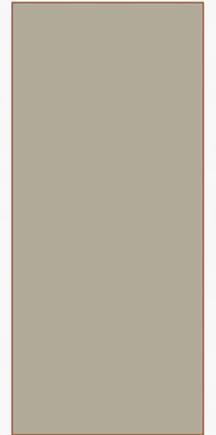


REDUCE SETBACKS FOR RESORT MASTER PLANS
NEXT TO DEDICATED GOLF COURSE OPEN SPACE

CODE TEXT AMENDMENT



CURRENT CODE

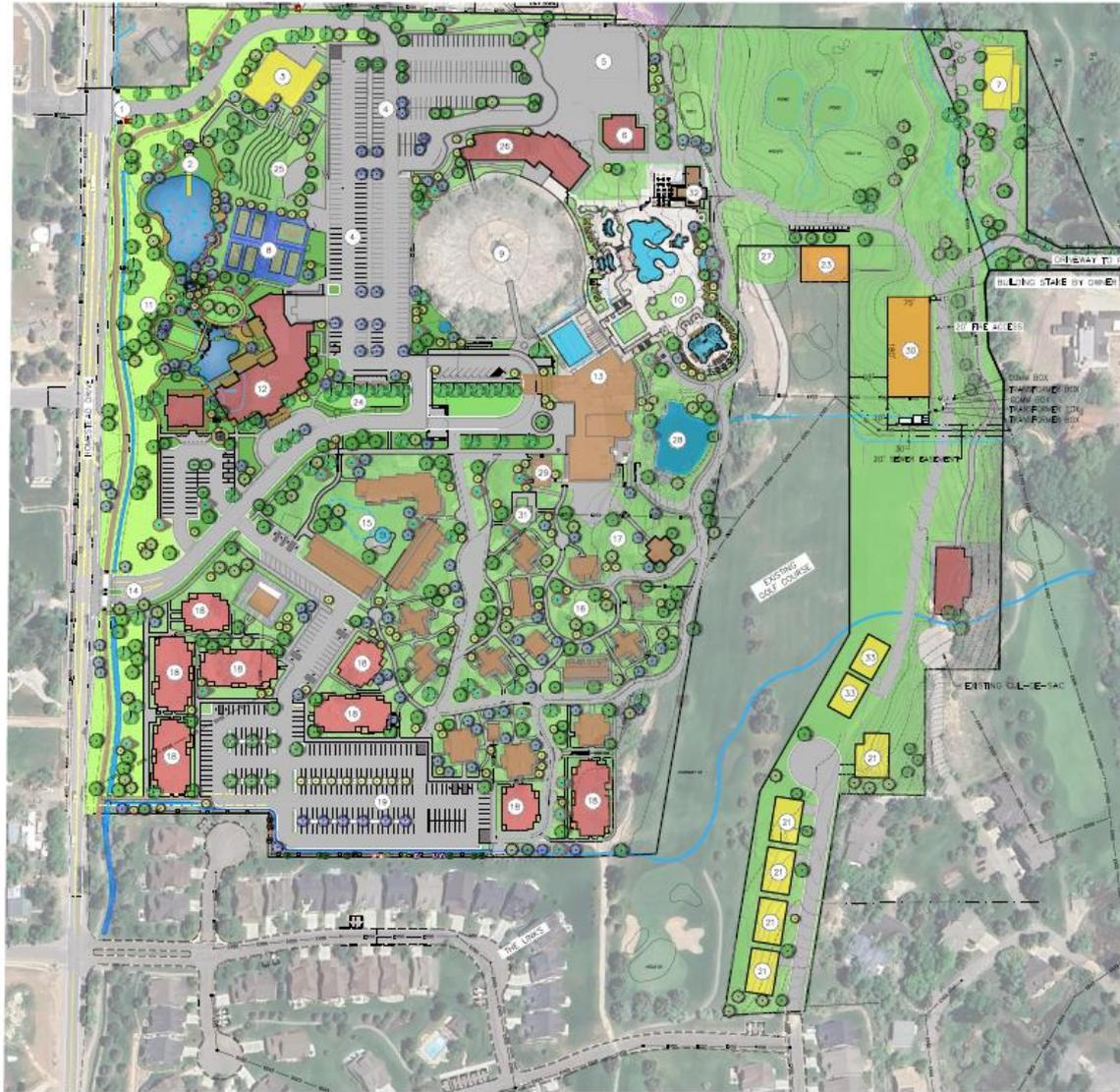
- Setbacks along the peripheral property lines of the resort shall be a minimum of 100'. For structures located within 120' of the peripheral property line, setbacks shall be staggered at ten (10) foot intervals with a portion of the structures having a 100' setback, a portion having a 110' setback, and a portion having and 120' setback. No structure within 50' of another structure shall have the same setback. Structures that exceed 50' in length shall meet the required setbacks on 50' intervals.

PROPOSED CODE

- Setbacks along the peripheral property lines of the resort shall be a minimum of 100' **except for structures in a resort master plan that are adjacent to dedicated golf course open space parcels. Structures next to dedicated golf course open space parcels may have a minimum setback of (10') to the peripheral property line. This setback will allow for public utility easements.** For structures located within 120' of the peripheral property line, setbacks shall be staggered at ten (10) foot intervals with a portion of the structures having a 100' setback, a portion having a 110' setback, and a portion having and 120' setback. No structure within 50' of another structure shall have the same setback. Structures that exceed 50' in length shall meet the required setbacks on 50' intervals.

SITE PLAN LEGEND

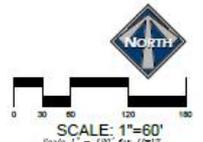
- 1 SECONDARY ACCESS TO PARKING, GOLF, SPA, AND ONE/ACTIVITY CENTER
- 2 BOAT HOUSE WITH OVER-WATER DECK
- 3 FUTURE BUILDING (USE TO BE DETERMINED)
- 4 MAIN PARKING AREA
- 5 TRIO
- 6 GOLF CLUBHOUSE AND SPA ARRIVAL
- 7 AQUA THERAPY SPA
- 8 OUTDOOR PICKLEBALL COURTS
- 9 CRATER WITH IMPROVED VIEW/AMENITY AREA AT THE TOP
- 10 POOL AMENITY AREA WITH UPPER ADULT POOL AREA WITH INDOOR/OUTDOOR POOL, SPAS, INFINITY EDGE POOL, CABANAS, AND A LOWER FAMILY POOL AREA WITH ZERO-ENTRY POOL, WATERFALLS, TOSSELY AREA WITH VIEW OF MAIN POOL AREA, SLUICE PITS, CABANAS, GUEST SERVICES ACCESS BELOW FITNESS
- 11 PASTURE AND ORCHARD AREA ALONG HOMESTEAD DRIVE
- 12 WEDDING BARN WITH ACCESS TO NEW POND AREA, NEW 2024 BUILDING LAYOUT
- 13 NEW CENTER HOUSE WITH PORTE COCHERE ARRIVAL
- 14 MAIN ARRIVAL DRIVE RELOCATED TO THE SOUTH TO CREATE MORE MEANDERING APPROACH AND IMPROVE INTERSECTION SPACING
- 15 FAMILY REUNION UNITS WITH OPEN LAWN, NATURAL THEMED SPLASH PAD, PLAYGROUND AREA, AND FIRE PIT
- 16 GARDEN NEW UNITS WITH MULTIPLE GARDENS WITH PATHWAYS, WATER FEATURES AND SEATING
- 17 BALLROOM FUNCTION LAWN AND WEDDING PAVILION
- 18 THE RETREAT--88 CONDO UNITS (NEW IN 2024 PLAN)
- 19 GUEST PARKING AREA
- 20 GOLF LEARNING CENTER (BUILDING REMOVED FROM MASTER PLAN, USE INCLUDED IN GOLF CLUBHOUSE)
- 21 THE VILLAS (S)
- 22 HORSE STABLE AND BARN (REMOVED FROM MASTER PLAN)
- 23 GOLF WARM-UP CAGE
- 24 FUNCTION LAWN WITH ROSE ARBOR STRUCTURE TO PROVIDE SHELTER AND SEPARATION BETWEEN LAWN AND ADJACENT PARKING / FUTURE PARKING EXPANSION IF NEEDED
- 25 AMPHITHEATER AND STAGE AREA
- 26 NEW ACTIVITY CENTER
- 27 RELOCATED PUTTING GREEN
- 28 ENHANCED POND WITH TERRACES, WATER FALLS AND BON FIRE LOCATION
- 29 VIRGINIA HOUSE UPGRADES FOR GUEST CHECK-IN
- 30 GOLF MAINTENANCE BUILDING AND CART BARN (NEW LOCATION)
- 31 MILK HOUSE
- 32 POOL AND GOLF GRILL
- 33 GOLF COTTAGES ADRESSED BY CART PATH PER HOMESTEAD MASTER PLAN AGREEMENT. (S)



- LEGEND**
- 4-20% UNBUILDABLE SLOPES
 - EXISTING BUILDINGS (#20,000)
 - APPROVED 2021 MASTER PLAN BUILDING THAT HAVE NOT BEEN CONSTRUCTED (#43,000 SF)
 - APPROVED 2021 MASTER PLAN BUILDINGS BUT WITH A REVISED BUILDING LAYOUT OR NEW LOCATION (#60,000 SF)
 - PROPOSED NEW CONDO BUILDINGS IN 2024 AMENDED PLAN (#63,000 SF)
 - GRASS PAVED FIRE LANE
 - ASPHALT TRAIL, PARKING OR ROADS
 - FLAGSTONE PAVED
 - CRUSHED STONE
 - SCREENING FENCE IMPROVEMENTS

PATHWAY NOTE

- SEE SHEET 7 FOR ASPHALT TRAIL AND CONCRETE SPECIALTY CONSTRUCTION DETAILS
- SEE LANDSCAPE ARCHITECT PLANS FOR PAVED AND CRUSHED STONE WALKWAYS



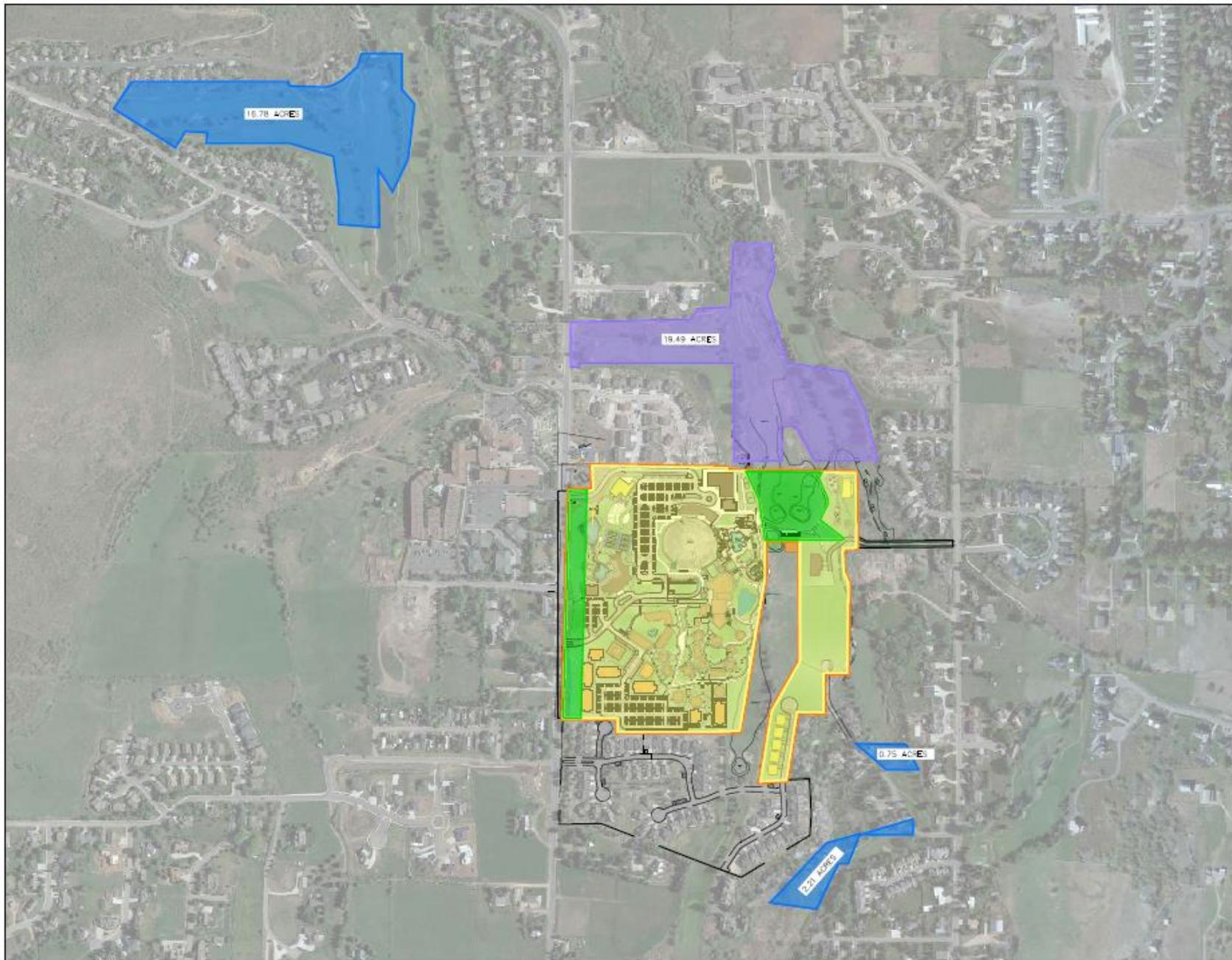
THE HOMESTEAD GROUP LLC
 HOMESTEAD
 2025 SITE PLAN ALTERNATE
 (REVISED MAINTENANCE BUILDING)

BFCO ENGINEERING
 200 E Main St, Suite 204
 Midway, LA 70449
 PH: 504.887.9749
 FAX: 504.887.9749

DESIGN BY: PDB DATE: 11 JAN 2025 SHEET
 DRAWN BY: DEJ REV: 1a

THE CONTRACT IS INCOMPLETE AND IS SUBJECT TO CHANGE. BFCO ENGINEERING SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION BEING OR NOT BEING COMPLETED.

EXHIBIT H AMENDED



DISCUSSION POINTS

- Language limits the locations where the code could be used
 - Structure must be in a resort master plan
 - Structure must be next to dedicated golf course open space
 - 10' setback still allows for the standard 10' public utility easement
- Structures could be larger if approved
- Allows flexibility for developer

POSSIBLE FINDINGS (SUPPORT)

- The proposal would allow a 10' setback in specific circumstances.
- Structures would need to be in a resort master plan.
- Structures would need to be next to dedicated golf course open space.
- Structures next to golf course property that is not dedicated open space would not be allowed a 10' setback.
- The decreased setback will allow for greater flexibility when designing resort structures.

POSSIBLE FINDINGS (AGAINST)

- The proposal would decrease setbacks around dedicated golf course parcels for structures in resort master plans.
- The proposal would allow for larger structures in some cases.