
**DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE - THE TENNESSEE RIVER
SECTION 1: COMMUNITY OVERVIEW**

The Community of Lashbrooke On Lake Loudon / The Tennessee River

The Property

Lashbrooke lies in northern Blount County on the main channel of the Tennessee River, in beautiful Eastern Tennessee. This particular section of the Tennessee River is also known as Fort Loudon Lake, because of the water control from downstream Fort Loudon Dam.

The community of Lashbrooke is located within the metropolitan area of Knoxville, Tennessee. Lashbrooke is approximately 3.5 miles west of Interstate I-140, 6 miles from Knoxville's McGhee-Tyson airport, and just a short trip to a wide range of area shopping and services in the towns of Knoxville, Maryville and Alcoa.

The Community

Upon completion, Lashbrooke will occupy approximately 188 acres. The private waterfront community provides for approximately 128 individual residences. There are several community recreation facilities available for residents to enjoy, including a community center with pool, a covered pavilion, work-out facilities, playground, basketball court and a community dock for fishing and boating opportunities. The homes of Lashbrooke are located behind the controlled access of a state of the art security gate and access system, located at the community's main entrance.

The peninsula community is surrounded by the natural beauty of the main channel of the Tennessee River. Over one mile of water frontage provides a tremendous opportunity for individual accommodations for community and private docks. The surrounding region offers spectacular long distance views of the inherent beauty found only in the Great Smoky Mountains. The community is located within a short drive of metropolitan Knoxville. Lashbrooke on the Tennessee River provides the unique opportunity for a secure prestigious lifestyle with boating & water sports, all in the midst of casual, country elegant living.

Physical Description of the Peninsula

Lashbrooke's forests, small lakes and vegetated areas provide for a wide variety of bird and animal species throughout the year.

The sport fishing opportunities on the Tennessee River are extensive and provide tremendous potential for recreational sport fishing enthusiasts. Significant populations of largemouth bass, bluegills, crappies and channel catfish exist in the immediate vicinity.

Planned And Exclusive

Lashbrooke has been created by local area development professionals who strive for the best in every community they are involved with. One of the Southeast's finest and most respected land planning firms has designed the roads and home sites at Lashbrooke to take advantage of the beautiful views and natural amenities. A private, planned and exclusive community, Lashbrooke is destined to become one of the most desired addresses within the entire East Tennessee area.

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The Purpose of the Design Guidelines

Overview & Intent

There are few creative opportunities that measure up to the excitement and experience of designing, building or remodeling your own home. From the initial design sketches through ground breaking and the construction phases to adding the final finishing touches, the process of creating a unique home can be a very rewarding experience.

The purpose of these Design Guidelines is to provide a general design theme for every home within the community of Lashbrooke. They are written and intended to be used to inspire innovative and creative architectural designs. They are not intended to be used as a restrictive, absolute set of rules. The drawings and sketches found in this document are conceptual and are open to creative interpretation by design professionals. By maintaining flexibility, these Design Guidelines will have the ability to change over time. They are able to respond to market trends, buyer tastes, property owner's and community association needs, and economic market cycles.

The Design Guidelines are provided to assist you and your design team from the initial design phase of your new home through the final design review phase. The guidelines will also serve you in the future, as you consider design modifications or remodels to your home and property. The intent is to provide a viable framework from which homeowners can direct their builders and designers, while maintaining the high level of quality design and construction throughout the community. Additionally, the Lashbrooke landscape standards affirm a cohesive theme that continues to visually unite the community, thereby contributing to the community's unique character.

The Design Guidelines provide a means to preserve the exclusiveness and value expected by every homeowner.

Organization & Content

The Lashbrooke Design Guidelines are organized into six sections:

- Section 1** Community Overview
- Section 2** Community & Neighborhood Character
- Section 3** Architectural Design
- Section 4** Landscape & Shoreline Design
- Section 5** Design Review & Approval Process
- Section 6** Definitions

Section 1 provides the overview and vision of the community. Addressed in this section are the style and character of the community. Sections 2 through 4 detail the character of the community. Located in these sections are specific design elements and standards that serve the entire community. Section 5 describes the design review and approval process. Section 6, has a glossary of terms frequently used in this document.

The architectural and landscape elements serve to provide a sense of cohesiveness throughout the community. The community landscape standards establish the overall landscape character and theme. Additionally, they act as a catalyst for the development of a community composed of native and naturalized plant materials as well as ornamental plant material and hardscape finish treatments.

The Design Guidelines and restrictions set forth along with the Covenants, Conditions and Restrictions (CC&Rs) are intended to preserve and maintain the inherent qualities of the property. They also advocate the protection and promotion of property values within the Lashbrooke community.

The successful implementation of the Design Guidelines will guarantee the continuation of the inherent and natural attraction of the Tennessee River Valley and Lashbrooke as a desirable environment in which to live.

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**Design Concept of the
Lashbrooke Community**

Overview

The underlying premise of Lashbrooke is to establish a waterfront community that is sensitively integrated into the natural beauty of the riverfront and natural areas. The successful accomplishment of the concept has resulted in a comprehensive community plan that embraces a balance of land uses. The plan thoughtfully maintains this delicate balance, while optimizing the value of the neighborhood residential areas with the community's amenities. The residential areas are strategically positioned to maximize exposure to the views and water frontage. The community of Lashbrooke is masterfully composed by the weaving together of neighborhoods into the fabric of the natural beauty. The open personality of the community is continually reinforced as property owners are surrounded by the abundance of nature.

**The Lashbrooke
Community Association**

Membership

All individuals who own property within the community of Lashbrooke are enrolled as members in good standing of the Lashbrooke Community Association (LCA). Members are thereby subject to the development's Covenants, Conditions and Restrictions (CC&Rs) and the by-laws of the Lashbrooke Community Association, Inc.

Please review the Lashbrooke Community Association membership documents for more details of all current (CC&Rs) and Association by-laws.

The membership and the responsibilities of membership, similarly extend to homebuilders who purchase for the purpose of construction of production or custom homes.

For more information about the Lashbrooke approval process please refer to Section 5, Submittal and Approval Process.

Assessments

The Lashbrooke Community Association will establish annual assessments for each Lot. The initial annual assessment has been set at \$1,200 per year and begins January 1, 2006. Such assessments are due and payable in advance.