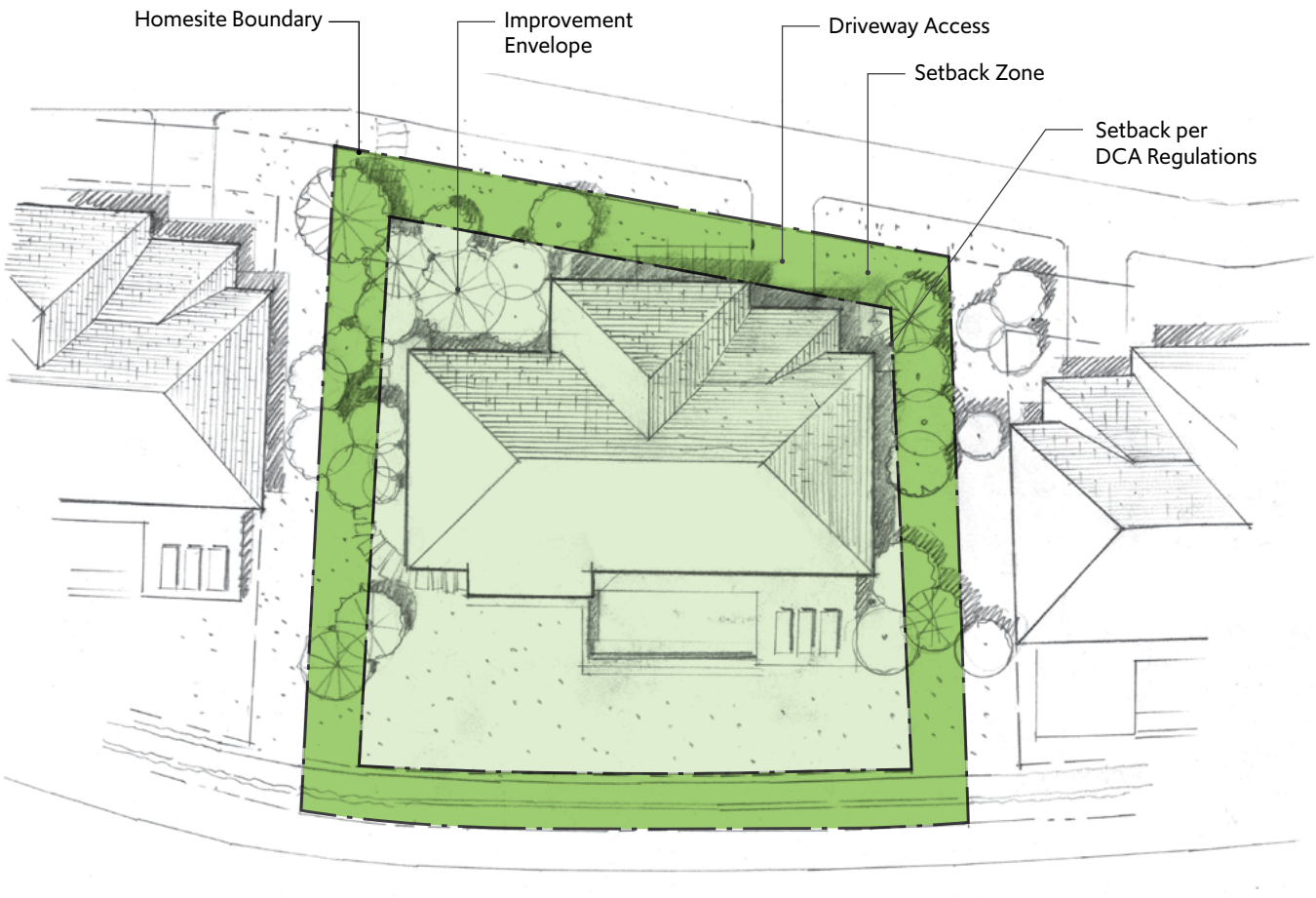


FIGURE 3:
IMPROVEMENT ENVELOPE DIAGRAM

The Improvement Envelope is defined as:

The area where all Improvements, including any buildings (including overhangs), ancillary structures, terraces, unenclosed landscape structures, pools and/or landscaping except for utilities, driveways, paths, some site walls, gates, and associated Improvements are to take place.

In addition to utilizing the setback criteria from the DCA to define Improvement Envelopes, special care is to be taken to comply with all easements, open space, golf course, and/or scenic vista setbacks and requirements.

The unique topography and site features within each Homesite will result in Improvement Envelopes that vary from Homesite to Homesite. Owners are to consider desired proximity to the street/right of way, potential impact on adjacent vegetation and significant trees, privacy to/from neighboring Homesites and/or visibility from the golf course and cart paths, beaches, and amenities to develop a unique, Homesite-specific site plan based on the DCA minimum standards and the unique attributes of the Homesite. Owners and their Consultants are to obtain a current and accurate survey that confirms site topography, vegetation cover, and existing tree locations.

2.4.2 SETBACK ZONES

Setback Zones are defined as those areas outside of the Improvement Envelope. Setback Zones are to remain essentially in a natural, undisturbed state to create screens that obscure built Improvements from off-site views and restore the land to a vegetated condition. Hardscape elements, such as terraces and/or buildings, may not be located in the Setback Zone. Driveway access and informal, pervious paths and/or retaining walls may be located within these areas as necessary. Plantings in these areas are to be indigenous or well-adapted native species from the surrounding region as described in the Approved Plant List (Appendix B). Refer to Section 2.12 for Standards regarding revegetation, landscaping, and planting within Setback Zones.

2.4.3 EASEMENTS

Any easements, including utility, drainage and/or structures on Homesites are described in the Lot Purchase Agreement. Drainage easements have been established encompassing certain washes. These easements are areas of special consideration due to the potential for water flows of a significant volume and must remain unaltered and unobstructed. As with any drainage way, Improvements designed and constructed near these drainage ways must be approved by the ARC and/or other public agencies. If required by the ARC, a drainage analysis shall be prepared by a Saint Lucia licensed civil engineer, ensuring the safety and feasibility of the design. The above analysis may be subject to review by a Saint Lucia licensed civil engineer retained by the ARC.

Site designs shall ensure that buildings and other Improvements are sited to optimize their relationship to the overall streetscape, adjacent homes, and viewsheds from the golf course and amenity areas.

2.5
Grading and Drainage

OBJECTIVES

- ***Preserve existing drainage patterns and significant topographical features***
- ***Reduce water quality impacts and minimize erosion***
- ***Promote the use of natural drainage systems including bioswales***
- ***Retain and reuse drainage on site for irrigation***

Grading and drainage Improvements are to consider the unique attributes of the site's soils, geology, topography, and climatic effects on the Homesite to prepare ecologically sound grading and drainage solutions. The use of stormwater Best Management Practices (BMP's) are to be integrated into the design to meet required stormwater runoff standards.

A licensed Professional Engineer (Engineer) and licensed Landscape Architect are to prepare a full set of drawings, including grading, drainage, utility locations, re-vegetation, and sedimentation and erosion control plans for new construction. Owners are to seek assistance from the Engineer to assess the geotechnical conditions on the Homesite prior to any design or construction activities. Please refer to Chapter 5 for grading and erosion control measures required during construction. All drainage and grading Improvements are to comply with the Sitewide Grading and Drainage Improvement Plans for Cabot Saint Lucia (available from the ARC). Where pertinent, Homesites are to comply with coastal, marine, golf, and/or open space area setbacks and required buffers. Until approved by the ARC and Saint Lucia Ministry of Planning, no excavation or fill may be created or installed upon any Homesite, nor any change in natural or existing drainage patterns for surface waters.

The following standards are to be integrated into all drainage and grading plans.

2.5.1 GRADING STANDARDS

Extent of grading and site disturbance is to be limited to those areas immediately adjacent to approved Improvements.

- Grading designs are to utilize natural and/or curvilinear shapes rather than straight and angular solutions.
- Cut and fill slopes are to be revegetated with an approved revegetation mix and blended into the surrounding environment.
- Retaining walls may be used when it is necessary to preserve unique site attributes such as existing vegetation or where they are designed as extensions of the architecture. Refer to Section 2.6 for Standards on Retaining Walls.
- Slopes may not exceed 3:1 unless it can be demonstrated that a steeper slope will not erode and is approved by the project geotechnical engineer.

2.5.2 DRAINAGE STANDARDS

- No concentrated sources of stormwater shall be discharged onto an adjacent Homesite, the golf course, or in a different location, rate or volume than previously existed.
- Stormwater collection is to work with natural drainage systems to the greatest extent possible. Natural swales and native vegetation cover are to be used to naturally absorb and filter runoff and promote retention of water in soils while directing water to the community drainage system or onsite water collection system.
- All houses are to be designed with foundation drains. Additional measures should be taken to prevent water damage to house foundations. This should include sloping grades away from the house at a minimum of 5% for a minimum of 1.5 meters (5 feet) on all sides and/or damp proofing foundations.
- Stormwater generated from Improvements on each Homesite that cannot be reasonably collected in a cistern shall be disposed of in sumps or natural low points. Where onsite soils or slopes do not allow for infiltration, stormwater should be discharged safely into adjacent neighborhood drainage conveyance infrastructure systems.
- Gutters and downspouts are to direct drainage away from foundations and paved surfaces into natural drainage systems such as crushed rock beds or water collection systems such as cisterns. Drainage is not to be directed onto adjacent Homesites, streets, golf course areas, marine resources, the beach and/or trails.
- On those Homesites near any identified sensitive habitat or restricted areas, special consideration is to be made to assure drainage design satisfies the ongoing protection and ecology of the resource.
- As suggested by Saint Lucia ordinances, and to reduce water utility costs and to minimize dependence on water supplies, Owners are required to connect roof drainage to underground cisterns that reuse stormwater for irrigation and/or other landscape uses.
- Headwalls, lined ditches, and similar drainage structures are to be screened from public viewpoints. Where visible from other off-site areas, they are to be built of, or lined with, an approved stone or treatment. Metal and concrete pipes are to be concealed.
- All discharge from pool filter backwash systems , after going through a dechlorination system, shall be directed to collection systems for reuse as irrigation.

2.6

Retaining Walls

OBJECTIVES

- ***Minimize impacts to the site and surrounding landscape.***
- ***Integrate retaining walls with existing topography to reinforce the connection to the site.***
- ***Integrate landscaping, such as vines and screen shrubs, with retaining walls to soften visual impacts.***
- ***Utilize local rock with regional dry-stack patterns.***

- All retaining walls more than 1.2 meters (4 feet) are to be designed by a licensed professional engineer. In general, retaining walls are not to exceed 2,5 meters (8 feet). All walls are to be designed with an integrated planting concept that uses layers of shrubs, vines and trees to soften and blend them into the site. Retaining walls in excess of 2.5 meters may be considered on a case-by-case basis by the ARC.
- Terraced wall structures with ample planting pockets, minimum 1.2 meters (4 feet) wide, are to be used where grade changes exceed the maximum retaining wall height for the Homesite.
- Retaining walls are to be used in combination with native plants and grasses and utilize materials that complement the architecture such as indigenous, dry stacked stone.
- Locally sourced stone is to be used for all retaining walls. A dry stack pattern that appears structural (not veneered) and that draws upon the regional rock wall patterns is required. Walls are to incorporate a mix of sizes and shapes with larger stones predominating at lower levels.
- Tops of retaining walls that transition into the site are to be shaped to blend with natural contours. Ends of walls should not be abrupt but are to be designed to create natural looking transitions with existing landforms and vegetation.

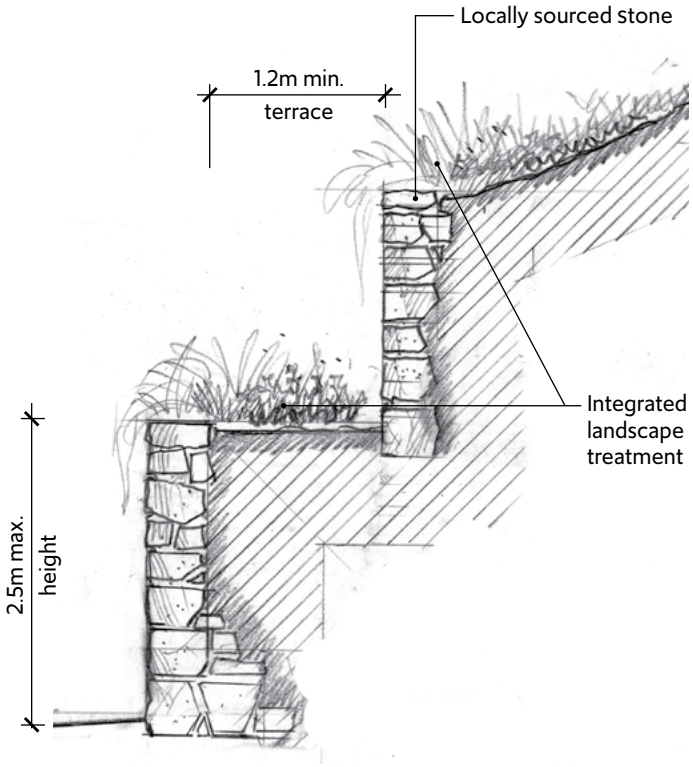


FIGURE 4:
RETAINING WALL DESIGN

Examples of stone retaining walls utilizing regional dry-stack patterns.

2.7

Entry Drives, Garages and Cart Parking

OBJECTIVES

- ***Minimize visibility of garage doors, paving, and associated parking areas.***
- ***Minimize impact on important natural features of the Homesite.***
- ***Design driveways to follow existing contours of the land to minimize disruption when feasible.***

Driveways, garages and parking areas are to be sited so that their visibility is minimized to the extent feasible. Important natural features of the Homesite such as large or significant plant materials, washes or drainage ways, shall be avoided and disruption of the existing landscape minimized. The use of lush vegetative screening, architectural projections, and thoughtful siting all contribute to minimizing their visibility and disruption of the site.

- Driveways are not to exceed 3.6 meters (12 feet) in width except at the entry drive apron, guest parking, garage entrances, and auto court areas. Entry drives shall intersect the adjoining street so as not to interfere with the community drainage system in the Street's rights-of-way.
- Driveways, in general, are not to exceed a 12% gradient, but may go up to 14% for short runs. Homesite driveways may go up to 20% slopes as necessary.
- One driveway entry is allowed for each Homesite.
- Driveways are to comply with all local fire emergency regulations.

Approved driveway paving materials are listed below:

PERVIOUS

- Open celled pavers
- Pourous pavers
- Cobble (sand set)

IMPERVIOUS

- Unit/pre-cast paver
- Integral colored concrete banded with stone, broom or washed finish
- Stone (mortared or sand set)

EDGING

- Stone

Inappropriate paving materials:

PAVING

- Gravel or crushed rock
- Stamped concrete
- Modern "antiqued" brick
- Untextured, uncolored Concrete

EDGING:

- Concrete block
- Painted rocks
- Low wire fencing

2.8

Parking Requirements

OBJECTIVES

- ***Minimize visibility of parking area***
- ***Provide for adequate parking needs within the Homesite***

- Each Homesite is to provide a minimum of two enclosed golf cart parking spaces with all charging equipment contained within the enclosure.
- Cart parking spaces are to have a minimum dimension of 1.6 meters by 3.3 meters (5 1/2 feet by 11 feet) and are to be located within an enclosed structure within the Improvement Envelope.
- No exterior storage of automobiles, recreational vehicles, boats, or similar equipment is permitted.
- No on-street parking is permitted.

FIGURE 5
TERRACE AREA PROVIDES A SEAMLESS TRANSITION TO THE OUTDOORS

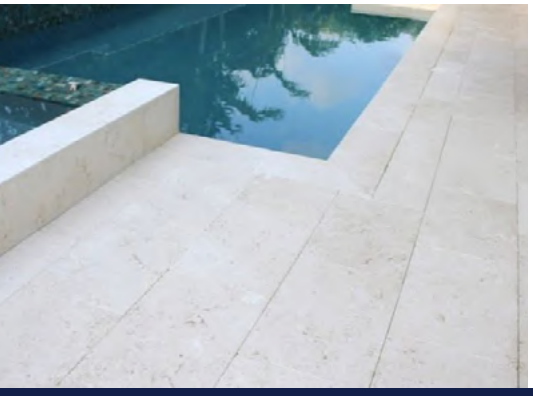
2.9
The Outdoor Room Concept

OBJECTIVES

- ***Incorporate local stone and related island detailing to reinforce the "sense of place" and the connection to the land.***
- ***Create a sequence of spaces, or layers of landscaped rooms, that are seamless extensions of the indoors.***
- ***Utilize architectural projections to create outdoor living spaces.***

The spatial organization of the buildings as well as the organization of the outdoor spaces is to be designed as one unified whole. The "Home" should be thought of as the entire dwelling place, inside and out.

- Exterior areas are to be detailed and designed to complement the architectural style of the buildings and ameliorate the climate through the use of plantings, walls shading elements and/or landscape structures.
- The use of building volumes to create outdoor rooms is to be carefully designed to create a comprehensive and connected living environment.
- The use of paving, landscape, walls, and overhead elements all should work together to define outdoor rooms.



Examples of paving treatments that reinforce the connection to the site.

2.10

Exterior Paving - Patios, Terraces, Paths, Courtyards and Outdoor Stairs

OBJECTIVES

- ***Utilize exterior hardscape treatments to transition gradually from the indoors to the outdoors.***
- ***Utilize local materials to reinforce the connection to the site.***

Exterior paving should enhance the connection between indoor and outdoor spaces of the home. Exterior paving materials should seamlessly integrate with interior materials and architectural elements and define use areas. Extending flooring materials from the inside of the Home to the outdoor spaces is encouraged.

- All paths, outdoor stairs, patios and terraces are to be located within the Improvement Envelope. Unstructured paths, such as stepping stones, may be located in Setback Zones, refer to Section 2.4.2.
- Designs are to produce an understated, unified design by minimizing the use of several different types of paving materials. The use of indigenous materials such as local stone is encouraged. Concrete may be used provided it is colored and textured to complement the Home and surrounding landscape and reduce reflectivity (see below for approved materials, and Section 3.11, Colors and Finishes for exterior finish Light Reflective Value (LRV) ranges).
- The selection of materials from local sources and the use of salvaged and rapidly renewable materials are encouraged. See Section 3.12 - Building Materials Selection.
- Sport courts or water features are not permitted on Homesites to minimize disruption to the overall site. The Sports Facility provides for tennis, pickleball, and padel courts.Approved impervious materials include:
  - *Local or natural stone/cobblestone pavers*
  - *Integral colored concrete (colored, banded with stone and/or washed concrete with retardant)*
  - *Unit/precast pavers (excluding clay brick)*
- Layers of vines, shrubs, and ground covers are to be planted on and adjacent to outdoor stairways, paths, building projections and terraces to reinforce the dominance of the landscape.
- Paved areas are to be designed together with architectural devices such as balconies, trellises, arcades, verandas and/or porches to establish a gradual transition from indoors to outdoors.
- To reduce the danger of fire, all fire pits, tiki-torches, and outdoor fireplaces must be gas burning.

FIGURE 6 (LEFT TOP):
COBBLE ENTRY PAVING CREATES A GRADUAL AND SEAMLESS TRANSITION TO THE CLUBHOUSE AMENITY.

2.11

Landscaping, Revegetation & Plant Materials

OBJECTIVES

- ***Preserve and enhance the existing island vegetation communities and landscape.***
- ***Establish a healthy, varied, and sustainable community landscape that dominates the scene.***
- ***Utilize well-suited semi-arid plantings to decrease the need for intensive irrigation.***

Planting design is to respond to and preserve the existing island environment to emphasize the connection to the land and its setting. The landscape should be a sequence of layers with a mature overstory and a native, lush understory. Buildings and Improvements are to be "set into" this landscape framework so that the island landscape continues to dominate.

General Planting Standards:

- The existing island landscape and associated plant communities are to be maintained, extended, and enhanced on each Homesite so that all Improvements are set into and viewed through this landscape. Tree and shrub plantings should be clustered in naturalistic groupings rather than locating single trees in formal, rigid patterns. Where possible, extend and add onto existing clusters of plantings to create a network of "natural" outdoor rooms that create shade, shadow, and texture.
- All new plantings are to be from the Approved Plant List in the Appendix. The Approved Plant List is a combination of indigenous, tropical, as well as naturalized or historically significant, species. Only those plants marked as "native" or "well-adapted" may be planted within Setback Zones (as well as the rest of the Homesite).
- Existing trees and native vegetation communities are to be preserved to the greatest extent possible and should lend form to and "drive" the placement of buildings and related Improvements.
- Landscaping should complement the informal, natural setting with relaxed, informal, and untamed designs to reflect the casual island lifestyle, rather than being highly controlled or manicured.
- Landscape is to be pervasive and intertwined with built elements wherever possible: Spilling over site walls, paving, steps, and fences to blend the built environment with the natural. Vines may be used to fill between structural components of walls and/or stairs.
- Plantings, particularly along house foundations, are to appear informal and loose rather than formal and patterned.
- When planting or revegetation efforts occur within Setback Zones plant selection is limited to native and/or well-adapted plant species as described in the Approved Plant List (Appendix B). A gradual transition to all native or adapted species should occur as one moves away from the house towards Setback Zones.
- All areas disturbed by construction shall be revegetated with an approved native seed and shrub mix. A native seed mix is available from the ARC. All revegetation planting requires ARC approval. Refer to Appendix B – Approved Plant List.

Plantings are to enhance the island setting and utilize indigenous as well as naturalized or historically significant species, clockwise starting from upper left, Royal Poinciana Tree, Agave angustifolia, Bougainvilliea 'Hot Pink", Dwarf Allamanda, Seven Year Apple and Aechmea cultivar

2.12

Tree and Vegetation Protection, Removal and Pruning

OBJECTIVE

- ***Preserve, enhance and build upon the existing indigenous island landscapes.***

To maintain the indigenous island vegetation communities and the wildlife habitat it provides, the removal of trees and associated vegetation is to be avoided. The ARC may approve vegetation removal and/or selective vegetation thinning provided the Owner documents the reasons for the request.

- The removal of any tree having a 15 centimeters (6-inch) diameter as measured 1.2 meters (4 feet) or greater from the ground is to be approved by the ARC prior to removal. Detailed fencing and flagging requirements for protection of existing trees and vegetation during construction is detailed in Chapter 5 – Design Review Process and Construction Standards.
- Selective tree pruning and vegetation thinning may occur, with the approval of the ARC, to open views or to maintain the health of the landscape.
- Unauthorized removal or cutting of trees and vegetation is subject to fines imposed by the ARC. If fines are assessed and not promptly paid, the ARC has the right to replace the vegetation, at the Owner's expense, in accordance with a mitigation plan.
- Thinning and pruning of vegetation is to be done in accordance with any buffer or view protection requirements as stipulated by ARC approvals.

2.13

Irrigation

OBJECTIVES

- ***Minimize irrigation requirements by utilizing indigenous plant materials and those that are well adapted to the regional climate and specific site conditions.***
- ***Reuse reclaimed, collected water for all irrigation needs.***

To aid in water conservation, careful planting design is to reduce water consumption needs while using minimal and efficient irrigation systems. Potable water is not permitted to be used for irrigation. Owners and Landscape Architects should refer to current water conservation best practices when designing irrigation and water collection systems.

- Installing water collection systems that utilize reclaimed water for irrigation is required. All collection systems are to be located within the Improvement Envelope and underground and/or adequately screened from public viewpoints and from the golf course.
- Utilizing native and approved plant materials, grouped according to water consumption needs, is required to reduce water needs and to extend the natural ecosystems and habitat of Cabot Saint Lucia.
- All permanent irrigation systems are to be below ground and fully automatic. Use of water conserving systems is required such as drip irrigation, rain gauges, and moisture sensors. An electric, solid-state controller is required for all systems and shall be equipped with a master valve terminal. All systems are to be maintained and checked for leaks in pipes, hoses and/or faucets every 6 months.
- Temporary irrigation systems are allowed to be used in all revegetation areas. These systems may be abandoned when plantings have been clearly established after a minimum of two growing seasons.
- To minimize evaporation, irrigating during peak sunlight hours (10 am to 5 pm) is not permitted.

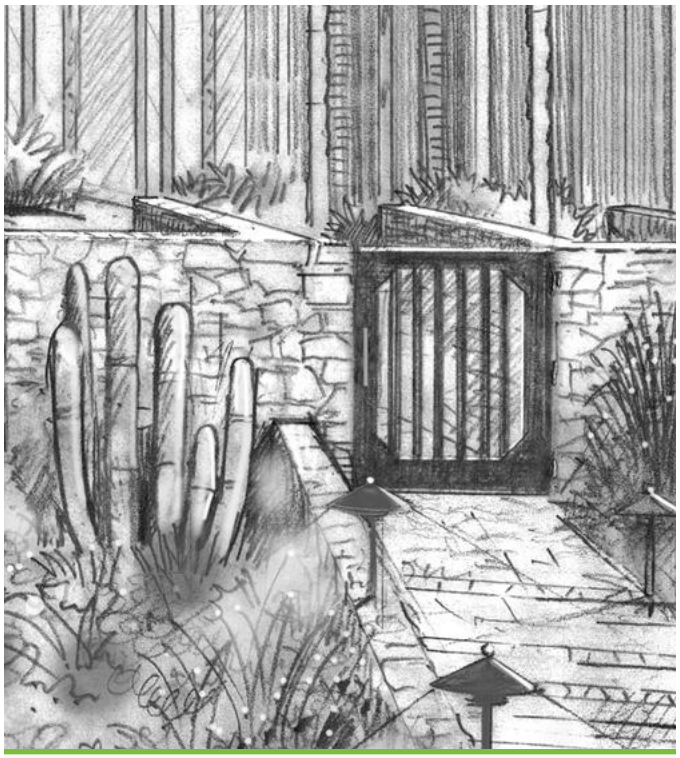
2.14

Site Walls, Fences & Gates

OBJECTIVES

- ***Utilize indigenous building materials to the extent feasible.***
- ***Design walls, fences and gates that are related to and are natural extensions of buildings and landscapes.***
- ***Create privacy through careful building and planting design, to minimize the need for privacy walls and fences.***

- In general, walls, fences and gates are to extend the architecture of adjoining buildings to help create "outdoor rooms" or screen outdoor storage and service areas.
- In general, site walls and fences may not exceed 1.8 meters (6 feet) in height. Walls that extend the architecture of the building to enclose a terrace or courtyard are encouraged.
- Walls, fences and gate designs are to draw from the Cabot Saint Lucia resort aesthetic. Designs are to be simple, contemporary and should recede into the landscape.
- When using rock for site walls, a dry stacked appearance is required. Walls are to incorporate a mix of sizes and shapes with larger stones predominating at lower levels.
- Privacy or screen fencing is to be constructed of wood with a natural finish and unrefined texture and should be located to provide minimal impact on views from adjacent properties, the golf course, roads and open space areas.
- Driveway entry gates and associated monuments are permitted but are to be located within the Improvement Envelope. Gates and monuments should transition to a planted screen or vegetated border.



Approved fence, gate and wall materials:

- Local stone, may be combined with wood treatments above
- Handcrafted wood that utilizes a dark or opaque stain, or left unstained.

Inappropriate fence, gate and wall types:

- Unfaced concrete block
- Chain link
- Woven wood slat designs
- High walls (over 1.8 meters or 6 feet) that utilize solid masonry designs

FIGURE 7:
WALL AND GATE DESIGNS UTILIZE INDIGENOUS BUILDING MATERIALS AND INTEGRATED PLANTING DESIGNS.

2.15

Landscape Structures

OBJECTIVE

- ***Design landscape structures that appear as extensions and/or additional building components of the main Residence.***
- ***Utilize landscape structures such as windscreens to ameliorate the climate and site conditions.***

Landscape structures (arbors, gazebos, pavilions, trellises, and cabanas that are not enclosed on all four sides) are to be located within the Improvement Envelope. In general, landscape structures are to be used to link building masses, create focal or special destination points in the landscape, and ameliorate the climate.

- Landscape structures are to be used to ameliorate the climate and create shade, shadow and texture. Landscape structures are not to exceed 5.5 meters (18 feet) and/or a single story in height.
- Structures are to be designed with an integrated planting scheme of vines, shrubs and understory trees that soften the structure and connect it to the landscape.
- The height, color, materials, and style used for outdoor structures should be the same as or compatible with the architectural style of the home.
- In general, the same Standards that apply to architecture apply to the design of landscape structures.

2.16

Swimming Pools and Hot/Cold Tubs

OBJECTIVES

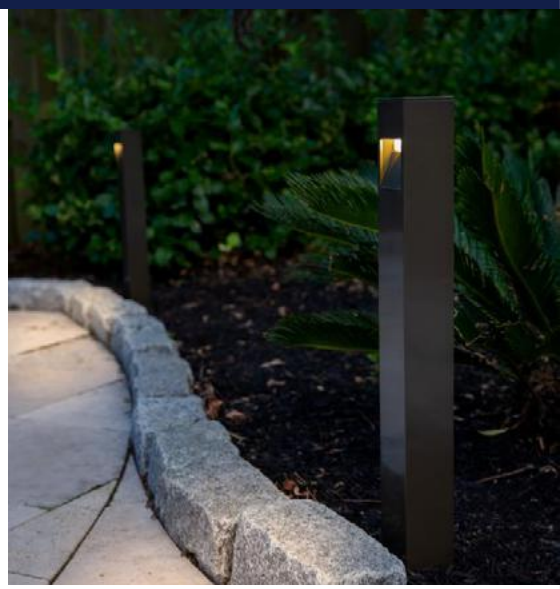
- ***Locate pools and/or tubs where they are obscured from street or golf course views.***
- ***Utilize simple pool designs that relate to the Home and create an outdoor room.***

Pools and hot/cold tubs are to be designed to complement the architecture, enrich landscaped areas, and create "focal" points.

- Swimming pools and hot and cold tubs are to be located within the Improvement Envelope.
- The incorporation of water features is discouraged due to their use of potable water, and high evapotranspiration rates.
- Pool and tub equipment are to be located behind walls, in mechanical rooms or in underground vaults to contain noise.

Hot/cold pool is obscured from adjacent homesites by a screen fence and low wall.








Exterior lighting design emphasizes directing light downward to maintain the dark nightime sky.

2.17

Exterior Lighting

OBJECTIVES

- ***Maintain the dark nighttime sky.***
- ***Establish a warm, inviting character that provides the minimum amount of light required for safety.***
- ***Restrict light spill to within the Improvement Envelope and directly adjacent to the home.***
- ***Encourage the use of alternative power technologies to reduce energy consumption.***

The design intent within the community is to utilize low intensity, indirect light sources to the extent required for safety, security and subtlety. When designing exterior lighting, the light source should be directed down to restrict the quantity of upward-directed light to preserve the night sky and the quality of darkness.

- High efficiency lighting such as light-emitting diode (LED) lighting is required. Use automatic photocell, motion or time controls on exterior lights. Low-intensity light sources are to be used, preferably with translucent or frosted glass lenses.
- Lighting that uses timing mechanisms to shut off lights automatically is required in parking and/or service areas. Motion detectors may be used, where appropriate. Owners are to carefully consider the location of motion detector light sources to minimize the chances of wildlife turning on lights.
- Lighting luminaires, sconces, and path lights are to be consistent with the design of the Residence. The number of light sources should be minimized; light sources should be concealed and fully shielded.
- Pole-mounted luminaires, sconces and path lights are to be avoided to reduce off-site visibility and light spill.
- Uplighting is not permitted. "Full cut off" lighting luminaires that do not allow for uplighting are to be specified. All direct light is to shine a minimum of 20 degrees below the horizontal plane.
- Lighting, including light spillage, may not extend into Setback Zones.
- After installation of exterior lighting, all lighting is to be tested to ensure that there is no light spill in unintended areas.
- To preserve the nighttime sky, lighting emanating from the home's interior is also subject to ARC control. Interior lighting should be concentrated at activity areas and minimized next to windows. Architectural elements, such as louvers or scrims, may be used to minimize the quantity of light escaping from windows.

FIGURE 8:
FULL-CUT OFF FIXTURE DIRECTS LIGHT DOWNWARD AND IS FULLY SHIELDED.

2.18

Exterior Service Areas, Storage Areas and Utilities

OBJECTIVES

- ***Screen service areas and utilities from off-site views.***
- ***Ensure that noise and odors from trash and equipment are contained within the service areas.***

- ll site utilities within the Homesite are to be installed underground and utilize alignments that minimize grading and vegetation removal. Utility boxes are to be located so that they are easily accessible to service personnel. All utility boxes shall be visually screened by planting and/or architectural devices. Propane tanks, if used, should be screened from view by fixed architectural features (low wall, cabinet, closet, etc.).
- Low pressure sewer systems are required on all Homesites within Cabot Saint Lucia. Installation of the low-pressure sewer system from the pump to the street is the Owner's responsibility. These systems, including any pressure service lines, shall be located within the Improvement Envelope, except for that portion required to cross Setback Zones at the point of connection. An information package including specifications, installation and pricing is available at the Cabot Saint Lucia Engineering and Planning Office.
- Trash disposal, recycling, outdoor work, and outside equipment storage areas are to be completely screened from off-site views using architectural features and/or plant materials. Where feasible, these areas are to be integrated into the Residence. Trash container storage is to be fully enclosed to contain odors and protect from wildlife.
- Pool, tub equipment, heating and air conditioning equipment are to be located behind walls or in underground vaults to contain noise. See Section 2.16.

2.19

Address Markers

OBJECTIVES

- ***Install address markers consistent with resort-wide design objectives and standards.***
- ***Ensure that community roads remain uncluttered from varying sign types.***

Owners are to obtain an approved address marker design from the ARC. Address markers are to be installed in accordance with the design specifications and according to the following Standards:

- Address marker is to be located and lighted in accordance with local emergency response requirements.
- Signs containing the Owner's name and/or name of the Residence are not permitted.

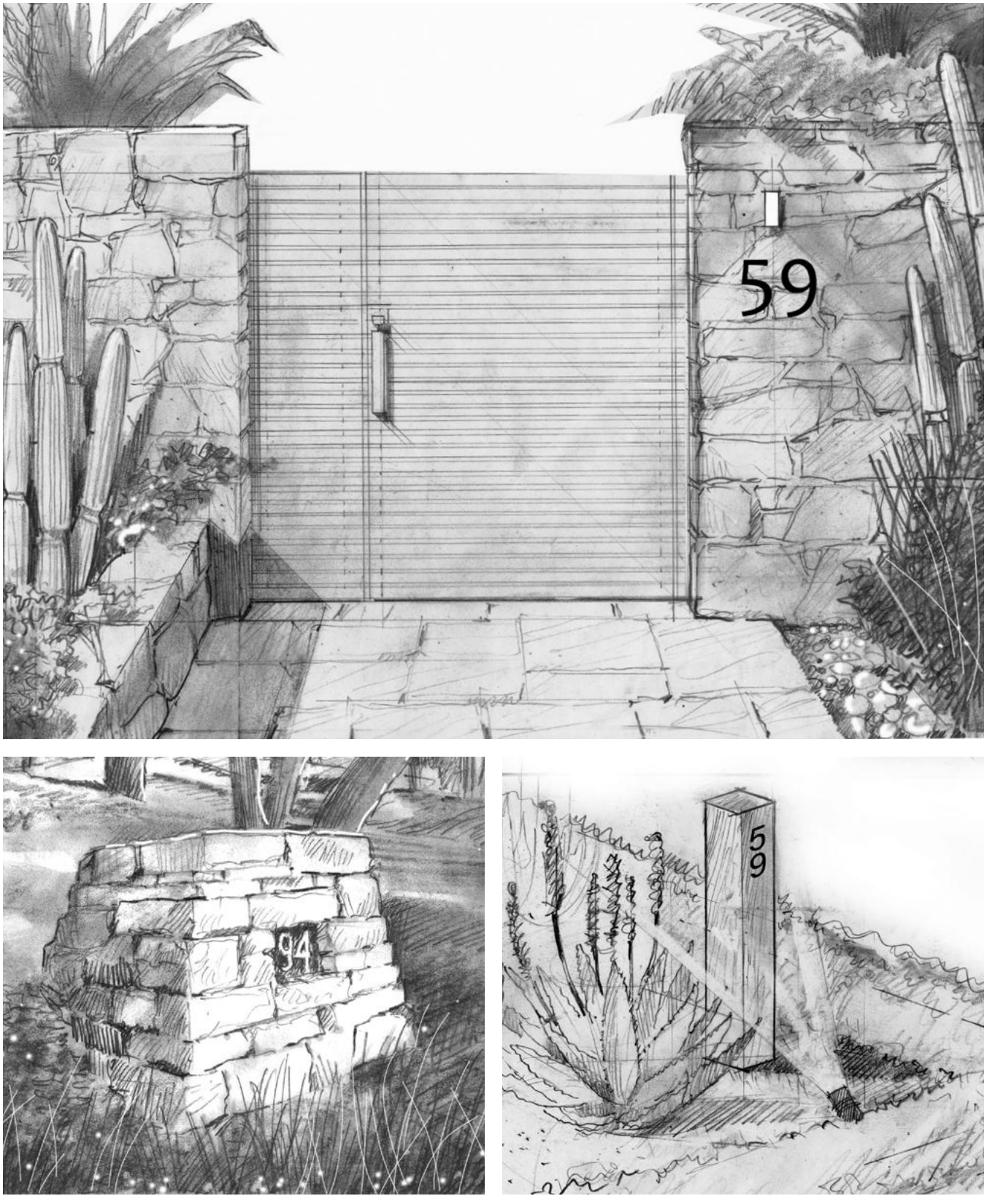


FIGURE 9:
ADDRESS MARKER DESIGN OPTIONS


preserving,
enhancing &
restoring the island's
rugged beauty &
diverse landscape
setting is a priority

CHAPTER THREE

ARCHITECTURAL ARCHITECTURAL STANDARDS

The following section sets forth Standards and sustainability approaches for all work relating to the renovation, alteration, or addition to the exterior finish of an existing structure and/or new construction of building(s), including Building Heights, massing, color, materials, and sustainability measures. This chapter also describes the characteristics, elements, and principles of the Cabot Saint Lucia design aesthetic.

3.1

Establishing the Architectural Fabric– Architectural Design Objectives

The architecture within Cabot Saint Lucia reflects the overall resort-wide goals of creating a casual, outdoor, island lifestyle based on the following architectural design principles:

01 **Draw upon informal island design traditions to create a sequence of indoor and outdoor rooms that blend into the setting rather than dominate it.** Designs for houses are to break up large building masses into "collections" of volumes that respond to the site topography and vegetation. Structures are then connected by a series of verandas, breezeways, porches, and/or trellises to create a home.

02 **Create neighborhoods that are nestled into the existing site topography and the island environment to preserve views from key community amenities, such as the golf course, beaches, and open space areas.** Designs are to take their cue from the unique attributes of the Homesite. Building designs are to be responsive to the landscape setting, community context, and microclimate to blend buildings into the island setting. Building footprints, heights and colors are to work with existing vegetation massing and slope gradients to ensure that they are responsive to the landscape.

03 **Draw upon the Cabot Saint Lucia design aesthetic for building, materials, detailing and stylistic direction.** Residences are to be designed to utilize the more casual and informal design traditions appropriate to this island setting and climate. This style is focused on indoor/outdoor living. Formal, massive, classical arrangements that use more refined or manufactured materials are not appropriate.

04 **Design buildings with sustainable building goals in mind.** Owners are encouraged to utilize sustainable design concepts that help to preserve the environment and lower long-term energy and resource costs.

The golf clubhouse reflects the Cabot Saint Lucia design aesthetic, that of creating informal, indoor/outdoor living spaces connected to the island's landscape setting

FIGURE 10:
HOMES DRAW FROM THE INFORMAL ISLAND TRADITIONS TO CREATE A SEQUENCE OF INDOOR AND OUTDOOR ROOMS

3.2
Architectural Style – The Elements

The basic architectural elements are a combination of the following:

SIMPLE COMPOSITIONS
Simple, informal compositions, low in height (one to two story) on a raised solid plinth.

OUTDOOR SPACES
Groups of rooms or masses, including indoor and outdoor spaces, arranged as individual pavilions linked by walkways, breezeways, trellises, and garden spaces.

ENVELOPING ROOFS
Broad, enveloping roofs that "float" above walls.

NARROW VOLUMES
Volumes are narrow, or one room wide, and solid walls are limited and contain a lot of glazing so that you can see "through" the volume.

PROTECTION
Building projections that add texture, provide deep shade and protection from the climate, such as wrap around verandas, lanais, overhangs and terraces.

LOCAL MATERIALS
A reliance on locally derived materials that are imperfect and close to their natural state (stained wood, natural stone etc.).

3.3
Building Height

OBJECTIVES

- ***Minimize the visual impacts of all buildings and ensure that they are subordinate to the landscape.***
- ***Ensure that view corridors are preserved from each Homesite and from key public viewpoints and the golf course.***

To maintain the dominance of the island landscape, Building Heights for Residences are to be:

- In scale with the surrounding buildings, context, and size of Homesite.
- In scale with the existing tree and/or vegetation canopy on the Homesite or adjoining Homesites.
- Responsive to view corridors from the beach, streets and golf course areas.

Buildings within The Residences are generally to be 1 to 2 stories. For purposes of calculating stories, a raised basement would be considered the first Story if the finished floor height of the main floor is 6 feet (1.8 meters) or more above finished grade. See Story definition in Appendix A.

The maximum Building Height, measured per the description below, is 10.6 meters (35 feet).

Building Heights may vary Homesite to Homesite in response to the site setting, view corridors and unique features of the Homesite. All Accessory Structures have the same maximum Building Height of main structures and all landscape structures have a maximum height of 5.5 meters (18 feet).

On steeply sloping sites, the use of a walk-out lower level is strongly encouraged to avoid tall stem walls.

It is strongly encouraged that the Architect and Owner discuss this requirement with the ARC at the predesign meeting as defined in Section 4.6. In situations where extreme grade changes occur, the ARC on a case-by-case basis may allow height variances.

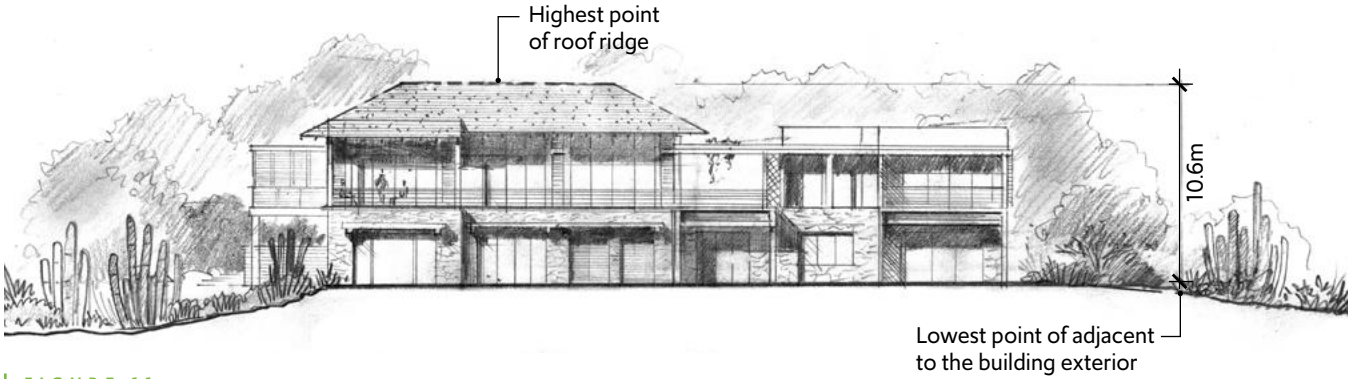


FIGURE 11:
BUILDING HEIGHT MEASUREMENT DIAGRAM

Building Height Measurement:

Building Height (exclusive of chimneys and minor roof projections) is defined as: "the height measured in a vertical plane from the highest point or roof ridge to the natural grade at the lowest point adjacent to the building exterior, inclusive of site retaining walls, patio walls, and pool walls."

3.4
Building Forms and Massing

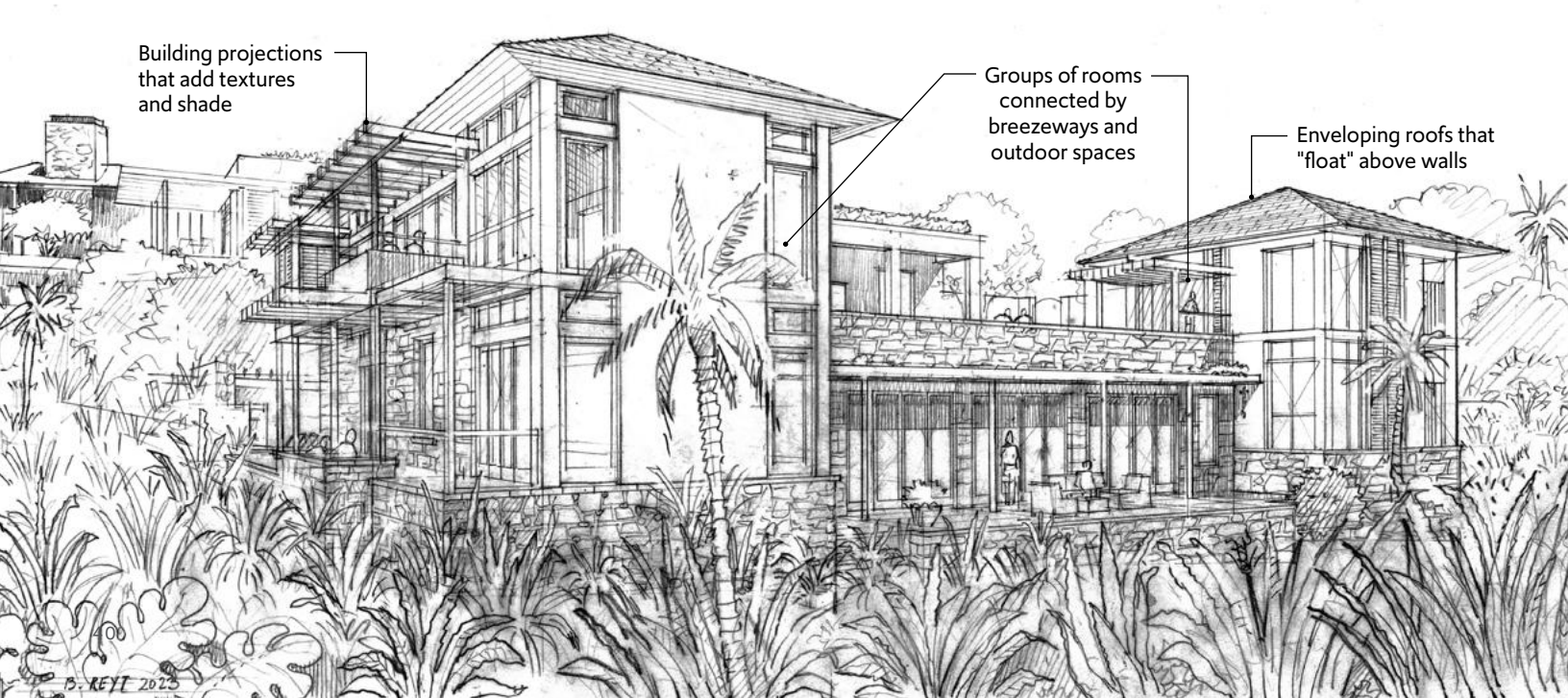
OBJECTIVES

- ***Create simple, interconnected forms that respond to the site's landforms and are in scale with the surrounding landscape.***
- ***Break up buildings into groups of smaller masses.***
- ***Utilize building offsets and architectural projections to create strong shadow lines, deep shade and texture.***

In general, all homes are to be broken up into distinct buildings (or masses) rather than one big "box". A hierarchy of volumes is to be created so that there is a clearly dominant form (the Main Structure), with secondary forms (Secondary Structures) added on as needed, surrounding the Main Structure.

- The size, massing, and placement of buildings are to be responsive to the context of the site. Every Homesite has attributes not necessarily shared by adjoining Homesites or those in other areas. This means that building arrangements respond to existing landforms and vegetation, available views, offsite views from community spaces (such as the golf course, beach club, streets and/or beaches), and any other climatic conditions such as prevailing breezes and sunlight. Designing the building to promote effective and energy efficient use of shade, shadow, breezes and daylight will also decrease long-term energy costs and/or resource usage.
- Individual building masses are to be simple, rectangular volumes, typically 1 to 2 Stories. Building masses are generally to be one room wide and connected by architectural elements such as breezeways and trellises to create outdoor rooms. In general, two-story height walls are to be kept to a minimum, and if used, include design features such as lower roofs, a change of materials, trellises, or pergolas to reduce the visual impact of a two-story wall.
- The composition of structures should be organized in a hierarchy of structures with a clearly dominant volume, the Main Structure, with complementary secondary volumes such as wings, pavilions, accessory structures and/or garages. The placement of individual masses and volumes should create negative spaces that become outdoor rooms.

FIGURE 12:
HOMES ARE CONTEMPORARY INTERPRETATIONS OF THE MORE TRADITIONAL ISLAND DESIGN AESTHETIC



- Buildings are to be in scale with the size of the Homesite and articulated with generous verandas, balconies, breezeways, overhangs, and large openings for windows and doors.
- Buildings are to be directed outward to reinforce the indoor/outdoor relationship. Each room may have an exterior door and an ample number of windows. Exterior stairways and/or breezeways may be used rather than relying solely on internal stairs and/or hallways. Added wings can help to define outdoor rooms.
- In general, structures should appear to have broad, sheltering roofs with minimal walls so that the barriers to the outside are reduced.
- Efficient building programming to reduce the size of the building footprint is encouraged. Regardless of the Improvement Envelope size, the massing of any Residence is to respond to the Homesite size and setting.

3.5

Roof Design and Materials

OBJECTIVES

- ***Design simple hip roofs to create a cluster of sheltering roofs.***
- ***Utilize natural roof materials and colors and green roofs to blend houses into the landscape.***
- ***Incorporate roof elements that provide ample shade.***

Roof designs are to be generally simple hip roofs that provide deep shade, shadow and texture:

- Roof pitches for single pitch roof forms are to be 3:12 to 7:12. Double pitch roofs may utilize a minimum 5:12 roof for the main body of the roof and a minimum 3:12 roof over the porch elements. Shed roof elements may utilize 2:12 to 4:12 pitches.
- Roof forms should give the appearance of broad, enveloping forms that "float" above the walls to help increase ventilation. Deep overhangs (greater than 1 meter) are encouraged to create shadow, shade, and texture. All overhangs are to be within the Improvement Envelope area.
- A visible hierarchy of roof forms is to be incorporated in the overall design of individual buildings as well as the overall collection of forms. A dominant primary roof plane with secondary roof planes is to be established.
- Dormers may utilize hipped or shed roof styles.
- All roofing materials, Improvement Envelope components, and specifications are to comply with the OECS Building Code for hurricane protection. The selection of roofs that comply with sustainable design principles is encouraged (see Section 3.12 – Building Materials Selection).
- Colors of roofs may be weathered grays and browns selected and textured to blend the building into the island landscape. An approved palette with roof color ranges is available from the ARC. Refer to Section 3.11 of this document for general Standards regarding color selection.
- Gutters and downspouts shall be integrated with the architecture and colored to complement the house. Draining water from roofs is to be designed to empty into water collection systems to provide irrigation water. See Section 2. 5 - Grading and Drainage.

Approved roof types are the following:

- Partial or full hip
- Double pitched roofs
- Shed roof (to be used over porch element or on outbuildings)
- Flat roofs
- Green roofs

Approved roof materials include the following:

- High-grade hardwood shake or shingle (wallaba or similar) or synthetic applications that closely mimic shakes or shingles.
- Standing seam metal, metal or painted metal. All metal roofs are to be designed to minimize glare.
- Green roof applications

3.6
Exterior Walls and Finishes

OBJECTIVES

- ***Utilize exterior wood and stone treatments to blend buildings into the island landscape.***
- ***Apply materials to all elevations of a structure consistently.***

Exterior walls and finishes are to reflect a logical and appropriate combination of colors, textures, and forms to express the structure of the buildings and to complement the more organic aesthetic within Cabot Saint Lucia.

3.6.1 GENERAL STANDARDS FOR EXTERIOR WALLS & FINISHES

- Any materials not on the above list are required to be reviewed and approved by the ARC. Unacceptable materials include (but are not limited to) vinyl siding, metal claddings, and other synthetic materials.
- Walls are to be composed primarily of wood siding or stucco with stone with masonry treatments used for foundation elements, full height walls, columns or supports for the roof.
- Outbuildings, guest houses and/or Accessory Structures are to utilize the same or similar treatments as the Main Structure.
- At a change in wall material, there is to be a break in the plane of the surface and details appropriate to the materials. Materials are to be consistently applied to all elevations of the structure.
- Refer to Section 3.12 - Building Materials Selection for considerations regarding the selection of sustainable materials.

Approved materials for exterior walls:

- Painted and/or stained wood (clapboard, board and batten and/or shingle applications
- Masonry/Stone/ Rock
- Stucco

FIGURE 13:
EXTERIOR WALLS UTILIZE A MIXTURE OF STONE AND WOOD TREATMENTS TO BLEND BUILDINGS INTO THE SITE.

3.6.2 MASONRY/STONE/ROCK

- Masonry materials should give the appearance of thick walls and three-dimensional masses that are well anchored to the ground. Masonry should not appear to be an applied veneer and it should not be designed as a wainscot or façade.
- Local stone may be used as a foundation element to create a raised plinth with wood or stucco infill walls above. Stone treatments may also be used on full height walls and/or for columns at the corners of buildings to support a large roof.
- Stone surfaces are to have a structural, dry-stacked appearance. Mosaic patterns are not permitted. Stone masonry may be one of two styles that draw from regional patterns: A random, dry stack pattern with a mix of sizes and shapes with larger stones predominantly at the base or coursed stone with minimal grout showing (ashlar pattern similar to historic precedents).

3.6.3 STUCCO

- Stucco or cement plaster is a widely used exterior finish material on the island. If stucco is proposed it is to be combined with wood components.
- Stucco is to be used in combination with other appropriate building materials and not applied as the only material along a building facade.
- Stucco is to have a smooth to lightly textured sand finish with a 3-coat application, (scratch coat, brown coat and sand finish coat). Authentic and rustic design themes should use stucco finishes that appear to be hand-applied with texture imperfections in the surface finish.

3.6.4 WOOD

- Appropriate wood wall treatments include:
  - *Board and batten*
  - *Vertical or horizontal siding*
- Opaque or semi-opaque stains and/or paint finishes are to be selected so that the natural grain and texture of the wood is reflective of the colors in the surrounding environment. Stains and paints should generally be a darker value than the surrounding tonal ranges of the rock and/or site vegetation.

Exterior finishes and colors reflect the more organic aesthetic of Cabot Saint Lucia

3.7

Windows, Doors and Shutters

OBJECTIVES

- ***Design custom window, door, and shutter patterns that draw from Cabot Saint Lucia design aesthetic.***
- ***Utilize high performance windows and incorporate sustainable design measures to minimize heat gain, provide ventilation, and maximize daylight.***
- ***Utilize current hurricane protection standards to specify glass window, door and shutter types and details.***

All windows and doors are to be broad openings and shaded by overhanging roofs. Walls are to be mainly composed of a pattern of windows and doors that may be opened to take advantage of the outdoors, views, and breezes.

- Glass, window, door and shutter design is to conform to all applicable hurricane standards for specifications regarding glass, trim details, installation and construction.
- Glass may be coated and tinted to control solar heat gain. Dark tinted and/or a mirrored appearance is not permitted.

3.7.1 WINDOWS

- Sustainable goals that meet both hurricane protection standards and the aesthetic Standards are to be incorporated. Such applications may include double "super windows" with a high-performance Low Emissivity (Low-e) coating on one surface or between glazing to save both on heating and cooling energy is encouraged.
- Windows or window groupings are to be sized to be in scale with the exterior wall on which they occur. Window design is to utilize a consistent style and/or vernacular on all sides of the building. All windows are to be recessed a minimum of 3 inches.
- Window vocabulary is to be multi-paned and vertically oriented. Designs may use louvered applications as well.
- Window placement is to respond to the site setting to capture daylight, prevailing breezes, and to limit heat gain. Carefully placed window devices, such as clerestories are encouraged to increase daylighting opportunities.
- Operable windows and shutters are to be incorporated to take advantage of ambient cooling effects from prevailing breezes. Taller, double-hung and vertically oriented operable windows allow for maximum ventilation because they can be opened from the top and bottom.
- Large areas of glass are to be shaded with deep, projecting roof overhangs, awnings, balconies or porches to minimize glare and decrease heat gain. Utilizing these architectural devices also greatly reduces the likelihood of bird strikes in addition to the use of textured glass.

Approved window types:

- Casement, double and/or triple–hung
- Wood, aluminum, or clad windows
- Large windows that are subdivided with structural members or integral (not snap-in) muntins.
- Windows made of wood slats or louvers, no glass slats.
- Windows with wood louvered panels that swing out.

Broad windows with deep overhangs and shutters take advantage of views and breezes

3.7.2 DOORS

- Door types are to be multi-pane single or double door units that utilize patterns based on the regional vocabulary of the island. Doors are to have a handcrafted appearance and may utilize a combination of wood paneling, glass and/or louvered treatments.
- Doors are to be recessed a minimum of 6 inches (15 centimeters).
- Entry or accent doors may incorporate rectangular transoms. Overly stylized doors are inappropriate.
- To lower dependence on mechanical systems, it is encouraged that doors are insulated (double-glazed minimum) and properly weather-stripped and sensored so mechanical systems shut off when door is open. Exterior doors with significant amounts of glazing are to incorporate, at a minimum, a single low–e coating on one side or between glazing.
- When specifying doors, consider specifying those made with independently certified sustainably harvested solid or veneer wood. Consider locating salvaged doors or reusing and refinishing existing doors.
- Numerous doors to exterior spaces from main living areas are to be incorporated to reinforce the connection to the outside.

3.7.3 SHUTTERS

- Shutters may be used both for doors and window elements to create an additional "layer" of texture and color as well as to provide climate amelioration. Shutters are to be operable and utilize board or louvered designs (wood or synthetic).
- Shutters may be stained a natural color, painted dark grays, dark browns, blacks, medium to dark blues and greens, see Section 3.11). Colors shall complement the exterior finish materials and trim used on the building.
- Double shutters are to be full sash height and half the sash width for the window or door they adjoin. Single shutters are to be full sash height and the full sash width for the window or door they adjoin.

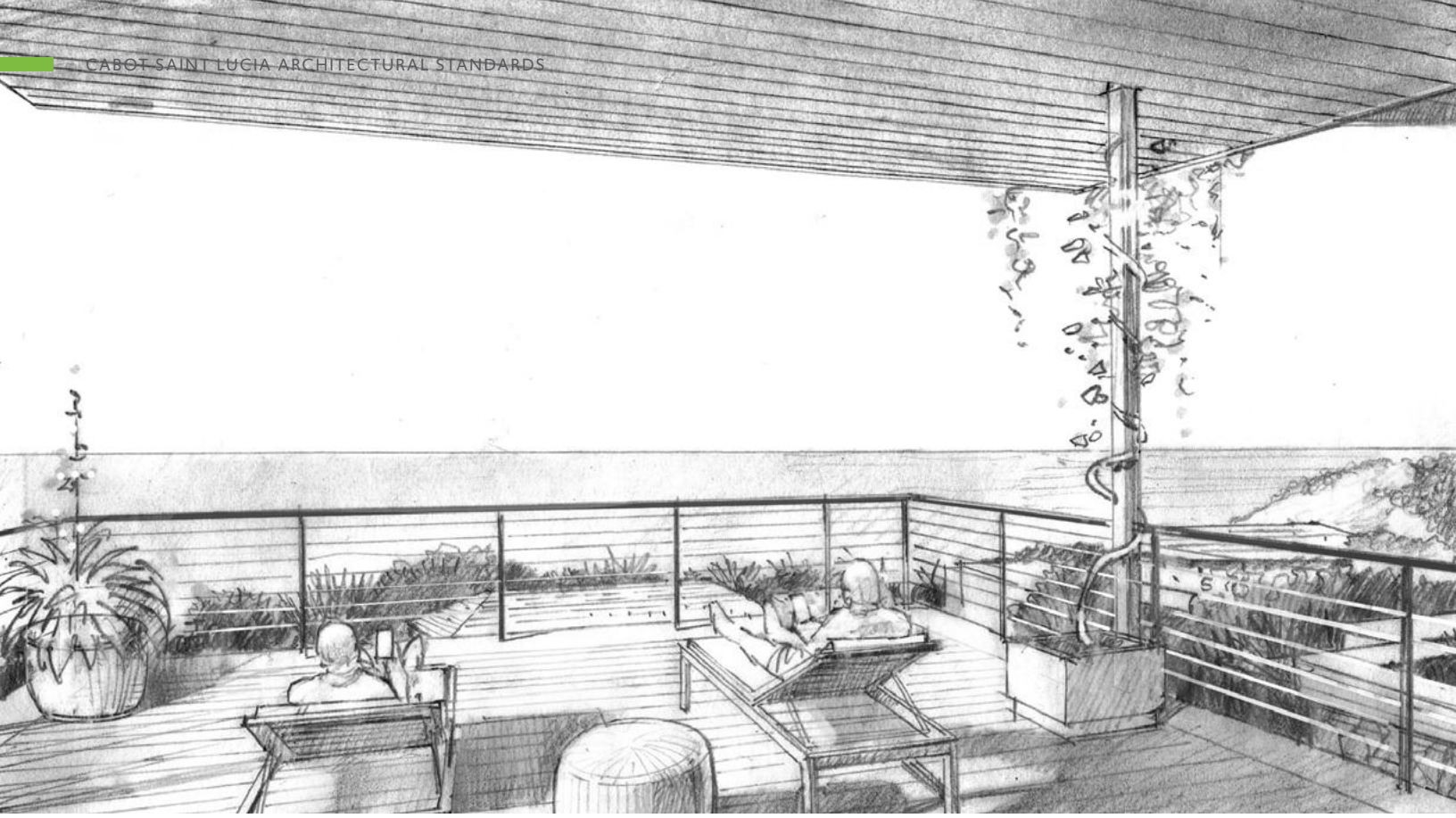


FIGURE 14:
VERANDA ACTS AS AN EXTENSION OF INDOORS AND CAPTURES VIEWS AND BREEZES

3.8

Building Projections: Porches, Verandas, Decks and Railings

OBJECTIVES

- ***Utilize additive elements, such as verandas, galleries, lanais and porches, to provide a gradual transition from indoors to outdoors.***
- ***Provide for increased ventilation.***
- ***Lend texture, shade and shadow to building masses.***
- ***Create a sequence of outdoor rooms with building projections.***

- Porches, verandas, decks and patios are to be designed as extensions of the indoor rooms and are encouraged to have a minimum depth of 2.5 meters or 8 feet.
- Pergolas and railings are generally to use stained hardwoods.
- Wrap around verandas or porches are encouraged to reinforce the emphasis of outdoor island living. These architectural elements are to provide the connection and/or transitions to the outdoor garden spaces.
- Column and railing designs are to be consistent with the detailing of the house and the design objectives of this chapter – that of a relaxed, informal, neighborhood nestled in the island setting. Highly decorated or ornate railing styles are inappropriate.

3.9
Decorative Elements

OBJECTIVES

- ***Draw upon the regional architectural traditions and patterns and indigenous materials to provide distinctive decorative elements.***

Decorative elements and details provide the opportunity to provide an additional layer of texture and interest that imbues the home with a more personal style.

- Sources for decorative elements include indigenous weavings, batiks, carvings, fretwork, ceramics, artifacts, and hand-crafted furnishings that utilized decorative motifs regionally adapted to reflect the island environment.
- More traditional, hand-crafted wood interpretations of these traditions are appropriate.

3.10
Accessory Structures – Garages, Guest Suites and Guest Houses

OBJECTIVES

- ***Utilize Accessory Structures to create an informal collection of buildings that reflects island traditions.***
- ***Create simple, interconnected forms that respond to the landforms and are in scale with the surrounding landscape.***
- ***Avoid large, obtrusive building forms that dominate the landscape.***

The intent at Cabot Saint Lucia is to use the island design tradition of a collection of buildings and outdoor spaces that make up the home. This creates an informal pattern of buildings responsive to the climate and landscape setting.

- Accessory Structures are to be generally subordinate to the main house and are to utilize the same or similar detailing and stylistic qualities. These buildings may include guesthouses, garages, pavilions, gardening sheds, living units, home offices and/or art studios.
- Guest houses and related Accessory Structures are to comply with all Saint Lucia Ministry regulations.
- Accessory Structures have the same maximum building height as main structures. These structures may be freestanding or connected to the main house by outdoor rooms and/or architectural projections such as breezeways or trellises.

Exterior colors help to blend buildings with the landscape setting

3.11
Colors and Finishes

OBJECTIVES

- ***Select field and accent colors that blend buildings into the landscape setting.***
- ***Utilize finishes with low levels of Volatile Organic Compounds (VOC)***

The color of exterior elements is generally to be complementary to the primary colors found in the surrounding environment. Accent colors are to be used judiciously to add warmth and visual interest. An approved color palette that specifies color ranges for roof, field and accent colors for The Residences may be obtained from the ARC. In general, all exterior colors shall have a light reflective value (LRV) that is less than or equal to forty (40).

To ensure clean and healthy indoor air quality, the use of paints, coatings and other finishes with low levels of VOCs is encouraged for use on interior and exterior walls, details and other elements.

- Generally, color palettes should reflect colors from the surrounding setting, which vary per Homesite.
- Changes in color on exterior facades should occur at interior corners or where building volumes meet.
- Stained or painted wood fence colors are to be dark browns and grays, or one of the approved wall colors.
- Stains or opaque and semi-opaque paints may be used to protect wood from weathering, to give it a more refined texture or to achieve a darker hue.
- Porch ceilings and eaves are to be stained, wood toned or painted in light tones for a pleasing visual and cooling aesthetic.
- Colors for exterior artwork, sculpture or any other special feature should also be muted tones chosen to blend rather than contrast with the home and surroundings.
- No highly reflective finishes, except glass, which may not be mirrored, colored or opaque, and door hardware, shall be used on any exterior surfaces, including exterior artwork and sculptures.

3.12

Building Materials Selection

OBJECTIVES

- ***Increase indoor air quality by selecting materials with low levels of VOCs.***
- ***Minimize consumption of resources by selecting local, recycled and salvaged materials.***
- ***Preserve and protect the island's diverse setting and habitats.***

Cabot Saint Lucia is committed to utilizing sustainable design principles to preserve and protect Cabot Saint Lucia's diverse natural setting. In general, criteria for building materials selection are to include the conventional selection criteria such as strength, cost, appearance and suitability. In addition, the following criteria should be considered when choosing building materials: environmental impact, durability, accessibility and toxicity. Using the following Standards to select building materials, while still achieving the island aesthetic is encouraged:

- Incorporate recycled content materials into the overall building materials selection.
- Use building materials that may be recycled at the end of their useful life.
- Substitute Rapidly Renewable building materials (such as bamboo flooring, wool carpet, strawboard, cotton batt insulation, and sunflower seed board) for finite raw and long cycle renewable materials.
- Specify building products from the island's local and regional resources to support local economies and to reduce the environmental impacts of transporting materials over long distances.
- Incorporate salvaged materials into the building design. Materials could include structural timbers such as beams and posts, hardwood flooring, doors and frames, cabinetry, furniture, and decorative detailing salvaged from older buildings that can be refinished and/or remilled.
- Use building materials that minimize the emission of VOCs and other pollutants.

3.13

Energy Efficiency

OBJECTIVES:

- ***Increase air quality and energy efficiency by incorporating high performance HVAC and insulation systems.***
- ***Utilize efficient indoor lighting products and appliances.***
- ***Employ renewable energy sources.***

Having an energy Consultant and/or Architect establish the minimum level of energy efficiency that the building and its systems will attain is encouraged to lower long-term energy consumption and costs. The need for air conditioning may be reduced through effective ventilation design and the use of vegetation and architectural shading devices. Such designs reduce heat absorption and maximize exposure to breezes by facilitating internal air circulation and effective shading.

- Buildings shall meet or exceed the baseline minimum performance by the International Code Council (ICC) International Energy Conservation Code (IECC).
- Providing a high level of individual occupant control for thermal, ventilation and lighting systems is encouraged. Occupancy sensors and time clock controls may also be incorporated into the building's mechanical design to reduce energy usage.

- Designing a building's orientation, massing and fenestration design to maximize effective daylighting to reduce the building energy requirements, without increasing glare and/or electric lighting loads that offset glare is recommended. The selection and extent of window glazing should vary, depending on the criteria required by the window's location, including solar heat gain, energy performance, daylighting, views and glare factors. Exterior sun controls (including porches, overhangs, trellises, balconies and shutters) may be integrated into the building's fenestration design to effectively admit and block sun penetration as required.
- The building envelope (which defines the conditioned and unconditioned spaces in the house) should consist of a complete air barrier and contiguous thermal barrier. Air infiltration can account for as much as thirty percent of the energy used to heat and cool.
- Solar power generating and solar thermal hot water heating equipment are encouraged but should be integrated into the architectural design of the roof structure and in areas less visible from offsite, with particular consideration to views from upslope lots. All solar designs must be reviewed and approved by the ARC.

3.14
Skylights and Satellite Dishes

Skylights, satellite dishes and/or antennas are to be integrally designed into the roof structure and located on the back of structures so as not to be visible from the street, adjoining Homesites, and/or the golf course. Skylight glazing is not to be backlit or manufactured of reflective material. Skylights are to be located so that nighttime light emission does not uplight adjacent vegetation. Skylight framing and glazing is to be colored or coated to match adjacent materials. All skylight and satellite dish placement is subject to review and approval by the ARC.

3.15
Solar Equipment

Solar power generating equipment may be used (in accordance with local ordinances regarding residential power generation) but must be integrated into the architectural design of the roof structure and in areas less visible from the street or neighboring Homesites. All solar designs and locations are to be reviewed and approved by the ARC.

3.16
Security Measures

OBJECTIVES

- ***Create a safe and secure community with centralized emergency response facilities.***

All buildings within The Residences are to be connected to a centralized monitoring system for fire and emergency response. Contact the ARC for current security system requirements and, as applicable, any property management specifications and systems. Developers/Owners may incorporate additional security measures into their plans, subject to the following controls:

- Exterior high-intensity lighting, if used, must be designed to avoid prolonged periods of usage through the use of motion sensors and timers.
- Audible alarm systems will not be approved because of their disruptive impact upon the community.

CHAPTER FOUR

DESIGN REVIEW PROCESS

The design review process at The Residences has been developed to ensure that all new construction, alterations and renovations to existing buildings, major site Improvements and sign work conform to the guiding principles of The Residences as outlined in the Standards. The ARC suggests that property Owners begin the review process early to allow ample time to obtain required permits. When reviewing design and construction projects, the ARC will be looking for compliance with the principles outlined in this document. This design review process is to be followed for any of the Improvements listed below.

4.1

Project Types to be Reviewed

The following types of work are to be reviewed by the ARC:

NEW CONSTRUCTION

Construction of any new, freestanding, vertical structure, either as a main accessory, or landscape structure, is subject to review.

ALTERATIONS, ADDITIONS, OR REHABILITATION OF AN EXISTING STRUCTURE

Any new construction or rehabilitation to an existing building that alters the original massing, exterior finishes, window placement, roof design, and/or other significant visible exterior design elements.

MAJOR SITE AND/OR LANDSCAPE IMPROVEMENTS

Any major Improvements that alter an existing landscape, including but not limited to grading (for any excavation and/or fill involving more than 50 cubic yards or 38 cubic meters of grading), swimming pools, tennis/sport courts, driveways, and drainage.

VARIANCE REQUESTS

Alterations to any property lines, Improvement Envelopes, landscape easements and/or Setback criteria.

The ARC evaluates all development proposals based on the Standards and the Community Plan. Some of the Standards are written as broad standards and the interpretation of these standards is left up to the discretion of the ARC.

4.2

Design Review Process Overview

The design review process, unless otherwise noted, takes place generally in three steps:

1. PRE-DESIGN CONFERENCE

2. PRELIMINARY DESIGN REVIEW

3. FINAL DESIGN REVIEW

Any Improvement as described in Section 4.1 requires submission of plans and specifications describing the proposed Improvements and must be accompanied by an application form and payment of the associated fee. The Owner shall retain competent assistance from an Architect, Landscape Architect, Civil Engineer and a licensed and bonded Contractor (Consultants) as appropriate. Construction Documents must be prepared by or under the supervision of an Architect licensed in Saint Lucia. Construction observation must also be performed by an Architect licensed in Saint Lucia. The Owner and Consultant(s) shall carefully review the Rules and Regulations and the Standards prior to commencing the design review process.

Having secured final design approval from the ARC, the Owner is also required to meet all the submittal and approval requirements of the Saint Lucia Ministry of Physical Development to obtain design approvals or any other discretionary permits and a building permit. The Owner is to commence construction within one year of final design approval and is to diligently pursue completion of construction within a year of start.

4.3

Design Review Process – Minor Improvements

Minor Improvements (including, but not limited to, construction of, or additions to, fences, walls, and/or enclosure structures), which are being completed independent of any major Improvements as listed in Section 4.1 above, do not need to proceed through all steps of the general design review process. Minor Improvements may generally be submitted as part of a two-step review process:

1. **Plan Review**
2. **Completion of Construction Observation**

Specific submission requirements and fees will be required based upon the nature of the Improvement. Contact the ARC Administrator for the current fee schedule. Owners and/or Consultants should also contact the ARC to verify whether an Improvement qualifies for the abbreviated design review process. Upon receipt of permission to proceed with an abbreviated process, the Owner and/or Consultant will obtain a list of submission requirements from the ARC.

4.4

Actions and Approvals

The ARC's actions on matters will be by a majority vote of the ARC. Any action required to be taken by the ARC may be taken regardless of its ability to meet as a quorum, if a majority of the ARC is able to review the matter individually and come to a majority opinion. In such cases, the ARC shall make every effort to facilitate a discussion of the matter amongst all members through teleconferencing and/or other means of communication. The ARC will keep and maintain a record of all actions taken by it. The powers of the ARC relating to design review will be in addition to all design review requirements imposed by the Ministry of Physical Development.

4.5

Approved Design Professionals

The design team is to be comprised of the following Consultants:

1. **Licensed Architect (all construction documents must be completed by an Architect licensed in Saint Lucia).**
2. **Licensed Landscape Architect.**
3. **Licensed Civil Engineer (as applicable).**
4. **Pre-qualified Contractor (contact ARC for preferred Contractor list and/or requirements for qualifying Contractors)**
5. **Additional professional services, as required, to provide consultation regarding energy efficient and environmentally sensitive design.**

Strong project management and teamwork must be maintained to assure that sustainable design measures are integrated throughout the planning, design and construction stages of the project while adhering to the aesthetic goals of Cabot Saint Lucia.

4.6

Pre-Design Conference

Prior to preparing any drawings for a proposed project (as described in Section 4.1), the Developer/Owner, Architect, Landscape Architect and any other key project team members are to meet with representatives of the ARC to discuss the proposed project. During this meeting, the representatives will explain to the design team their responsibilities in implementing the Standards. This meeting will initiate the review and approval process and allow any questions regarding building requirements, interpretation of the Standards or the design review process to be resolved. Prior to the Pre-Design Conference, the Developer/Owner is to have engaged the services of an Architect and Landscape Architect and reviewed the Standards together with these Consultants. A current application form and fee schedule may be obtained from the ARC office. The design review fee shall be paid at this initial meeting.

Additional information may be requested by the ARC as necessary to describe the project. The Pre-Design Conference may be scheduled by submitting the Pre-Design Application Form at least fourteen (14) days prior to the desired meeting date.

The following information and materials, as appropriate are required at the Pre-Design Conference:

1. **Pre-Design Conference Application and Design Review Fee** – a current application form and fee schedule should be obtained from the Architectural Review Committee. The design review fee shall be paid at this initial meeting.
2. **Project Description** – a description of the proposed project including all uses and estimated square footage.
3. **Architectural Sketches** – conceptual sketches of the buildings.
4. **Homesite Diagram with proposed Improvement Envelope and Building Setback Information.**
5. **Survey** – a property survey showing existing topography at .2 meter or one-foot contour intervals; tree locations, species and caliper size (DBH) for all trees of a size requiring approval for removal; existing utilities; Improvement Envelope; water edge; water level; easements; other legal encumbrances and/or existing building information if alterations or additions are proposed.
6. **Location Map** – a map highlighting the location of the proposed Homesite in relation to adjacent buildings and/or properties.
7. **Environmental Summary (as appropriate)** – a report that identifies all existing site features and environmental characteristics such as vegetation type and coverage, wildlife, drainages, and biological resources.

Additional information may be requested by the ARC as necessary to describe the project. The Pre-Design Conference may be scheduled by submitting the Pre-Design Conference Request Form at least fourteen (14) working days prior to the desired meeting date.

4.7

Preliminary Design Review

Within six months of the Pre-Design Conference, the Developer/Owner shall submit a written application and preliminary design documents for Preliminary design review. A checklist of the required preliminary design documents is found in Section 4.7.1 below.

The Preliminary design review will insure that:

- All structures are sited for energy efficiency, designed to blend into the landscape and follow the profile of the site and to minimize grading and site impact.
- The transition between the building and the surrounding environment accomplishes and compliments the intent and specifics of the Standards.
- The roofs, massing, colors, tones, building materials, landscape materials and other site and architectural Improvements are consistent with any adjoining buildings and/or outdoor amenities and the Standards the Community Plan.
- Proposed new construction, sitework and/or additions meet the sustainability criteria outlined in these Standards.

4.7.1 PRELIMINARY DESIGN REVIEW SUBMISSION MATERIALS

The Applicant shall prepare and submit to the ARC for review and approval a preliminary design review package, which should adequately convey (as appropriate): existing site conditions, constraints, building orientation and design, vehicular and pedestrian access, the proposed use of exterior materials and colors, and conceptual landscape design. The following list describes the information that is required for new construction projects, and for alteration, rehabilitation or additions to an existing structure. New construction projects shall submit all items listed below. Submissions for additions to existing buildings shall include materials as requested by the ARC on a case-by-case basis. All plans and sections as listed below shall utilize a minimum scale of 1:250, or 1"=20'-0" unless otherwise noted.

1. **Property Survey** –a property survey prepared by a licensed surveyor indicating property boundaries, the area of the property, all easements of record, relevant setbacks, all existing trees of a size requiring the government's or ARC's approval for removal, or any significant drainages as applicable, location of any adjacent buildings.
2. **Site Sections** –showing proposed buildings, Building Heights, elevations and existing and finished grades in relation to the surrounding site, including adjacent buildings and roads as may be required by the ARC. This drawing should clearly illustrate how the proposed design conforms to the Building Height requirements and how it relates to existing and proposed grades.
3. **Staking Plan** –illustrating the layout of proposed building corners and site Improvements and any trees to be removed. Staking should occur as described in Section 4.7.2.
4. **Preliminary Design Review Application Form (available from the ARC).**
5. **Water and Energy Conservation Strategies** – (to be submitted with written application) a brief written description of strategies for reducing water and energy consumption, including cistern system, as noted in these Standards.
6. **Location Map** – indicating location of Homesite and/or building on Cabot Saint Lucia.

7. **Site Plan** –showing existing topography, proposed grading and drainage (.2 meter or 1' contour interval), building footprint with grades, driveway, parking area, fences/walls, patios, decks, pools, and any other site amenities. Existing vegetation patterns, proposed clearance areas and trees to be removed and/or preserved should be indicated. Calculations showing the percentage of impervious ground coverage (buildings, driveways, patios, pools, etc.) are required to be shown on the site plan.
8. **Floor and Roof Plans** – (minimum scale 1:100, or 1"=10'), unless otherwise specified, including all proposed uses, proposed walls, door and window locations, overall dimensions, and total gross square footage for all Buildings and Structures.
9. **Schematic Elevations** – (minimum scale 1:100, or 1"=10'), including Building Heights, roof pitch, existing and finished grades, sign design (where applicable) and notation of exterior materials. In addition to black and white elevations included in each set of plans, one unbound set should be rendered in color.
10. **Conceptual Landscape Plan** –a conceptual plan showing irrigated areas, areas of planting, a preliminary plant list, extent of lawns, areas to be revegetated, water features, patios, decks, courtyards, utility boxes (if any), service areas and any other significant design elements.

Submissions will not be reviewed without all the required materials being submitted. The ARC reserves the right to amend the Preliminary design review submission requirements on a case-by-case basis as required by conditions and considerations particular to each specific project within Cabot Saint Lucia.

4.7.2 STAKING AND TREE TAPING

Upon submission of preliminary design review documents for all Improvements, the Owner is to stake the corners of all proposed buildings, any proposed building additions and all other major Improvements and driveway centerlines. The preliminary design review submission will not be considered complete until the building footprint and driveway are staked.

Trees proposed for removal are to be marked in the field with red tape. Trees to be pruned and/or limbed are to have blue tape tied to the limb and/or area of trimming.

4.7.3 PRELIMINARY DESIGN REVIEW MEETING

Once the submission has been determined to be complete, the ARC will schedule the plans for review at the next regularly scheduled ARC meeting. The ARC will review and comment on the application at the meeting and subsequently provide the Owner with the conclusions of the meeting in writing. The ARC may grant approval contingent upon conditions and/or changes, which can be submitted for reconsideration or may be incorporated into the final drawings. In the case of denial, plans would have to be resubmitted at a subsequent meeting and would be considered as preliminary only.

4.8

Final Design Review

Within one year of preliminary design review approval, the Owner shall initiate final design review by submitting the written application and final design documents. All items should follow the Standards prior to submitting for Final Design Review.

4.8.1 FINAL DESIGN REVIEW SUBMISSION MATERIALS

The Applicant shall prepare and submit to the ARC for review and approval a final design review package, which adequately conveys compliance with the Standards and Community Plan. Final design documents shall generally conform to the approved preliminary design review documents and shall include any revisions noted from the preliminary design approval. All plans and sections as listed below shall utilize a minimum scale of 1:250, or 1"=20'-0" unless otherwise noted

1. **Site Sections:** showing proposed buildings, Building Heights, elevations and existing and finished grades in relation to the surrounding site, including adjacent buildings and roads as may be required by the ARC. This drawing should clearly illustrate how the proposed design conforms to Building Height requirements.
2. **Final Design Application Form (available from the ARC).**
3. **Site Plan:** showing existing topography and proposed grading and drainage (.2 meter or 1' contour interval and typical spot grades), building footprint (including accessory structures) with finished floor grades, building setbacks, easements, driveway, parking area, adjacent bodies of water, utilities and any equipment located outside of the Improvement Envelope, fences/walls, patios, decks, pools, and any other site amenities. Existing vegetation patterns (including extent of tree canopies), proposed clearance areas and trees to be removed and/or preserved should be indicated. Plans must include calculations showing the percentage of impervious ground coverage per the DCA's definition of plot coverage (buildings, drives, patios, pool, walks, etc.).
4. **Staking Plan:** illustrating the layout of building corners and site Improvements and any trees to be removed. Staking should occur as described in Section 4.8.2. This plan will be used to verify staking in the field by the ARC.
5. **Grading, Drainage and Erosion Control Plans:** showing existing and proposed grades, all drainage structures and/or other drainage design solutions. Grading plan should comply with the overall master drainage and grading plan for Cabot Saint Lucia (available from the ARC). The extent and location of sediment fencing and measures taken to control erosion during grading and construction should also be indicated.
6. **Foundation, Floor and Roof Plans:** (1:50, or 1/4" = 1'-0" minimum scale), for all Buildings, including total gross square footage for conditioned and unconditioned spaces; door and window locations and sizes; location of mechanical and electrical equipment; location and type of all exterior lighting fixtures and proposed fireplaces. Roof plans should indicate ridge elevations, roof pitches and locations of drainage systems, satellites, antennas, skylights and solar panels. Visual screening of satellites, antennas, skylights and solar panels should likewise be addressed.
7. **Elevations:** (1:50, or 1/4" = 1'-0" minimum scale), illustrating the exterior appearance of all views labeled in accordance with the site plan. Indicate the highest ridge of the roof, finished floor elevations, and existing and finished grades for each elevation. Describe all exterior materials, colors and finishes (walls, roofs, trim, windows, doors, light fixtures, signs, etc.). Details submitted for all exterior materials should be properly dimensioned (windowsill, jamb and head, wall sections) and shall match exterior details shown on the elevation drawings. Details of doors, windows, wall openings, columns, fascias, fretwork and railings must be submitted. Light fixtures shall be shown on the elevation drawings. In addition to the elevations included in each set of plans, one unbound set shall be rendered in color to illustrate the extent and areas of color application.

8. **Landscape and Revegetation Plans:** including areas of automatic irrigation; proposed plant materials, including names, quantity, sizes and locations; trees to be removed; areas of planting, water features, patios, decks, courtyards, utility layout, service areas and any other significant design elements; and a tree and vegetation protection plan. All landscaped areas are to be irrigated, (revegetation areas are to be temporarily irrigated to ensure establishment for a minimum of 18 months),All disturbed areas are to be grassed, vegetated or mulched.
9. **Lighting Plan:** a lighting plan with locations of all exterior and landscape light fixtures and cut sheets for all proposed fixture types.
10. **Exterior Landscape Details:** (1:15, or 3/4" = 1'-0" minimum scale), details of retaining walls, paving, trellises, arbors, gazebos, garden features (e.g., sculptures, fountains), etc., which establish and describe the character and overall style of the building and landscape. Details should be accurately dimensioned and shall match exterior details shown on the elevation drawings. Details of telecommunications and security facilities for the buildings, underground connections to all buildings and accessory structures shall be included.
11. **Energy Efficient Design Strategy** – (to be submitted with written application) a brief written description of strategies for reducing energy consumption of building(s) and sustainability principles as described in the Standards.
12. **Water Conservation Strategy:** (to be submitted with written application) a brief written description of strategies reducing water consumption conservation standards.
13. **Sample Board (as applicable):** samples of all exterior materials and colors, including:
    - *Roof materials and color*
    - *Wall materials and colors*
    - *Exterior trim material and color*
    - *Window material and color*
    - *Exterior door material and color*
    - *Stone/rock materials*
    - *Exterior rails, fencing, paving materials*
    - *Signage materials and colors*

The ARC reserves the right to amend the Final Design Review submission requirements on a case-by-case basis as required by conditions and considerations particular to each specific project and/or property.

4.8.2 STAKING AND TREE TAPING

Upon submission of final design review documents, Applicants shall provide a construction staking of the buildings, in accordance with ARC requirements (available from the ARC). The Applicant shall contact the ARC prior to submitting final design documents to confirm staking requirements.

Trees proposed for removal are to be marked in the field with red tape. Trees to be pruned and/or limbed are to have blue tape tied to the limb and/or area of trimming.

4.8.3 FINAL DESIGN REVIEW MEETING

Upon receipt of the required documents and staking of the property (where applicable), the ARC will notify the Owner of the scheduled meeting date to review the final design documents. The ARC will review and comment on the application at the meeting and will subsequently provide the Owner and their design team members with an approval or conclusive recommendations in writing for refinements to the design. A second review meeting may be necessary to review corrected and/or new materials. Corrected materials will be provided to the ARC a minimum of five (5) working days prior to the next regularly scheduled meeting.

4.8.4 FINAL DESIGN APPROVAL

The ARC will issue final design approval in writing within seven (7) working days of a vote for approval at a final design review meeting. If the decision of the ARC is to disapprove the proposal, the ARC shall provide the Owner with a written statement of the basis for such disapproval to assist the Owner in redesigning the project to obtain the approval of the ARC.

4.9

Resubmission of Plans

If final submittals are not approved by the ARC, the Owner will follow the same procedures for a resubmission as for the final design submittal. An additional design review fee must accompany each resubmission as required by the ARC (consult the ARC for current fee for resubmittals).

4.10

Variance Requests

Applicants wishing to alter property lines and / or boundaries of the Improvement Envelope, Natural Area, or Restricted Areas are to submit a Variance Request Application Form and accompanying fee. The Variance Request Application Form is available from the ARC Office.

4.11

Saint Lucia Government Approval

The Owner shall apply for all applicable building permits from the Saint Lucia Ministry of Physical Development. Any adjustments to ARC approved plans required by the Governmental review must be resubmitted to the ARC for review and approval prior to commencing construction. The issuance of any approvals by the ARC implies no corresponding compliance with the legally required demands of other jurisdictions.

4.12

Subsequent Changes

Subsequent construction, landscaping or other changes in the intended Improvements that differ from approved final design documents must be submitted in writing to the ARC for review and approval prior to making changes. Changes must be described in the Change Order Form, which is available from the ARC office.

4.13

Work in Progress Observations

During construction, the ARC will check construction to ensure compliance with approved final design documents. These observations are specified in Section 5.2 of this document. If changes or alterations have been found that have not been approved, the ARC will issue a Notice to Comply.

4.14

Notice to Comply

When because of a construction observation the ARC finds changes and/or alterations that have not been approved, the ARC will issue a Notice to Comply within three (3) working days of the observation. The ARC will describe the specific instances of non-compliance and will require the Owner to stop construction and resolve the discrepancies. Once reviewed and approved by the ARC, construction may continue.

4.15

Notice of Completion

Upon completion of construction, the Owner and/or Contractor will submit to the ARC a Construction Observation Request Form for any Improvement(s) given final design approval by the ARC. The ARC will make a final inspection of the property within seven (7) working days of notification. The ARC will issue in writing a Notice of Completion within seven (7) working days of observation. The Owner, however, cannot take occupancy of any Improvement(s) until a Notice of Completion is issued or an appropriate bond is filed with the ARC. If it is found that the work was not done in compliance with the approved final design documents, the ARC will issue a Notice to Comply within three (3) working days of observation.

4.16

Right of Waiver

The ARC recognizes that each Lot and/or Building has its own characteristics, and that each Owner has their own individual needs and desires. For this reason, the ARC has the authority to approve deviations from any of the Standards. It should be understood, however, that any request to deviate from these Standards will be evaluated at the sole discretion of the ARC. Prior to the ARC approving any deviation from a Guideline, it must be demonstrated that the proposal is consistent with the overall objectives of these Standards and that the deviation will not adversely affect adjoining properties or Cabot Saint Lucia as a whole.

The ARC also reserves the right to waive any of the procedural steps outlined in the Standards provided that the Owner demonstrates there is good cause.

4.17

Non-Waiver

An approval by the ARC of drawings, specifications or work done or proposed, or in connection with other matters requiring approval under the Standards, including a waiver by the ARC, shall not be deemed to constitute a waiver of the right to withhold subsequent approval. For example, the ARC may disapprove an item shown in the final design submittal even though it may have been evident and could have been, but was not, disapproved at the preliminary design review. An oversight by the ARC of non-compliance at anytime during the review process, construction process or during its final inspection does not relieve the Owner/Developer from compliance with these Standards and all other applicable codes, ordinances and laws.

utilizing sustainable design principles to preserve and protect the natural setting.

CHAPTER FIVE

CONSTRUCTION STANDARDS

To assure the construction of any Improvement within Cabot Saint Lucia occurs in a safe and timely manner and implements sustainable design principles without damaging the natural landscape of Cabot Saint Lucia or disrupting residents or guests, these regulations will be enforced during the construction period.

Construction, including the clearing of vegetation, may not begin until final approvals have been issued from the ARC and a building and/or use permit has been obtained from the Saint Lucia Ministry of Physical Development.

5.1

Pre-Construction Conference

The Pre-Construction Conference must be held prior to beginning site set-up. All conditions of final design approval are to have been met prior to scheduling the Pre-Construction Conference. During this meeting, the pre-qualified Contractor (see Section 4.5 - Approved Design Professionals), meets with an authorized representative of the ARC to review the approved final plans, the Construction Area Plan, the Construction Regulations, and to coordinate scheduling, access and construction activities with the ARC.

Seven (7) working days prior to the requested meeting date, the Applicant shall prepare and submit to the ARC the following:

1. **PRE-CONSTRUCTION CONFERENCE REQUEST FORM**
2. **CONSTRUCTION MONITORING FEE**
3. **BUILDING PERMIT AND ANY RELATED USE PERMITS FROM THE GOVERNMENT**
4. **TWO (2) COPIES OF THE CONSTRUCTION AREA PLAN (SEE SECTION 5.3)**
5. **TEMPORARY CONSTRUCTION SIGN DESIGN (SEE SECTION 5.23)**
6. **CONTRACTOR EMERGENCY CONTACT INFORMATION SHEET (AVAILABLE FROM ARC OFFICE)**

5.2

Observations

In addition to the building inspections required by the Ministry of Physical Development, the following construction observations must be scheduled with the ARC:

01 **Site Observation:** This observation includes review of staking of the Homesite Boundary and Construction Area (as shown on the Construction Area Plan) including all corners of proposed buildings, driveways and extent of grading and review of the on-site Mock Up (see below for requirements). In addition, flagging of all areas to be protected will be reviewed. This observation must occur prior to the start of any Construction Activity.

- To schedule this meeting, seven (7) working days prior to the requested meeting date, the Contractor must submit to the ARC the Construction Observation Request Form.
- An on-site mock-up of materials and colors of roof, eaves, walls, foundation and trim is to be approved by ARC prior to installation of any surface materials. The mock up shall be of an adequate size to demonstrate all treatments.
- Within three (3) working days, the ARC issues either an approval or a Notice to Comply. In the event a Notice to Comply is issued, the Contractor must rectify the discrepancies found and schedule an additional observation.

02 **Foundation:** This observation occurs after the foundation and/or subfloor is substantially complete. During the Site Observation, the Contractor and the ARC will determine the construction milestone that triggers the Foundation Observation.

- To schedule this meeting, seven (7) working days prior to the requested meeting date, the Contractor must submit to the ARC the Construction Observation Request Form.
- During this observation, the ARC will look at the general site conditions, certify the pad, and confirm that all is consistent with what was agreed upon at the Site Observation, the approved design documentation, and with the Construction Area Plan. The ARC recognizes that the excavation and foundation phase of construction impacts the site substantially. However, at this point in construction, the Contractor should have the site orderly, safe and clean.
  - *Drainage should be in place.*
  - *Foundation should be backfilled.*
  - *Trenches should be filled in.*
  - *Rough grading for the landscaping should be completed and mulched.*
- There will be exceptions due to construction sequencing. Exceptions should be addressed in the Site Observation when scheduling this inspection.
- Within three (3) working days, the ARC issues either an approval or a Notice to Comply. In the event a Notice to Comply is issued, the Contractor must rectify the discrepancies found and schedule an additional observation.

03 **Final Observation:** This observation must be done prior to applying for an occupancy permit with the Ministry of Physical Development and may be scheduled when all Improvements, including all structures, landscaping and grading, have been completed.

- To schedule this meeting, seven (7) working days prior to the requested meeting date, the Contractor must submit to the ARC the Construction Observation Request Form along with a "Certificate of Compliance" signed by the Contractor, stating the construction was completed in substantial conformance with the approved drawings.
- During this observation, the ARC will verify that final construction and landscaping have been completed in accordance with final plan, including conformance to Building Height. The Contractor should bring as-built plans to the observation for comparison with ARC-approved final plans.
- Before the ARC may issue a Notice of Completion, the Contractor must have a qualified, third-party analyst affirm that all electric, and water conservation systems are operating efficiently and according to original design.
- The ARC issues either a Notice of Completion within seven (7) working days, or a Notice to Comply within three (3) working days. In the event a Notice to Comply is issued, the Contractor must rectify the discrepancies found and schedule an additional observation.

5.3

Construction Area Plan

Prior to the Pre-Construction Conference, the Contractor and the ARC will work together on preparing a detailed Construction Area Plan that responds to the limited availability of parking, access routes, and areas for construction staging. The Construction Area Plan shall show the area in which all Construction Activities will be confined, and how the remaining portions of the Homesite will be protected. Access during all stages of construction, including after completion of framing, should be addressed to insure the continued protection of existing vegetation. Construction Activities are to be limited to within 15 meters or 50 feet of proposed structures except for access drives, and utility Improvements.

This Construction Area Plan shall indicate the following:

- Vehicular and delivery access route (maximum of one)
- Muster point in case of emergency
- Extent of construction fence (where approved)
- Extent of tree and vegetation protection fencing
- Location and size of the construction material storage
- Onsite parking areas (including maximum number of vehicular parking spaces), offsite parking areas, and carpooling approach
- Locations of the chemical toilet, temporary trailer/ structure, dumpster and debris storage, and fire fighting equipment
- Offsite staging areas (as needed)
- List of equipment that is intended to be used at the site.
- Fueling and staging area
- Designated smoking area
- Point of temporary electric and water supply if possible
- Areas of utility trenching
- Limit of excavation
- Location and size of stockpiles and the length of time stockpiles will remain in that location.
- Drainage patterns
- Erosion control measures

With the approval of the ARC, a construction fence may be installed to completely enclose the Construction Area. Construction fences should meet the following Standards:

- The fence shall follow the alignment of the Construction Area boundary and shall have a single entrance located at the driveway entrance and shall be maintained intact until the completion of construction.
- The construction trailer(s) (if approved by the ARC), portable toilet(s), construction material storage and dumpsters must all be contained within the construction fence.
- In special cases and when approved in advance, the ARC may allow materials to be stored outside the construction fence.

The ARC may approve the Construction Area Plan with or without conditions or require changes to be made as construction advances to respond to new site circumstances.

5.4

Compliance Deposit

After the ARC approves a Developer/Owner's proposed Construction Area Plan as described in Section 5.3, and prior to commencing any Construction Activity, a Compliance Deposit shall be delivered by the Owner to the ARC for the project's full and faithful performance of its Construction Activity in accordance with its approved final plans.

The amount of the Compliance Deposit shall be determined by the ARC.

The ARC may use, apply or retain any part of a Compliance Deposit to the extent required to reimburse the ARC for any cost that the ARC may incur on behalf of the project's Construction Activity. Any monies shall be reimbursed to the ARC for any fees incurred by the ARC to restore the Compliance Deposit to its original amount. Construction Activity shall be halted until the Compliance Deposit is brought up to the original amount.

The ARC shall return the Compliance Deposit within fifteen (15) working days after the issuance of a Notice of Completion from the ARC.

5.5

Access to Construction Area

The only access during the construction of a building or other Improvement will be by a prescribed ARC-approved route.

All access to the Construction Site shall be in accordance with the following requirements:

- Only one construction access route will be permitted on any one Construction Site, unless otherwise approved by the ARC.
- Access for heavy equipment and tower cranes (including crane reach) will require ARC coordination and approval regarding scheduling and access times.
- All Construction Vehicles must be identified with the Contractor's name and job site.
- Material and equipment deliveries must be consolidated and coordinated carefully to limit multiple trips to construction site to avoid congestion
- Site security is the responsibility of the Contractor. Any tools or equipment left onsite is at their risk.

5.6

Vehicles and Parking Areas

Each Contractor shall be responsible for its subcontractors and suppliers obeying the speed limits and traffic regulations posted within the development. Fines will be imposed by the ARC against the Contractor and/or the Compliance Deposit for repeated violations.

All vehicle and parking areas shall be in accordance with the following requirements:

- The vehicular access route (one only), staging and parking areas (offsite and onsite) are to be included on the Construction Area Plan submitted to the ARC at Pre-Construction Conference (See Section 5.3).
- Adherence to the speed limits is to be a condition included in the contract between the Contractor and its subcontractors/suppliers. The ARC may deny repeat offenders future access.
- Construction crews are not to park on, or otherwise use, other sites or any open space.
- Private and Construction Vehicles and machinery are to be parked only in areas as designated on the Construction Area Plan.
- All vehicles are to be parked so as not to inhibit street traffic.
- Driving or parking within the drip line (canopy) of trees is not permitted.
- Staging and parking areas should be laid out with 3"-4" of mulch over the entire area.

5.7

Storage of Materials & Equipment

The following Standards regarding material and equipment storage are to be adhered to:

- All construction materials, equipment and vehicles are to be stored within the ARC-approved Construction Area.
- Equipment and machinery are to be stored on-site only while needed.
- All flammable products must be stored in a metal cabinet with doors.
- All hazardous materials are to be stored offsite until required.
- Equipment is to be inspected daily for damaged hoses, leaks, and hazards. Equipment that is not in proper working order should not be utilized.
- Equipment cleaning, maintenance and painting may not occur under tree canopies.
- Proposed storage facility areas are to be designated in the Construction Area Plan.
- Paints and primers, etc. are to be stored in an enclosed area that is bermed or sealed from spills.
- All fuel shall be stored in a bunded area and the use of temporary bunds is permitted. The bund shall be 1.5x the size of the storage tank. Fueling and fluid filling is to be confined to contained and designated staging areas as shown on the Construction Area Plan.

5.8

Daily Operations for Construction Activities

The time of construction will be limited to between the hours of 7:00 AM and 5:00 PM, Monday – Saturday, unless otherwise approved by the ARC. Construction Activities may not occur on nationally recognized holidays or as specifically approved by the ARC.

Essentially quiet activities that do not involve heavy equipment or machinery may occur at other times subject to the review and approval of the ARC. No personnel are to remain at the Construction Site after working hours.

5.9

Fire & Safety Precautions

The following fire and safety precautions must be adhered to at all Construction Sites:

- All fires shall be reported even if they are thought to be contained, extinguished, or already reported.
- One or more persons are to be appointed as the individual(s) responsible for reporting emergencies.
- Access for emergency vehicles is to be always maintained. A minimum of 5 meters or 16 feet of horizontal clearance is required for emergency vehicles.
- Access to fire hydrants, emergency water tanks, and emergency turnouts should not be blocked at any time. A 16-foot clearance in all directions must be maintained.
- Discard smoking materials in approved containers.
- A shovel and fire extinguisher rated at least 4A, 20BC, must be mounted in plain view.
- All equipment, including small tools, should have a working spark arrestor.

5.10

Construction Trailers and/or Temporary Structures

The use and siting of any construction trailer or the like must follow the approved Construction Area Plan. The ARC will work closely with the Owner and/or Contractor to site the trailer in the best possible location to minimize impacts to the site and to adjacent Owners. All such facilities will be removed from the property prior to issuance of a Certificate of Occupancy.

5.11

Sanitary Facilities

Sanitary facilities must be provided for construction personnel on-site in a location approved by the ARC. The facility must be maintained regularly and screened from view from adjacent properties and roads. Sanitary facilities may not be situated closer than 15 meters or 50 feet from drainages and/or sensitive resources.

5.12

Reuse & Recycling of Building Materials

To the greatest extent practicable, the Contractor shall develop and maintain a waste management program that separates all construction waste on-site for recycling or reuse and diverts it from landfill disposal. The waste management program might include designating a specific area on the Construction Site where recyclable materials may be sorted. Contractors should check with local waste disposal agencies to determine whether recycling services are available for construction waste materials, such as cardboard, metals, concrete, asphalt, land clearing debris, clean dimensional wood, glass, plastic, gypsum board, carpet and insulation. Salvage may include the donation of materials to charitable organizations.

The Contractor shall work with the Architect to develop a program for incorporating into construction salvaged and refurbished building materials as well as materials that contain post-consumer/post-industrial recycled content.

5.13

Debris & Waste Removal

The following debris and waste removal Standards must be adhered to at all Construction Sites:

- Contractors must clean up all trash and debris on the Construction Site at the end of each day. All trash should be securely covered to prevent access by wildlife.
- Trash and debris must be removed from each Construction Site at least once a week and transported to an authorized disposal site.
- Lightweight material, packaging and other items must be covered or weighted down to prevent wind from blowing such materials off the Construction Site.
- Temporary concrete "wash pits" must be in approved locations and cleaned by the Contractor after completion of construction.
- Paints, solvents and other hazardous materials are not to be disposed of on-site.
- Contractors are prohibited from dumping, burying or burning trash anywhere on a Lot, Homesite or other property within Cabot Saint Lucia.
- During the construction period, each Construction Site must be kept neat and tidy to prevent it from becoming a public eyesore or affecting adjacent areas.
- Dirt, mud or debris resulting from activity on each Construction Site must be promptly removed from roads, open spaces and driveways or other portions of Cabot Saint Lucia.

Any clean up costs incurred by the ARC in enforcing these requirements will be taken out of the Compliance Deposit or billed to the Owner as needed.

5.14

Hazardous Waste

To be able to respond and monitor hazardous material use and/or spills, the Contractor shall comply with the following criteria:

1. The Contractor shall provide a contact person and telephone number for a company experienced in emergency response for vacuuming and containing spills for oil or other petroleum products.
2. In the event of a spill, the Contractor shall immediately attempt to stop the flow of contaminants.
3. Absorbent sheets are to be used for spill prevention and clean up. Several boxes should be located at fuel trucks, storage areas and in maintenance vehicles. Inventories must be maintained as necessary.
4. The responsible on-site Contractor shall commit all necessary manpower, equipment, and materials to the containment and rapid clean-up of spills.
5. After any reportable spill is contained, the Contractor shall notify the appropriate authority.
6. The Contractor is to maintain a list of product names and a Materials Safety Data Sheet (MSDS) for all hazardous material products used or located on-site. In the event of a leak, spill or release, the Contractor is to provide MSDS to emergency personnel for health and safety concerns.
7. Equipment is to be fueled in designated staging areas only. Equipment that cannot be readily moved to designated staging areas (track mounted equipment) must be fueled a minimum of 30 meters or 100 feet from a known drainage course.
8. Disposal of paint residue on-site or anywhere within The Residences is not permitted.
9. Disposal of mortar, cement, concrete (containers), etc. must occur in designated containment areas.
10. All hazardous materials are to be stored offsite until needed. Prior to storing a hazardous material onsite, the Contractor shall check to ensure that:
    - *The material is stored in an approved container;*
    - *The container is tightly closed;*
    - *The container has the proper warning label;*
    - *The container is inspected for leaks.*
11. All contaminated soil shall be stored in a lined and bermed storage area that is protected from wind, erosion and rainfall.
12. Always inspect equipment/vehicles for damaged hoses, leaks and hazards prior to start and at the end of each shift. Do not run equipment that is leaking hazardous products.
13. Working equipment must be visually inspected daily for proper working condition. Maintenance and service records must be made available upon request.

5.15

Excavation, Grading & Blasting

During construction, erosion must be minimized on exposed cut and/or fill slopes through proper soil stabilization, water control and revegetation. To ensure proper control of erosion and sedimentation, the following procedures must be adhered to:

1. Silt fencing must be placed around the down-slope perimeter of areas that are to be graded, while providing adequate space for construction activities. Soil may not be placed against the fence. Silt must be cleared out on a weekly basis.
2. Outer slopes are to be completed first and stabilized immediately.
3. Modification and/or repair of fencing must be performed as soon as need is evident. Inspect erosion control measures weekly, especially during storm cycles. Perform pre- and post-storm inspections.
4. Emergency erosion control materials, including rice straw bales and silt fencing, are to be stockpiled on-site. Cover bales with plastic or suitable tarp.
5. In some areas, multiple silt fences may be required.
6. Vegetation disturbances must be limited to within 15 meters, or 50 feet of proposed buildings.
7. Topsoil is to be properly stockpiled, covered to minimize blowing dust within the Construction Area and reused as part of the site.
8. Slope roughening/terracing may be desirable to stabilize re-vegetation on exposed cut bedrock slopes.
9. Disturbed areas must be watered daily to prevent dust from leaving the Construction Area.
10. If any blasting is to occur the ARC must be informed far enough in advance to allow it to make such investigations as necessary to confirm that all appropriate protective and monitoring measures have been taken prior to the blasting. No blasting or impact digging causing seismic vibrations may be undertaken without the prior approval of the ARC.

5.16

Tree & Habitat Protection

The following protection measures are to be used on all construction sites to minimize disturbance of the island habitat:

1. No tree of a size requiring the government's or ARC's approval for removal is to be removed without prior approval from the ARC.
2. Before construction starts, exclusionary fencing must be installed around the perimeter of the drip line of all trees not approved for removal. Rice straw bales are required for all trees closer than 1.2 meters or four (4) feet from the driveway or within 1.2 meters or four (4) feet of where heavy equipment is being operated.
3. The dripline is defined as the point where the distance from the edge of the tree canopy to the trunk is the greatest.
4. Fencing material must be highly visible and sturdy.
5. Construction equipment or activity is not permitted within the fenced area (exclusionary zone) without written authorization from the ARC.
6. Adequate drainage must be provided to prevent ponding of water around the base of trees.
7. Vehicle/equipment parking and materials storage is not allowed within the drip line of trees.
8. Soil compaction must be avoided around all trees and vegetation.
9. Mesh netting must be used to protect trees and vegetation from dust and paint drift.

5.17

Archaeological Sites

Respect for all archaeological features is required. Cabot Saint Lucia has a desire and an obligation to maintain historical and cultural sites.

If an archaeological site is inadvertently discovered the Contractor shall report to the ARC and the Cabot Saint Lucia management and must adhere to all Saint Lucia Ministry of Physical Planning laws regarding archaeological sites.

5.18

Foundations

It is recommended that the Owner seek the assistance of a licensed soil engineer to examine and test soil conditions prior to undertaking any design or construction of foundations.

1. The Owner and the Owner's Architect, engineer and Contractor shall give due consideration to the design of the foundation systems of all structures.
2. It is the Owner's responsibility to conduct an independent soils engineering investigation to determine the suitability and feasibility of any site for construction of the intended Improvement.

5.19

Air Quality Control

Air quality control procedures shall be in accordance with the following requirements:

1. Construction equipment exhaust emissions shall be minimized.
2. Open burning of removed vegetation is not permitted.

5.20

Construction Schedule

All Improvements commenced on a Homesite shall be completed within 24 months after commencement according to approved final design review plans unless an exception is granted in writing by the ARC. If an Improvement is commenced and construction is then abandoned for more than 90 days, or if construction is not completed within the required 24 month period, the ARC may impose a fine of not less than $100.00 per day (or such other reasonable amount as the ARC may set) to be charged against the Owner of the Property until construction is resumed, or the Improvement is completed, as applicable, unless the Owner can prove to the satisfaction of the Board that such abandonment is for circumstances beyond the Owner's control.

5.21

Damage Repair & Restoration

Damage and scarring to other property, including adjacent properties, existing Buildings, roads, driveways, Ponds and/or other Improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the person causing the damage or the Owner of the Property.

If the Contractor crosses into protected areas or other areas outside the limits of clearing, the Contractor shall:

1. To the Owner's satisfaction, revegetate the area disturbed immediately and maintain said vegetation until established; and,
2. Pay any fines imposed by the Saint Lucia Ministry of Physical Development because of said violation.

Upon completion of construction, each Owner and Contractor will be responsible for cleaning up the Construction Site and for the repair of all property that was damaged, including but not limited to restoring grades, planting shrubs and trees as approved or required by the ARC, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. Any property repair costs as mentioned above, incurred by the ARC, will be taken out of the Compliance Deposit or billed to the Owner.

5.22

Right to Fine

The ARC reserves the right to issue fines to the Owner and/or Contractor, or to apply the fine to the posted Compliance Deposit, for the violation of any of the procedures set forth in these Standards. All fines imposed will be responsive to the nature and consequences of the violation.

5.23

Construction Signs

All signs shall conform to a unified standard prescribed by the ARC and available from the ARC. Temporary construction signage will be limited to one sign per site and must be installed parallel to the street. A temporary construction sign detail should be obtained from the ARC. All construction signs must be reviewed and approved by the ARC prior to installation. Layout for the sign must be submitted to the ARC ten (10) working days prior to a regularly scheduled meeting. Alternatively, the ARC may require the Contractor to construct a standardized construction sign. The Contractor should contact the ARC prior to sign fabrication to confirm the required sign type. Construction signs must be removed at the completion of construction.

5.24

No Pets

Construction personnel are prohibited from bringing pets, particularly dogs onto Construction Sites within Cabot Saint Lucia.

5.25

Security

Security precautions at the Construction Site may include temporary fencing approved by the ARC. Security lights, audible alarms and guard animals are not permitted.

5.26

Noise

Contractor will make every effort to keep noise to a minimum. To minimize disturbance to neighbors and wildlife, radio noise shall be minimized.

5.27

Speed Limit

All vehicles must adhere to posted speed limits. Fines will be issued for those exceeding the speed limit as posted or as required by road and weather conditions.

APPENDICES

APPENDIX A
DEFINITIONS

APPENDIX B
PLANT LIST

APPENDIX A

DEFINITIONS

ACCESSORY STRUCTURES

Any building detached from and subordinate to the main building, including garages, guest suites and guest houses.

APPLICANT

An Owner and/or Owner's Consultant that is applying for approval on the new construction, renovation, alteration, addition and/or any other Improvement to any building and/or Homesite.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

See definition contained in the Community Rules.

AREA OF DISTURBANCE

The area surrounding Construction Activities that is impacted by such construction.

BUILDER

See definition in Community Rules.

BUILDING HEIGHT

The height measured in a vertical plane from the highest point or roof ridge to the natural grade at the lowest point adjacent to the building exterior, inclusive of site retaining walls, patio walls, and pool walls.

COMPLIANCE CERTIFICATE

Written notice given by the ARC to the Owner upon Final Observation approval.

COMPLIANCE DEPOSIT

A deposit paid by the Owner or Contractor to the ARC prior to commencing any Construction Activity.

CONSTRUCTION ACTIVITY

Any site disturbance, construction, addition or alteration of any building, landscaping or any other Improvement on any Construction Site.

CONSTRUCTION AREA

The area in which all Construction Activity, including Construction Vehicle parking, is confined on a particular Homesite.

CONSTRUCTION SITE

A site upon which Construction Activity takes place.

CONSTRUCTION VEHICLES

Any car truck, tractor, trailer or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site.

CONSULTANT

A person retained by an Owner to provide professional advice or services.

CONTRACTOR

A person or entity retained by an Owner for the purpose of constructing any Improvement within Cabot Saint Lucia.

COMMUNITY

See definition in Community Rules.

COMMUNITY RULES (RULES + REGULATIONS)

The Rules and Regulations for the Cabot Saint Lucia Community which include covenants and restrictions which are binding on all Owners and must be complied with by all Owners.

ARCHITECTURAL STANDARDS (STANDARDS)

The standards, review procedures and construction regulations adopted and enforced by the ARC as set forth in this document and as amended from time to time by the ARC.

DESIGN REVIEW COMMITTEE (ARC)

See definition contained in the Community Rules. (update Community Rules do to refer to ARC rather than ARC)

DEVELOPMENT CONTROL AUTHORITY (DCA)

The Government of Saint Lucia's department of physical planning.

EXCAVATION

The digging and removal of earth from its natural position, or the cavity resulting from such removal.

FILL

The amount of material used to increase an existing grade.

GROSS FLOOR AREA

The area in square feet of all floors within a building, measured from the interior surfaces of the exterior walls.

GOLF COURSE

See definition contained in the Community Rules.

IMPROVEMENT

Any changes, alterations or additions to a Homesite including any Excavation, Fill, Residence or buildings, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, hedges, fences, signs and any structure or other Improvement of any type or kind.

IMPROVEMENT ENVELOPE

That portion of a Homesite within which all Improvements are to take place with the exception of utilities and access as defined by the DCA minimum setback standards and these Standards. Refer to DCA Minimum Standards for regulations.

HOMESITE

See definition for "Unit" contained within the Community Rules.

MASSING

The overall size, volume, spread, expression and articulation of building forms, including the main house, Accessory Structures, covered terraces and other roofed areas, as they relate to the topography and landscape of each particular site.

MASTER PLAN

See definition contained in the Community Rules.

NOTICE TO COMPLY

Written notice issued to an Owner and/or Contractor of any changes and/or alterations not in compliance with ARC-approved plans or the Architectural Standards, which are to be corrected as requested by the ARC.

OWNER

See definition contained in the Community Rules.

PLOT COVERAGE

Plot coverage is the part or percentage of the Homesite occupied by buildings or structures including Accessory Structures or structures. Refer to DCA for specific regulations.

PROTECTED AREAS

See definition in Community Rules.

RESIDENCE

See definition contained in the Community Rules.

SETBACK ZONES

The area of a Homesite that is outside the Improvement Envelope. This area is to remain in an essentially natural condition with the exception of utilities and access needs. All plant materials introduced in this area are to utilize the Approved Plant List as applicable. (Appendix B).

SUSTAINABLE DESIGN

The implementation of environmentally sensitive and resource conserving techniques into the design and construction of buildings and landscape. Sustainable Design is intended to create Residences that are integrated with the local landscape and climate and create a healthier living environment for the building's residents and neighbors

APPENDIX B

PLANT LIST

Building Exterior Plants (+ signifies Native)

TREES

Botanical Name	Common Name
Bourreria succulenta+	Strongbark
Bursera simaruba	Gumbo Limbo
Canella winterana+	Wild Cinnamon
Chrysobalanus icaco+	Fat Poke
Coccoloba uvifera+	Sea Grape
Coccoloba diversifolia+	Hog Plum
Conocarpus erectus var. sericeus+	Silver Buttonwood
Jacquinia arborea+	Braceletwood
Guiacum officinale+	Tree of Life
Pimenta dioica	Allspice
Tabebuia heterophylla+	Pink Trumpet Tree

GROUNDCOVERS, GRASSES, AND VINES

Botanical Name	Common Name
Clusea rosea 'Nana'	Dwarf Clusea
Hymenocallis caribea+	West Indian Spider Lily+
Ipomea pre-caprae+	Beach Morning Glory
Jacquemontia penthanthos+	Clustervine
Paspalum vaginatum+	Native Seashore Paspalum
Spartina patens+	Saltmeadow Cordgrass
Sporobolus virginicus+	Seashore Dropseed
Stachytarpheta *jamaicaensis+*	Blue Porterweed
Susuvium portulacastrum+	Sea Purselane
Vigna luteola+	Cow Pea

SHRUBS, AGAVE, AND CACTI

Botanical Name	Common Name
Acacia tortuosa+	Sweet Briar
Agave angustifolia var. Marginata+	Variegated Agave
Agave caribaeicola+	Century Plant
Agave vilmoriniana	Octopus Agave
Capparis flexuosa+	Limber Caper
Casasia clusiifolia+	Seven Year Apple
Coccoloba uvifera+	Sea Grape
Croton flavens+	Yellow Balsam
Erithalis odorifera+	Scented Blacktorch
Hamelia patens 'Firefly'+	Dwarf Firebrush 'Firefly'
Jacquinia arborea+	Braceletwood
Jacquinia keyensis+	Joewood
Melocactus intortus+	Turks Cap
Opuntia dellenii+	Prickly Pear
Pilosocereus royenii+	Royen's Tree Cactus
Pithecellobium keyense+	Florida Keys *Blackbead*
Randia aculeata+	White Indigoberry
Sansevieria trifasciata	Snake Plant

Building Courtyard Plants (+ signifies Native)

TREES

Botanical Name	Common Name
Coccoloba uvifera+	Sea Grape
Conocarpus erectus var. sericeus+	Silver Buttonwood
Conocarpus erectus+	Green Buttonwood
Delonix regia	Poinciana
Guiacum officinale+	Tree of Life
Plumeria alba+	White Frangipani
Plumeria rubra+	Red Frangipani

GROUNDCOVERS, GRASSES, AND VINES

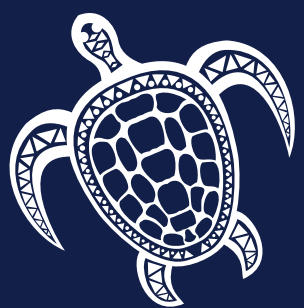
Botanical Name	Common Name
Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Natal Plum
Clusea rosea 'Nana'	Dwarf Clusea
Hymenocallis caribea+	West Indian Spider Lily+
Ficus pumila	Creeping Fig
Jacquemontia penthanthos+	Clustervine
Nephrolepis biserrata	Giant Swordfern
Paspalum vaginatum+ Paspalum	Native Seashore
Philodendron x 'Burle Marx'	Burle Marx Philodendron
Philodendron xanadu	Xanadu Philodendron
Tradescantia spathecea 'Dwarf'	Dwarf Oyster Plant

PALMS

Botanical Name	Common Name
Adonidia merrillii	Manila Palm
Allagoptera arenaira	Seashore Palm
Coccothrinax barbadensis+	Puerto Rico Silver Palm
Leucothrinax morrissi+	Key Thatch Palm

SHRUBS, AGAVE, AND CACTI

Botanical Name	Common Name
Agave attenuata	Foxtail Agave
Agave vilmoriniana	Octopus Agave
Allamanda cathartica 'Hendersonii Dwarf'	Dwarf Allamanda
Alpinia zerumbet variegata	Variegated Shell Ginger
Bougainvillea cultivars	Bougainvillea
Codiaeum variegatum	Croton
Carissa macrocarpa	Natal Plum 'Green Carpet'
Chrysobalanus icaco var. horizontalis	Horizontal Cocoplum
Ficus macrocarpa 'Green Island'	Ficus 'Green Island'
Hamelia patens 'Firefly'+	Dwarf Firebrush 'Firefly'
Russelia equisetiformis	Firecracker Plant
Sansevieria trifasciata	Snake Plant
Zamia furfuracea	Cardboard Palm



CABOT