



Architectural Guidelines

Table of Contents

General Information	Page 3
Building Architectural Design Requirements	Page 3
Landscape Architectural Design Requirements	Page 4
Submission Requirements	Page 6

General Information

The following criteria are a set of guidelines, which shall be followed to ensure the successful development of the Eagles Nest Community. The guidelines are meant to protect the quality of the development and to protect long-term investment. In order to expedite the building process, the guidelines shall be adhered to, with minimal exception.

Building Architectural Design Requirements

Floor Area

The finished floor area of each residence shall be at least 2,000 square feet. Garages and unfinished basements are not included in this calculation.

Roofs

The minimum roof pitch allowed shall be 6 inch / 12 inch slope on main roof. Any variation will require special approval.

Fenestration

Window placement shall be symmetrical and proportionate to ensure a pleasing orderliness. In no instance should window placement be haphazard. This applies to all sides of the house. Special attention shall be given to bathroom and kitchen windows to avoid haphazard placement.

Architectural Detailing

Materials- The following materials are recommended as appropriate:

1. Foundation and walls shall be faced with brick, stone, imitation stone or stucco veneer.
2. Exterior walls shall be constructed of stone, imitation stone, logs, heavy timber/stucco siding, wood siding or cedar shakes and cedar shingles. Hardboard masonite and vinyl siding are not permitted.
3. Exterior trim shall be made of wood, composite wood, or cementitious trim boards. Vinyl or aluminum soffit or trim is not acceptable.
4. Roof construction shall be of slate, artificial slate, standing seam metal, copper, 35-year dimension shingles, or better and cedar shake or shingle. Other roofing types will require special approval. Formed extruded sheet metal panels are not acceptable.
5. Paint or stain color should be complimentary to the design of the home and the neighborhood as a whole. Color samples shall be submitted for approval prior to application.
6. Front doors shall be solid wood or fiberglass doors, stamped metal doors are not acceptable. Transoms and side lights will be made of the same material as the front door.
7. Garage doors shall be veneer wood or fiberglass and shall be designed to compliment the architectural design of the house. Stamped metal garage doors are not Acceptable

8. No used materials are acceptable except antique doors, stained glass windows, etc.
9. No Deltec homes allowed.

Wood Decks and Steps

Only the flat surfaces of wood decks and steps within the rear yard may be constructed of unfinished salt pressure treated wood material. It is recommended that those surfaces be stained with at least a clear stain to keep the wood from turning gray or black. The rest of the decking structure must be painted with solid/ opaque stain the same color, preferably to match the house trim. Front yard decks shall be wood or composite material (such as Trex).

Landscape Architectural Design Requirements

Protection of Existing vegetation

Trees of a 10" caliper or more may not be removed from building site unless approved during the plan submission process. However, dying or deceased trees of any size may be removed to protect the remaining vegetation on site. Low-lying vegetation, shrubbery, and the lower limbs of the trees may be removed to clear site lines and vistas.

Grading and Drainage

A grading plan based on field surveyed topography is required on all sites. Grading and drainage construction must be conducted in a manner, which does not detract from the adjoining house sites and works to preserve the natural character of the property. Special care should be taken to divert runoff water away from septic drain fields. Any clearing that exceeds one (1) acre requires an erosion control permit from the state of Tennessee department of Environment and Conservation Chattanooga Environmental Field Office Division of water pollution control 540 McCallie Ave Suite 500 Chattanooga Tennessee.

Driveway Materials

Driveway material shall consist of asphalt, concrete, brick, exposed aggregate concrete, concrete pavers, or cobblestone. Gravel driveways are not acceptable. Culvert shall be 12" black plastic, 14' wide, with dry stack stone and walls at each end. Driveways shall have 10' wide surface, minimum.

Walks and Terraces

Walkways and terraces shall be constructed of materials compatible to the architectural materials of the house. A front walkway must be provided from the driveway to the front door and constructed from one of the following: sand set brick or pre-cast concrete pavers, mortar set brick, stone, flagstone or slate set in mortar base, concrete, exposed aggregate concrete, crushed oyster shells or pea gravel.

Trash Receptacles and Removal

Special attention shall be given to the placement of outdoor trash receptacles so as to shield them from view. Outdoor trash receptacles shall be designed to be animal proof. Subcontractors are to remove trash at the end of each task or installation.

Auxiliary Buildings

All freestanding structures located on the building lot must be designed as an integral part of the house and site. Their architectural design shall be the same style, colors, and materials as the house. Auxiliary buildings shall not be erected in any required front or side yard or within twenty (20) feet of any street or highway line, or within ten (10) feet of any line or property line.

Utility Equipment and service Areas

Garage service area, heating and air conditioning equipment, electrical meter, and trash containers shall be screened with appropriate materials. Outdoor trash enclosures are required. Garage service areas shall have at least a 10 foot buffer between it and the property line with appropriate screening.

Vehicular Storage

Boats, motor homes, trailers, etc. shall be located and screened so that they are not visible from the adjoining common areas.

Guttering

All homes and outbuildings shall have gutters with downspouts tied into a common buried drain. Ground gutters made with pea gravel are an acceptable substitute. Gutters are to be copper, zinc coated or aluminum. Vinyl or plastic gutters & downspouts are not acceptable.

Fencing

Fencing of the back yard areas for dog runs and tennis courts shall not extend off the front corners of the house, but off the back corners and 10 feet off any property line to allow for vegetative screening. Chain link fencing is only appropriate for dog runs and tennis courts and shall be either dark green or black vinyl coating including the posts, rails and all components of the fence. No chain link fencing shall be visible from the common areas, and it must be screened with fast growing evergreen plant material. No fence shall be permitted within 50 feet of a trout stream. Only picket fences, 42 inches high, wrought iron style fences, and brick or stone walls are permitted in front yards, with prior design approval.

Setbacks

Polk County requires the following building setbacks:

- Front Yard: 25 feet
- Back Yard: 15 feet
- Right Yard: 10 feet
- Left Yard: 10 feet

Lighting

Site lighting shall be indirect or absolute cutoff lighting. There shall be no visible light source. Landscape lighting is encouraged. Floodlights are restricted to the rear of the house, on timers.

Lawns and Plantings

The selection of plant material must be complementary to the house design. A plant schedule, types, sizes, and specifications shall be submitted to the Association for review. Large mulched beds are no permitted, unless masses solid with plants or within existing undisturbed wooded areas.

Minimum plant material required:

- Shade Trees 2 _ to 3 inches caliper
- Ornamental Trees 6 to 8 foot height or 1 _ to 2 inch caliper
- Evergreen Trees 6 to 8 foot height

Minimum Shrub and Ground cover Spacing:

- Large shrubs 5 feet o.c.
- Medium shrubs 3 feet o.c.
- Ground cover 8 inches o.c.

Signs

Signage is limited to temporary builders’ signs.

Satellite Dishes and Antennas

Up to two satellite dishes are allowed and should be screened from view of all public roads, common areas, and private adjoining yards, where possible. 2-way radio or communication towers are not allowed.

Utilities

Electric and telephone lines shall be placed underground.

Submission Requirements

Schematic Design- submission optional

The submission of schematic design plans is optional but is encouraged and welcomed. The schematic plans may be freehand sketches showing the design concept prior to developing detailed final construction documents. While this is an optional task, the intent is to save the homeowner time and money in the event the design is found to be incompatible with the neighborhood theme by the Association.

Final Architectural Design

Architectural plans and details (4 sets) _ inch = 20 feet shall be submitted to the Association for review. A sample of each plan is included at the end of these guidelines. Each set of site plans shall include:

Grading Plan-existing and proposed grades with one foot contour intervals, existing street curb with spot elevations, drainage items, screening and retaining walls, including trash receptacle location.

Site Plan – trees, shrubs, flowerbeds, lawn areas, exterior lighting and plant schedule.

Details Sheet – Elevations and sections of walls, fences, and site amenities.

Material Sample Selection

Along with the final architectural and site design submission, a homeowner or builder shall submit samples of exterior colors and materials to be used in construction of the following:

Foundation – masonry sample

Trim-color chip

Roofing-shingle and flashing sample

Siding-masonry sample/wood color

Door and windows-color chip

Fencing- drawing sample and stain color

Site walls- masonry sample

Association Address: