



ARCHITECTURAL GUIDELINES FOR

COVERED BRIDGE AT HARDIN VALLEY

- UNIT 1 -

In an effort to establish and preserve a harmonious design within the Covered Bridge Community, the following guidelines are established. These guidelines are intended to strengthen the overall continuity of the neighborhood and in doing so protect the value of properties within. The guidelines have been established by the Architectural Control Committee (ACC) which is given authority by the Covered Bridge at Hardin Valley Covenants and Restrictions. The ACC may, in its discretion, alter or change these guidelines from time to time.

NEIGHBORHOOD VISION

Covered Bridge at Hardin Valley is one of the most unique and exciting opportunities for home building in the East Tennessee area. With an excellent canvas of natural beauty as a backdrop, the community has been created with a focus on comfortable and convenient living. The large amount of land preserved as common area serves to create an intimate setting, a key component to the development's distinctive character. A meandering creek running along the base of gently rolling hills is perfect scenery for our tranquil entry drive which includes the beautifully constructed timber framed covered bridge. Beyond this scenic entrance you will enter an exciting blend of housing types and architectural diversity.

While the character of the neighborhood is first set by a spectacular natural setting, it is intended to be further enhanced by a collection of well crafted homes. With proper design, these structures will not only compliment this natural surrounding but each other as well. In order to insure continuity among these homes, we have retained the renowned local planning firm **Jonathan Miller Architects** to act as our consultant on the Architectural Control Committee. Jonathan and his staff have an excellent eye for home styles as well as materials and colors which will blend together to complete the vision of Covered Bridge at Hardin Valley. We feel very fortunate to have *Jonathan Miller Architects* involved and feel that by this relationship significant value has been added to the community.

PROCEDURE

The procedure utilized to get a home approved for construction involves three major steps: 1) Payment of review fee; 2) Submittal of Preliminary ACC Application (can be before closing if desired); and 3) Submittal of Final ACC Application. Both the Preliminary and Final ACC Applications are available on the website (www.hardinvalley.com).

- 1) Payment of the \$500 review fee is typically at lot closing. If alternate is needed please contact Covered Bridge LLC at 865-691-5002 or Chip Huber at 865-389-8100.
- 2) Preliminary ACC Application – This initial phase of the process is intended to quickly confirm that an individual’s desired house plan is consistent with the theme of the Covered Bridge development. Required during this phase is the short application (available online) and a rendering or picture of the home to be constructed. These two items should be submitted to either:

Covered Bridge LLC
213 Fox Road
Knoxville, TN 37922
865-691-5002

or

Markus Chady c/o
Jonathan Miller Architects
4931 Homberg Dr.
Knoxville, TN 37919

- 3) Final ACC Application – This phase of the approval process is more involved and typically involves a meeting or “design workshop” with Markus Chady (602-2435) at Jonathan Miller Architects. Before scheduling a meeting, applicants are required to fill out the Final ACC Application which is four pages. The application requests information on all exterior finish materials, colors as well as other items. Paper samples or manufacturers advertisements are suggested for this procedure. Space is not available for actual samples such as bricks, stones or timbers.

FEE

A review fee of \$500 is required for each home to be constructed. This fee will be collected at time of lot closing.

GUIDELINES

Home Size: 1½ story and 2 story homes shall feature a minimum finished square footage of 2,750 square feet of which at least 1,200 square feet shall be on the first floor or main level. One or single story homes are require to have at least 2,100 SF. Basement square footage is not counted in determining minimum amounts. Minimum wall plate height on Main Level is 9'-0". Homes that overwhelm the natural setting are not permitted.

Architecture: All homes shall adhere to either Craftsman, Traditional, or European Country styling. The exact blend of architecture and in particular each home's detailed stylings shall be reviewed by the ACC for continuity with other structures within the development.

Exterior Materials: Exterior finish materials shall be full mortar-set brick, full mortar-set stone, wood, or Hardiplank® (other fiber cement sidings approved on a per case basis). The use of timber is strongly encouraged. No vinyl or masonite siding nor vinyl shake is allowed. No split brick facing shall be permitted. If cultured stone is to be submitted it must at a minimum be full mortar-set (4" deep). No thin manufactured stone will be allowed. Brick, stone and mortar colors are subject to review by the ACC.

The exterior material selection can be a single dominant material such as stone or brick, or a combination of any two materials such as stone and wood, brick and wood, or stone and brick. More than two dominant materials will not be allowed. These combinations of materials can be accented with timbers, cedar shake, or board-and-batten. Brick coating systems such as Boral PastelCote® and equivalent are permitted subject to approval by the ACC.

Exterior paint colors shall be earthtones, accented with bronze, greys, blacks, and dark greens. No highly contrasting colors shall be permitted. White trim or other high contrast color schemes are not believed to be compatible with the vision of Covered Bridge and are generally discouraged, subject to approval of ACC. Stains on natural wood surfaces will also be allowed subject to approval by the ACC.

Garage Orientation: Lots in Unit 1 are restricted to side or courtyard entry garages. Flared or angled garages to be considered by the ACC on a per case basis.

Garage Design: Garages shall be visually removed to reduce impact onto the street. Garage plate height maximum at the garage door wall to finished slab is 9'-0". All garage doors shall feature decorative features giving them a carriage door or other upgraded appearance. Split double bay garages are encouraged. All garages shall be fully enclosed, carports are prohibited.

Roof Design: Primary roof pitch (on 85% of structure) on 1 or 1½ story homes shall be 10:12 or steeper on two story homes it shall be 8:12 or steeper. The pitch shall be appropriate to the home style. Gable and hip combinations should be consistent with the home style. Concealed ridge vent system is required on all asphalt roofs. Plumbing vent stacks must be located on the rear

or least obtrusive roof plane and not extend above the ridge. All vent stacks shall be painted to match the adjacent roof or wall material.

Roof Materials: All roof materials shall carry a 30 year or greater warranty. If composition shingles are used they must be dimensional. Monochromatic shingles are not permitted, combinations of earth tones and grey tones are preferred. Limited use of natural finish (non-painted) metal roofs shall be permitted as accents (window boxes, dormers, porches) subject to approval by the ACC. Flared eaves are encouraged as appropriate to home style.

Fascia / Soffit / Frieze Board: Fascia, Soffit and Frieze material shall be wood, fiber cement or equivalent. Vinyl and aluminum are not permitted. All homes are required to have frieze board. Cornice lines shall be scaled appropriately and contain detail.

Front Doors: All front doors shall be solid wood or equivalent. Top quality composite doors permitted on a case by case basis and must be stainable. With much attention being given to the front of each home, a generous front entry is encouraged. The use of leaded glass is discouraged. Oval designs are **not** considered in keeping with the design goals of the development.

Windows: Windows shall be of a high grade and quality. The ACC may deny the use of inferior windows. Clad windows are encouraged. Window panes shall have divided lites appropriate to the home style. Tinting is subject to approval of the ACC. Window header and sill heights shall adjust with varying plate heights.

Headers:

8'-0" Plate : 6'8" Header

9'-0" Plate : 8'-0" Header Minimum

10'-0" Plate : 8'-0" Header Minimum (Transoms are encouraged with 10' plates)

Sills:

8'-0" Plate : 1'-8" Sill or lower

9'-0" Plate : 2'-0" Sill or lower

10'-0" Plate : 2'-0" Sill or lower

Shutters: No vinyl shutters allowed. Shutter shape and size shall correspond to window shape and size. Shutters on windows with 3 or more sashes are subject to review by the ACC.

Foundation Walls: Exposed foundation materials shall be visually heavy, follow the grade line and be compatible with the architecture per the ACC. Exposed CMU and exposed concrete foundation walls are not permitted.

Fences: Fences shall not be permitted in the front yard and may not extend any closer to the front of the home than the mid-point of the residence side. Appropriate fencing materials are wood or wrought iron with a maximum height of 5'. A masonry column shall be placed at each corner and at least every 35' for long runs. See separate fence detail sheet for further information.

Dormers: Dormers may be glazed or vented. Eaves and gutters are not permitted on dormers. Dormer window or vent shall correspond to roof shape (i.e. semi-arch roof over semi-arch window/vent). Dormers shall be placed relative to windows below or other dominate elements. Masonry shall be permitted only on dormer faces that break the eave line as a continuation of the wall below. Dormer size shall be relative to window/vent size. Dormer proportion and size subject to review by the ACC.

Columns: Pressure treated wood not permitted as finish material for columns. Wood timber and boxed columns shall be 8" minimum, and size shall be architecturally appropriate per the ACC. Columns may also be of stone or brick, and coordinated with the overall building massing and materials. Columns may be approved wood on masonry base of approved height and size per the ACC.

Entry: Maximum entry height is 1 ½ stories. Minimum entry width is 6'-0".

Mechanical: Exterior HVAC units as well as any garbage can storage area must be concealed from the street with fencing or landscaping.

Landscaping: All sites to be heavily landscaped with setting appropriate vegetation and species.

Mailboxes: A consistent mailbox has been selected. Units are available for sale at Stokes Lighting. Ask for the Covered Bridge design mailbox.

These architectural guidelines are intended to supplement or accent and not replace the more detailed covenants and restrictions as recorded in the Knox County Register of Deeds Office. In the event of a conflict between these guidelines and the Covenants and Restrictions, the Covenants and Restrictions will control.

CONTACT INFORMATION

Covered Bridge at Hardin Valley ACC
213 Fox Road
Knoxville, TN 37922

865-691-5002