

SITE AND HOME
DESIGN AND CONSTRUCTION
GUIDELINES

FOR



FOXLAND HARBOR

o n O l d H i c k o r y L a k e

ARCHITECTURAL REVIEW BOARD (ARB)

Completed for Phases 1, 3.2 and 4. Additional Phases will be added as developed.

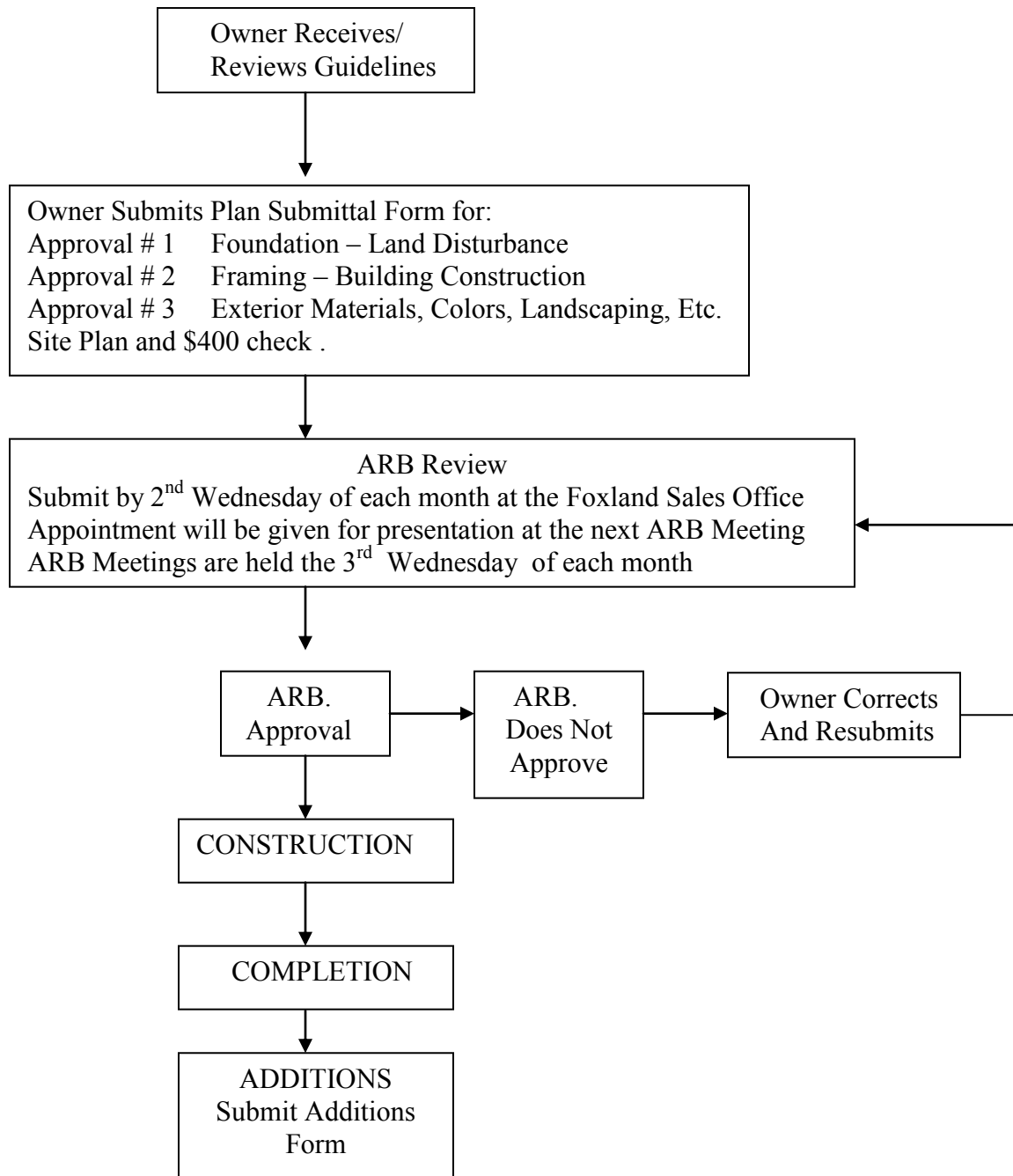
April 13, 2012
GALLATIN, TENNESSEE

These Guidelines are subject to change without notice.

TABLE OF CONTENTS

	<u>Page</u>
I. Procedural Flow Chart	3
II. Statement of Design Intent	4
III. Architectural Review Board Roster and Contact Information	5
IV. Design Guidelines	6
A. Home Design Guidelines	6
B. Landscape Guidelines	8
V. Approval Process	9
A. Application Procedures	9
1. New Home Construction	9
2. Existing Home/Property Modifications	10
B. Plan Requirements	10
1. Site Plan	10
2. House Plan	11
VI. Construction Guidelines	12
VII. Appendix	13
A. Typical Lot Setbacks	13

I. PROCEDURAL FLOW CHART



II. STATEMENT OF DESIGN INTENT

Our community is centered on a magnificent waterfront piece of property full of rich history. It is an identifiable place with a story to tell about itself; a place with a history and a place with an exciting future; a place that still possesses the quality of time and space that will become the basis of Foxland Harbor.

Foxland Harbor has been thoughtfully planned to incorporate a signature 18 hole golf course, marina and country club carefully laid out. The development reinforces excellent community planning standards which are seen in the roadways, five foot wide pedestrian walkways winding throughout the property and timeless crafted lamp posts inviting pedestrian activity.

To fulfill our objectives, building on each lot is thoughtfully controlled to capture the character and essence of this development. The architecture at Foxland Harbor is encouraged to reflect quality and warmth. Materials generally seen are predominantly brick and stone exterior with wood trim and shingle, metal or slate roofs. Windows are double hung with divided lights, and doors are paneled wood. Vital features are expressed chimneys, along with entry porticos and porches that draw attention to entrances. On a smaller scale, details such as shutters that are operable, hardware, mailboxes, fencing and street posts reflecting the architecture further reinforce the design. Specific information can be found in Section V. The architectural review board will provide examples of appropriate and inappropriate designs.

With the above design intent, your investment in Foxland Harbor is solidly reinforced by a community that transcends the transitory homes of the day. Foxland Harbor has had a long and excellent history. Together, we will write its final chapter. We will take this place and build on it for the future, revitalizing it into a state of art and making it a place for all who visit to enjoy and remember.

III. ARCHITECTURAL REVIEW BOARD (ARB) ROSTER & CONTACT INFORMATION

For general information or procedures contact:
Joe Godfrey
615-451-0909 or joe@godfreyrg.com

Foxland Harbor Management Company
c/o Halo Realty
Attn: Ralph Jones
615-822-3509

Members of ARB

Foxland Development Properties, LLC

Staff to A.R.B

Registered Architect	TBD
Recording Secretary	TBD

IV. DESIGN GUIDELINES

These Design Guidelines are general guidelines for the entire Foxland Harbor Development. Some areas may have additional specific requirements relating to architectural style.

A. Home Design Guidelines

General:

A thorough set of working drawings is expected. Vague or poorly detailed drawings will be rejected as incomplete by the ARB.

1. Design

a. Square Footage

As a general guideline the following are the minimum heated and cooled square footages for each Phase:

Golf and Interior Lots in Phase 1, 3.2 and 4	2,800 SF
Lake Lots in Phase 1, 3.2 and 4 (Homes with a basement must have a minimum of 2,000 SF on the main level)	3,200 SF
Lake and Corps Lots 1091-1107 in Phase 3.1 (Homes with a basement must have a minimum of 1,800 SF on the main level)	2,500 SF
Interior Lots 1006-1008, 1309-1314 in Phase 3.1	1,800 SF
Phase 7 (Vinings Blvd. to Douglas Bend Rd.)	2,300 SF

Other Phases will be added as developed.

b. General Guidelines

1. Appropriateness of form, color and materials to design style.
2. Relationship of window to wall and wall to total form (well designed massing).
3. Appropriateness of detailing to form, style and massing.

2. General Design Restrictions

a. Garages

In Phases 1, 3.2 and 4 each residence must have a private, fully enclosed garage for at least two cars. No garage may have an entrance facing the golf course unless totally screened from view. No garages in Phases 1, 3.2 and 4 shall face the street except on corner lots with appropriate screening or set back beyond the face of the side entry and must have the approval of the ARB. Special exceptions may be granted by the ARB on a case by case basis. (Garage location in the planned community sections of the development may face the street if the ARB desires.) The interior walls of all garages must be finished. No garage will be permitted to be enclosed for living or used for purposes other than storage of automobiles and related normal uses. Garage doors must be carriage style or similar. Refer to Article 10.1.3 – Use Restrictions, Declaration of Covenants and Restrictions for Foxland Harbor.

b. Roofs

The proportions of roofs will be consistent with the proposed architectural style. Portions of flats roofs will be permitted on a limited basis as approved by the ARB. THE USE OF PERMANENT ROOFING MATERIALS SUCH AS SLATE, METAL ROOFING, ETC. IS ENCOURAGED. DIMENSIONAL ARCHITECTURAL SHINGLES IS TO BE CONSIDERED MINIMUM QUALITY ROOFING MATERIAL. Heating, air conditioning and plumbing vents will not penetrate the roof on the roadside of the building unless determined to be absolutely necessary by the A.R.B. In all cases, vents will be painted the same color as the roof or as part of an approved color scheme.

c. Windows/Shutters

Windows will be wood painted, stained, vinyl/aluminum clad or high quality vinyl and will be in color harmony with the exterior color and texture of the residence. No metal windows will be permitted for windows or window frames. Shutters must be proportionate with windows and must give the appearance of functional shutters.

True divided light windows are encouraged. Inserts will be allowed where the full appearance of true divide on the exterior can be obtained.

d. Solar Panels

Solar collectors must be aesthetically integrated into the design and they must be hidden from view whenever possible. When the solar collectors are placed on the roof, they should be racked at the same pitch and detailed to be as unobtrusive as possible. The ARB will reject any collector of any size, shape, or color that is insensitively designed or located. All solar equipment must be screened from adjacent views in some fashion acceptable by the ARB.

e. Exterior Wall and Roof Surfaces

Exterior Wall: Approved: Brick

		Stucco/EFIS as accent
		Stone
		Processed cement siding as accents only
		Other materials as approved by the ARB
	Not Approved:	Exposed concrete block
		Traditional vinyl siding
		Traditional aluminum siding
Roof Surfaces:	Approved:	Tile
		Architectural Asphalt shingles
		Standing seam metal (residential design)
		Slate
		Rubber (Flat roofs)
		Other hard surface roofs as approved by the ARB

f. Doors

All exterior doors must be solid wood doors or wood/glass combination. Metal exterior doors must be approved by the ARB. Garage doors must be carriage style or similar. Storm doors or security doors on front of the house or any door visible from the street or golf course must be approved by the ARB.

g. Satellite dishes/antennas

ARB to approve location. (18" maximum diameter)

h. Decks

All decks must be highly detailed in plans. Low maintenance decking material is encouraged. See Foxland Harbor Deck Policy.

i. Window mounted mechanical units

No window mounted mechanical units will be allowed.

j. Sidewalks

Contractor is required to install all sidewalks as shown on the plat in all areas adjacent to the property lines of the lot.

k. Fences

The approved fence is a black aluminum fence 4' in height. A site plan must be submitted and approved by the ARB prior to installation of any fence. The site plan must include the location of all fencing and gates dimensioned from the house and property lines. The fence material and design must be submitted as part of the submittal package.

B. Landscape Guidelines

Landscaping Character:

Plantings for building development sites shall reinforce the natural character and meadow and woodland quality of the surroundings. Cleared areas should be landscaped with

trees, shrubs and lawns designed to complement the architectural character of proposed buildings in form, location and scale. Use of plant material of advanced maturity and of the highest quality should be used to give the property a finished and established feeling. All lawns must be fully sodded and irrigated. Owners will be encouraged by the ARB to landscape their lots with plant material which is indigenous to the existing areas, and to leave untouched as much as possible the existing vegetation and natural amenities of the terrain. Homes shall be landscaped such that the fullness of landscaping is pleasing and goes with the quality level of the development. Homes on the golf course are required to have landscaping in the rear. Homes on corner lots are required to have landscaping along the side road side as well as the front. Any electrical, AC units, etc. shall be screened with landscaping. The use of landscape and home lighting is encouraged as well as may be required.

V. APPROVAL PROCESS

Owners are required to submit plans to Foxland Harbor's ARB to obtain approval prior to submitting to the City of Gallatin. This process is supplemental to the City of Gallatin's requirements and does not alleviate the owner of responsibility to comply with all existing applicable Federal, State, and local law or code.

The ARB will provide a written response to owners approving or rejecting an application. Reasons for rejection will be included in the response from the ARB. If an owner is granted approval, they may begin work in accordance with the appropriate approvals given and following construction guidelines in Section VI of this document. Refer to Article 9 – Use Restrictions, Declaration of Covenants and Restrictions for Foxland Harbor.

A. Application Procedures

Submittals for the Architectural Review Board (ARB) will need to be received by the second Wednesday of each month (one week before the meeting) to be reviewed at the monthly meeting. Please deliver complete submittal to Joe Godfrey at the Foxland Harbor Development Office. Meetings are held on the third Wednesday of each month at 3 pm at Foxland Harbor Development Office unless adjusted for holidays, etc.

1. New Home Construction

We will require that the builder or his representative attend the meeting to present his plan and answer any questions or concerns of the board. Approval procedure is as follows:

Approval #1 Foundation – Land Disturbance

Approval #2 Framing - Building Construction

Approval #3 Exterior Materials, Colors, Landscaping, Etc.

You will be given an appointment time in the order that the submittals were received. Appointments will begin at 3:00 pm. At that time a written approval of the site and construction through foundation should be given (Approval #1). If there are concerns a

request for specific directional changes will be given. Approval #2 can also be presented at this time.

It would be preferable if all decisions regarding materials, landscaping, etc. (Approval #3) were also presented at this time. However, if not completed, the builder will need to present these as available for final ARB approval.

The submittal review fee is \$400.00, which includes all three approval procedures. The fee must be submitted with plans and applications or the ARB will reject the submittal.

2. Existing Home/Property Modifications

These modifications include but not limited to: fences, decks, patios, pools, additions, swing sets, gazebos, major landscaping modifications, etc. Submittal of Additions Form to follow same procedures as application.

B. Plan Requirements

1. Site Plan

Any of these items that apply must be indicated on the site plan.

- a. Plan must be to scale.
- b. Show all setbacks, easements, property lines and other limiting boundaries.
- c. Show trees to be removed over 4" diameter.
- d. Show trees, shrubs, plants to be planted - both species and location.
- e. A separate landscape-planting plan may be required. A plan also may be required from a registered Landscape Architect at the discretion of the ARB.
- f. Irrigation systems with location of backflow preventers
- g. Any grading must be indicated with contour lines so the magnitude of various cuts and fills may be determined.
- h. Any proposed drainage modifications such as ditches, swales, or drainage structures.
- i. Indicate retaining walls with details of materials and dimensions called out.
- j. Any modifications adjacent to the lakeshore, such as erosion control riprap stone or boating accommodations. (Must meet the U.S. Army Corps of Engineers required standards and permit approval.)
- k. Any proposed curb, driveway, or other vehicular access work.
- l. Walks, paths, sidewalks with materials and dimensions.
- m. Fences. (type, height, gates, materials indicated)
- n. Underground utilities must be shown.
- o. Topsoil additions must be of good quality.
- p. House location shown to scale.
- q. All site structures including, but not limited to: Garden structures, pools, pet enclosures, trash receptacle enclosures, tennis courts. Other recreational or athletic courts must be dimensioned and indicated with materials and details shown.
- r. Exterior lighting of home or other structures must be detailed.
- s. Driveway materials must be called out and surface of any kind must be

- clearly dimensioned. Plain/broom finished concrete is not approved.
- t. Mailboxes are to be specified by Foxland Harbor, but purchased by the owner of the lot.

2. House Plan

- a. **Foundation Plans** (1/4" per foot minimum scale)
Footings sizes and locations (dimensioned) and any slabs on grade.
Detailed section through footings showing reinforcing, drainage, vapor barriers, etc.
- b. **Structural Plans**
One plan per floor including roof with all joists, walls, headers, chases called out for material and dimensions. Chimney framing and details.
- c. **Architectural Floor Plans** (1/4" per foot minimum scale)
Dimensioned wall layouts, window and door locations dimensioned.
plumbing fixture locations. Finished floor elevations should be indicated.
Mechanical unit locations are to be shown to scale.
- d. **Exterior Elevations – All Sides**
All materials shall be called out and large acceptable samples submitted with plans.
- e. **Roof Plan**
- f. **Architectural Detail Plans**
Details are required of the exterior walls, roof to wall transitions.
Window and door schedules and specifications. Exterior trim, molding details. Cornice sections, dormer details, and any railing or other elements must be shown.
- g. **Window & Door Schedule**

VI. CONSTRUCTION GUIDELINES

General:

The ARB will retain the final drawings and approval for a maximum period of one hundred twenty (120) days. If the work has not started or a continuance received by the owner's agent within the time period, the approval will then automatically expire.

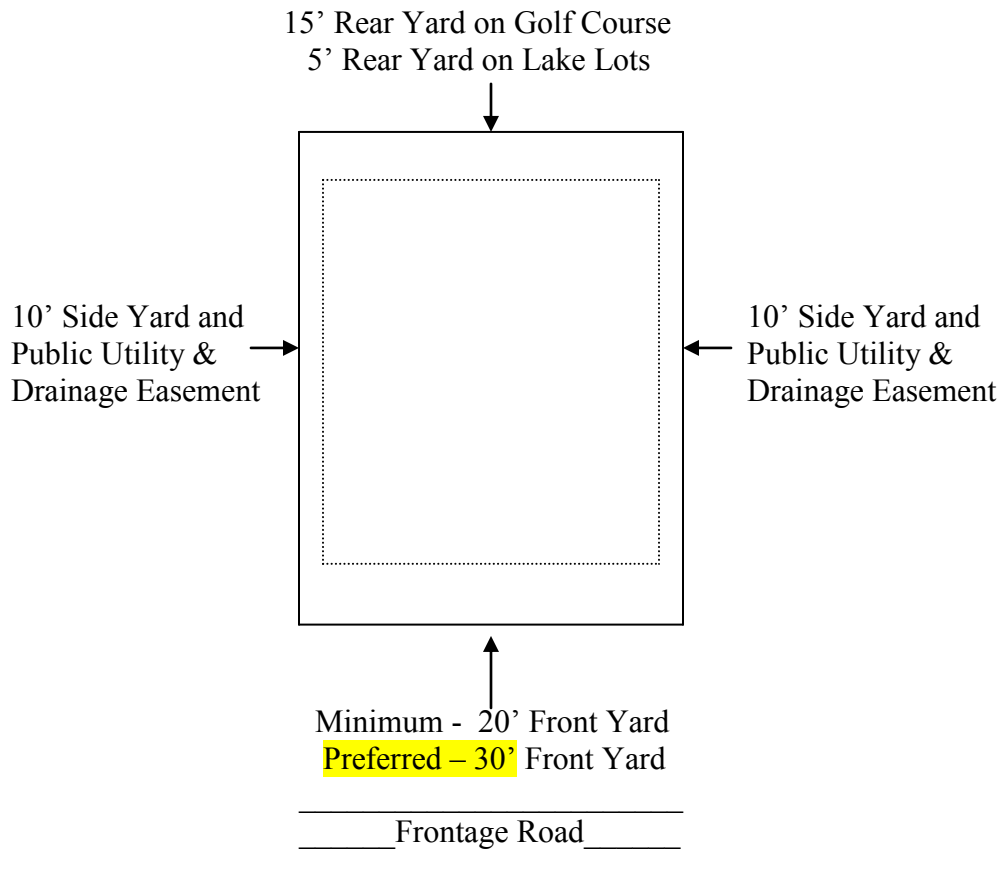
1. **Job Trailers**
None allowed unless approved by the ARB.
2. **Portable Toilets**
Must be provided during all phases of construction

- 3. Job Signs/Sales Signs**
Must be in accordance with current sign policy.
- 4. Trash Removal**
All contractor's and subcontractor's trash must be removed from jobsite daily. No burning of scrap lumber or trash allowed unless permit issued by the City. Food containers, building material containers and wrappers of all kinds must be removed daily. Jobsite shall be completely cleaned on every Friday.
- 5. Construction Duration**
ARB declarant must be informed of overall schedule intent by General Contractor.
- 6. Construction Compliance**
If the ARB deems that construction is significantly different from approved plans, the ARB reserves the right to stop construction at the owners expense until an acceptable remedy has been approved by the declarant. Demolition of non-conforming construction will be at the lot owner's expense. Refer to Article 9 – Architectural and Landscaping Controls, Declaration of Covenants and Restrictions for Foxland Harbor.
- 7. Noise**
Contractors may not have loud radios or leave vehicle stereos on during construction.

See Setback Appendix on Next Page

VII. APPENDIX

ITEM A – Typical Lot Setbacks



Note: Final house placement must be approved by the ARB. The ARB reserves the right to be more restrictive in regards to setbacks. Refer to Final Plat to determine actual setback and easement dimensions and locations. Some phases within Foxland Harbor may vary from these typical setbacks.

The Foxland Harbor ARB reserves to right to add or modify the criteria here within. Additional criteria may be added as each phase develops and may or may not be the same as the criteria here within.