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## Cameron Farms Architectural Review Committee Guidelines

Architectural Review Committee Guidelines  
February 2016

### Preface

In order to protect and insure the harmony of external design and location of structures in Cameron Farms as more fully set forth in the Covenants, Conditions, and Restrictions (CCR) of Cameron Farms as recorded in the Registrar's Office, Williamson County Courthouse, an Architectural Review Committee (ARC) has been appointed by the Board of Directors of the Cameron Farms Homeowners Association.

### The purpose of the committee is to:

1. Review and approve or disapprove all plans submitted prior to construction of or alteration of buildings, fences, walls or any external/exterior additions to or changes or alterations in buildings including changes in exterior paint colors.
2. Maintain the architectural style and the harmony of exterior design and location of proposed changes and additions in relation to surrounding structures and topography.
3. Assist the homeowners in maintaining and increasing the value of individual properties specifically and Cameron Farms in general.

### Board Policies

The Board of Directors has approved the following policies to guide the Architectural Review Committee in fulfilling its responsibilities:

#### 1.0 Responsibilities of the Homeowner

- 1.1 The homeowner is responsible for determination of the plot lines and approval of ARC plans submitted does not in any way relieve the homeowner of that responsibility.
- 1.2 The homeowner is responsible for obtaining all other permits and paying such fees as required by other governing agencies in order to initiate construction.
- 1.3 The homeowner is responsible for compliance with all other rules and regulations as set forth in the Covenants and Restrictions including building setback lines and building code requirements.

#### INADVERTENT APPROVAL OF THE PLANS WHICH ARE IN VIOLATION DOES NOT RELIEVE THE HOMEOWNER OF THAT RESPONSIBILITY.

- 1.4 The homeowner must bring the property into compliance with the Covenants and these Guidelines before the ARC will approve any further architectural changes.
- 1.5 Copy of Building Permit to be submitted along with ARC request to the Cameron Farms designated property management office.

#### 2.0 Time Limit on Construction

- 2.1 Plans submitted for approval and approved will be signed and dated by Committee Chairman and filed at the property management office.
- 2.2 Homeowners will be required, to complete construction within sixty (60) days of approval date. If not completed within sixty (60) days, unless otherwise agreed to and noted.

- 2.3 Homeowner to notify the Property Management Company in writing that their project is complete and subject to a final review to ensure the project was built as submitted.
- 2.4 Construction is defined, but not limited to, the erection of additions or alterations to the exterior of the structure or grounds.

**3.0 Plans for Additions, Deletions, or Alteration to Primary Dwelling See also Covenants, Conditions & Restrictions Article VI.**

- 3.1 Proposed changes to the exterior of the existing dwelling or new dwellings shall be submitted in duplicate and drawn to scale.
- 3.2 Prints shall show both plan and elevation views and include enough of the existing structure to show its relation to new construction in both plan and elevation views.
- 3.3 Information listing exterior materials to be used and exterior colors or finishes will be included. All exterior construction will be harmonious with existing exterior.
- 3.4 Changes to doors and storm doors must be submitted for approval. All storm doors to be full view.

**4.0 Plans for Fences**

**4.1 General**

- 4.1.1 Plans for fencing shall be submitted in duplicate and will be drawn to scale.
- 4.1.2 Plans should show the general outline of property including setbacks, dwelling, driveway, and proposed fence.
- 4.1.3 Plans should include a typical fence elevation showing fence height, sizes and type of material to be used and colors to be painted.
- 4.1.4 Under no circumstances will a wire or chain link fence be approved for construction in residential areas.
- 4.1.5 The maximum width of double gates not to exceed eight (8) feet.
- 4.1.6 The maximum height of any fence in the rear of the residence shall be six (6) feet in height.
- 4.1.7 Colors shall be compatible with existing house colors if painted.

**4.2 Wood Fences**

- 4.2.1 Materials: Lumber used for fences shall be redwood, cedar, pressure treated pine or other species suitable for outdoor use. No prefabricated wooden fences are allowed.
- 4.2.2 Post: If used, squared post shall be a nominal four (4) inches each face.
- 4.2.3 Finish: All materials shall be suitable for receiving surface finishes. Woods other than redwood, cedar and shall be painted or stained in harmonious color of existing exterior of home.
- 4.2.4 Welded wire may be added to interior of wooden fence with the following material and stipulations - 2"x 4" openings not to exceed 48" in height and either 12 or 14 gauge.

**4.3 Wrought Iron Fences – PVC – Aluminum**

- 4.3.1 Wrought iron posts, pickets and supports shall be of quality equal to or exceeding commercially available fences.
- 4.3.2 Finish shall be painted.

**5.0 Air Conditioning/Heating Units**

- 5.1 "Through the wall air conditioning and heating units" shall not extend more than six (6) inches beyond the external wall and will be approved for installation on the side and rear only.
- 5.2 Air conditioning and heat transfer compressor units and window air conditioning units heating units will be approved for installation on the side and rear only.

## **6.0 Rear Decks**

- 6.1 Structures must be permanent in nature.
- 6.2 If constructed of wood, material must be redwood, cedar, pressure treated pine and if painted shall complement existing house colors.
- 6.3 Must have a wooden floor or composite material no solid roof and off the ground.
- 6.4 Must have at least 6"x6" posts.
- 6.5 Must have enclosed skirting around lower deck.

## **7.0 Chimneys and Flue Pipes**

- 7.1 All flue pipes must be enclosed with either brick or siding.
- 7.2 Brick homes with chimneys on the side shall be covered with or made of brick. Chimneys on the rear or from out of the interior of the house shall be covered with either brick or siding.
- 7.3 Frame homes with chimneys shall be covered with either brick or siding.

## **8.0 Porches and Porticoes**

- 8.1 The structure must be permanent in nature.
- 8.2 The lowest point of the new roof must match the frieze board (gutter/facing) of the existing roof. The roof of the addition must be at a minimum 3/12 pitch. The roof line of the addition should match the exterior structure and roof line of the house.
- 8.3 Matching roof shingles must be used on the addition.
- 8.4 Colors must match existing house colors.
- 8.5 Screened-in porches on the front of homes will not be approved.
- 8.6 Must have a solid roof.
- 8.7 Must meet foundation requirements of Covenants, Conditions and Restrictions Article VI Section 4 of the CCR's

## **9.0 Patio Covers**

- 9.1 Structures must be of a permanent nature, built of weather resistant wood, preferably of the lattice work or trellis type, that is without a solid roof.
- 9.2 No metal, plastic or fiberglass will be approved as roofing material.
- 9.3 Colors must be compatible with house colors if painted.

## **10.0 Exterior Colors**

- 10.1 Selection of exterior colors shall be consistent with existing colors such as the shingles and brick.
- 10.2 All color changes must be submitted to the Architectural Review Committee for approval prior to beginning the project.
- 10.3 Request for changes in colors should be accompanied by color chips of the brand of the paint to be used.
- 10.4 Approval will not be given to colors similar to those of adjoining homes.

## **11.0 Antennas and T.V. Receiving Discs:**

- 11.1 Antennas and T.V receiving discs shall be permitted on any lot or structure and not visible from street view.

## **12.0 Recreational Vehicles:**

12.1 No house trailer, vacation trailer or camper shall be stored on the premises and cannot be used as a residence, temporarily or permanently. All recreational vehicles, trailers, or similar wheeled conveyances or boats shall be stored only in garages with doors closed.

12.2 Boats cannot be stored on the premises except in a garage with the doors kept closed.

12.3 See recorded Parking Rules and Regulation on Association website or the Williamson County Register of Deeds (Book 5924, Page 372-374)

## **13.0 Pools In-Ground**

13.1 All pools exceeding twenty-four (24) inches in depth must be of the in-ground type.

13.2 All plumbing lines must be underground.

13.3 Drain lines shall not be connected to the local sewer system, nor shall said lines cross the common ground.

13.4 Pools must be fenced by a six foot privacy fence as described by State and Local building codes. Additionally, all gates should have positive spring latches and should be locked when property is unattended.

13.5 No recreational equipment directly associated with the pool can exceed six (6) feet in height (i.e. slide, diving board, etc.)

13.6 No exterior lighting around the pool can exceed three (3) feet in height.

13.7 Any outbuildings or filter houses must be applied for, meet all requirements, and be approved separately.

## **14.0 Guidelines for Hot Tubs**

14.1 All hot tubs and spas are to be screened from view.

14.2 All hot tubs and spas are to be either in ground with decking or if above ground, in skirting.

14.3 No piping, pumps, filters, or other mechanical equipment shall be exposed to view.

14.4 No water from a hot tub or spa is to be allowed to drain onto adjoining property.

14.5 No drain lines shall be connected to the local sewer system, nor shall said lines cross the common ground.

14.6 No lighting of hot tubs or spas shall be allowed to "spill" onto adjoining properties.

## **15.0 Guidelines for Doghouses**

15.1 The doghouse cannot be seen when viewing the front of the house.

15.2 The structure must be made of lap siding, redwood, cedar or pressure treated materials.

15.3 The doghouse must be painted in colors consistent with existing house.

15.4 The dimensions of the doghouse may be no larger than 3 feet wide, 3 feet high and 4 feet deep.

15.5 Doghouses must be kept in good repair and provide an unobjectionable view to neighbors.

## **16.0 Outdoor Recreation Equipment**

16.1 Outdoor recreation equipment includes but is not limited to tree houses, swing sets, playhouses, trampolines, and similar structures and/or equipment.

16.2 The equipment must be within the confines of the side line of the house.

16.3 The equipment must be in the backyard.

16.4 The equipment must be confined to the owner's lot.

16.5 Any equipment that is higher than 8 feet must be approved by the committee with the exception of basketball goals.

**17.0 Trash Receptacles:** Article V, Section 11 states that "All garbage and trash receptacles shall be out of view from any street or other lot or the common area" To clarify, this was written to ensure that all trash receptacles were kept completely out of sight and not viewable from any point outside the property. Homeowners can meet the spirit of this requirement by either storing them in the garage or concealing them behind a fence. Note: fences must meet guidelines set forth in Guideline 4.0. Construction of any fencing requires preapproval by the ARC. No trash receptacles will be "grandfathered in."

**18.0 POD Receptacles:**

All POD's require prior approval with timeframe and purpose listed on request.

**A.0 Enforcement**

In accordance with and in addition to all the rights and remedies available in the Covenants, Conditions and Restrictions of Cameron Farms, the following will apply:

A.1 If unapproved construction or changes are undertaken, an initial communication from the Architectural Review Committee shall be delivered as outlined in Section A.3 requesting a halt in the activity until approval is obtained.

A.2 If construction or changes are completed without approval, necessary legal action will be filed against the homeowner and/or property in accordance with the Covenants, Conditions and Restrictions of Cameron Farms.

**A.3 Architectural Violation:**

All notices of violation issued by the ARC shall be sent by mail.

**First Notice:**

Issued to the Homeowner has fifteen (12) days from the postmark date to correct the violation and/or reply to the committee.

**Second Notice:**

Issued no sooner than sixteen (16) days after the post mark date of the first notice. Homeowner has fifteen (12) days from the postmark date to correct the violation or appear before the Board of Directors at its first regularly scheduled meeting following the second notice to show cause for the violation.

**Third Notice:**

Issued by the Association's attorney upon instructions from the Board of Directors. Necessary legal action will follow.

**B.0 Other Information**

B.1. Any existing non-conformity with these amended guidelines, which was not non-conforming to the guidelines pre-dating the date of these amendments, and which only became a nonconforming condition due to these amendments, shall be allowed to remain in its present status until such time as a further change, modification or variance is desired by the homeowner.

B.2. Neither these guidelines, nor any provision thereof, shall be construed to contravene the obligation of each homeowner to fully comply with all state, local or municipal statutes, codes and regulations with regard to their property. In the event any property or portion thereof is found to be in violation or noncompliance with any state, local or municipal statute, code or regulation, such violation or noncompliance shall likewise be deemed a violation of these guidelines, and subject to the rights and terms of enforcement hereof.

IN WITNESS WHEREOF, the Architectural Review Committee Guidelines was executed by the duly authorized officers of Cameron Farms Homeowners Association, Inc., a Tennessee not-for-profit corporation as of the day and date below.

Cameron Farms Homeowners Association, Inc.

By: [Signature]

Don Matthews, President

By: [Signature]

Robert Thatcher, Secretary

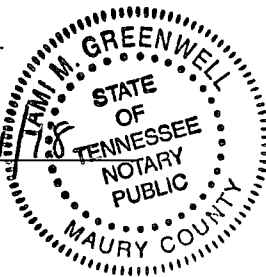
STATE OF TENNESSEE}  
COUNTY OF WILLIAMSON}

Comes now, Don Matthew and Robert Thatcher, who appeared personally before me and who, after being duly sworn, makes oath, acknowledges and states that he is the President and he is the Secretary of the Board of Directors for Cameron Farms Homeowners Association, Inc. homeowner's association, and is familiar with the facts above set forth and is authorized to execute this instrument on behalf of Cameron Farms Homeowners Association, Inc.

Witness my hand and official seal at office in Spring Hill, Williamson County, Tennessee, this 4 day of Feb, 2016

[Signature]  
Notary Public:

My commission expires: 9/2/18



BK: 6675 PG: 525-530  
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6 PGS:AL-RESTRICTIONS	
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<b>02/18/2016 - 04:03 PM</b>	
BATCH	421476
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00

STATE OF TENNESSEE, WILLIAMSON COUNTY  
SADIE WADE  
REGISTER OF DEEDS

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