



F.2 ARC Checklist

Lowe's Ferry Architectural Review Committee (ARC) Checklist

Lot Owner (s): _____ Homesite(s) #: _____
 Submittal Date: _____
 Review Date: _____
 Preliminary Approval Date: _____
 Final Approval Date: _____

The Committee shall have no affirmative obligation to be certain that all of the restrictions contained in the Declaration are fully complied with and no member of the Committee shall have any personal liability, responsibility, or obligation, whatsoever, for any decision or lack thereof, in the carrying out of duties as a member of such Committee. Such Committee and its members shall have only an advisory function, and the sole responsibility for compliance with all of the terms of this Declaration shall rest with the Homesite Owner. Each Homesite Owner agrees to save, defend, and hold harmless the Committee and each of its members on account of any activities of the Committee relating to such Homesite Owner's Homesite or improvements to be constructed on such Homesite.

- _____ Submit four (4) complete sets of preliminary sketches showing floor plans, exterior elevations and an outline of specifications of materials and finishes. (9.2.a.1)
- _____ Show size, dimensions and style of, by way of illustration, the dwelling and attached garage, outbuilding(s), and gazebo, if any. (9.2.a.3.i)
- _____ Show the exterior design and building materials. (9.2.a.3.ii).
- _____ Show the exterior color scheme. (9.2.a.3.iii)

- _____ Show the location of, by way of illustration, the dwelling, attached garage, outbuilding(s) (including gazebos) if any. (9.2.a.3.iv)
- _____ Show location of driveway, parking areas and landscaping (including fences, walls, rec. areas) and the types of materials to be used. (9.2.a.3.v)
- _____ Show the vegetation proposed to be removed or altered in order to accommodate construction, complete landscaping and enhance views. (9.2.a.3.vi)

_____ Above-ground swimming pools shall not be permitted, unless said pool is engineered and constructed in such a fashion so as to blend into the plan for the development of the Homesite and in such a manner so as to be aesthetically and architecturally pleasing and using a masonry or stone retaining wall on the exposed vertical portion of the pool. (4.17)

_____ Single-story dwellings constructed on Lots 1 - 56, 76 - 88, and 90 - 105 shall have a minimum total of 2,600 square feet of finished living area, excluding any garage, basement and porch, on the first floor wholly above grade. Single-story dwellings constructed on Lots 57 - 75 and 124 - 158 shall have a minimum total of 2,000 square feet of finished living area, excluding any garage, basement and porch, on the first floor wholly above grade. Multi-story dwellings constructed on Lots 1 - 56, 76 - 88 and 90 - 105 shall have a minimum total of 2,800 square feet of finished living area, excluding any garage, basement and porch, of which a minimum of 2,000 square feet shall be on the first floor wholly above grade. Multi-story dwellings constructed on Lots 57 - 75 and 124 - 158 shall have a minimum total of 2,400 square feet of finished living area, excluding any garage, basement and porch, of which a minimum of 1,800 square feet shall be on the first floor wholly above grade. (5.3)



F.2.1 ARC Checklist (con't)

One (1) building per Lot shall be permitted on Lots 57 – 75, and 124 – 158. Unless otherwise specifically permitted by Developer on Lots in future phases of the Development, no outbuildings shall be permitted on any other Lot. All outbuildings which are incidental to the primary use of the Lot shall be constructed only after the construction on the dwelling has commenced, shall be no larger than eight hundred (800) square feet, shall not be used as a residence, and shall be situated on the Lot rearward (opposite side of the dwelling from the roadway) of the dwelling in manner that is logical and aesthetically pleasing (in the sole judgment of the Committee). In all instances where possible, the outbuilding shall be situated within the wooded portion, if any, of the Lot. In no instance shall the outbuilding be located closer than twenty (20) feet from the rear Lot line or occupy more than twenty (20) percent of the rear yard (rear yard is defined as extending across the width of the Lot and lying between the rear Lot line of the Lot and the dwelling, and measured perpendicular from and along a line parallel with the rear Lot line). (5.6)

All exteriors shall be composed of natural wood (e.g. redwood or cedar), brick, stone, stucco, cement-fiberboard (with a natural wood appearance) or other high-quality exterior materials that may be approved by the Architectural Review Committee. Log exterior structures shall only be permitted on Lots 57 – 75 and 124 – 158. No gaudy or garish colors are permitted. No aluminum or vinyl siding, trim and fascia will be permitted (5.4).

Not more than twelve (12) inches of exterior concrete or concrete block walls shall be exposed on any dwelling or outbuilding and any such exposed surfaces shall be properly screened with sufficient landscaping elements. (5.12)

The principal roof components on all structures shall have a pitch of at least 8:12. All roofing materials used on structures shall be of dark colors and/or of a natural, weathered appearance and be comprised of, at a minimum, 25-year rated architectural-grade laminated shingles that have a raised-relief surface, cedar shake, slate or other high-quality material approved in advance by the Committee. (5.8)

All driveways shall be constructed as a paved (asphalt and/or concrete), brick or fixed-stone surface and have an improved travel path of, at a minimum, ten (10) feet in width and the improved travel path shall not exceed twenty (20) feet in width. Driveway entrances to Lots shall be located at least five (5) feet from side Lot lines. Driveway access to Lot 39 shall be from Promontory Point or Topsail Court. Driveway access to Lot 105 shall be from Lowe's Landing, only (5.13).

Structures are located entirely within the permitted building area/setbacks

- _____ 30' from road right-of-way
- _____ 30' from rear property lines
- _____ 12.5' from side property lines

Section F

F.2.1



F.2.2 ARC Checklist (con't)

Unless otherwise permitted herein, no part of any building shall be located closer than thirty (30) feet from the right-of-way line of any roadway in the Development. No part of any dwelling shall be located closer than twelve and one half (12.5) feet from any side Lot line. No part of any dwelling shall be located closer than thirty (30) feet from any rear Lot line. For a Lot that directly abuts the TVA easement, no part of any dwelling shall be located closer than the eight hundred and twenty (820) foot (msl) contour elevation line or thirty (30) feet from the eight hundred and thirteen (813) foot (msl) contour line, whichever is more restrictive. The rear setback line on Lot 21 shall be eighty (80) feet. The rear setback line on Lot 79 shall be thirty (30) feet from the eight hundred and twenty (820) foot (msl) contour elevation line. The rear setback line on Lot 80 shall be fifty (50) feet from the eight hundred and twenty (820) foot (msl) contour elevation line. The rear setback line on Lot 81 shall be fifty (50) feet. The rear setback line on Lot 84 shall be eighty (80) feet. The rear setback line on Lot 85 shall be fifty (50) feet from the eight hundred and twenty (820) foot (msl) contour elevation line and eighty (80) feet from the rear Lot line adjacent to Lot 81 and Lot 82. A natural vegetative border shall be maintained within twenty-five (25) feet of the lake shore and water or drainage features (5.11).

Not more than fifty (50) percent of now-existing trees which are twelve (12) inches or more in diameter, measured at a height of four (4) feet, shall be removed from any Lot, except for dead, hazardous and diseased trees. Large, mature trees (greater than or equal to twelve (12) inches in diameter) comprising historic fence and/or property lines on Lots 17, 18, 57 thru 65, 77, 78 and upon the Development shall not be disturbed without the prior written approval of the Committee. Furthermore, within twelve (12) months after the completion of the dwelling on a Lot, the Lot Owner shall collaborate with the Committee to plant, at the Lot Owner's expense, at a minimum, four (4) trees with a minimum of a three (3) inch caliper and a minimum of eight (8) feet of height upon the Lot. Lot Owners shall make their best efforts to locate said trees in such locations so as not to substantially block any other Lot Owner's view of Fort Loudoun Lake. (4.7)

_____ The grade of the Lot shall be maintained in harmony with the topography of the Development and with respect to adjoining Homesites. (10.1)

Indicated on each line above, is either a "check" or a chronological number. A "check" indicates that it appears there is compliance with that standard.

A number indicates that there is a comment or concern. These numbers are listed on the following page, with further explanation and what needs to be done to be compliant.



F.2.3 ARC Checklist (con't)

1. _____
2. _____
During construction, the Homesite Owner and your Contractor will be responsible for the cost of repairing all damages done to any of the roads located within the Development and caused by construction. Please make sure both the contractor and sub-contractor do not bring in truckloads over thirty (30) tons (**especially concrete trucks**).

Reviewed By:

_____ ARC Committee Member _____ Date

_____ ARC Committee Member _____ Date

_____ ARC Committee Member _____ Date

_____ Received by Homesite Owner _____ Date

- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____