
**DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE - THE TENNESSEE RIVER
SECTION 2: COMMUNITY AND NEIGHBORHOOD CHARACTER**

Community Character

Community Identity and Themes

The personality and identity of Lashbrooke on the Tennessee River is strengthened through the consistent application of a traditional architectural theme. The European theme is a comfortable, graceful style, yet well seasoned with the youthful spirit of the American lifestyle. The theme is a mixture of color, texture and light that welcomes and charms in a way that is refreshing and open. And European and English Country are styles that are open to broad interpretation, which is why they can be adapted so appropriately to the region of Eastern Tennessee.

Generally, the architectural style is based upon mass and volume used to establish aesthetically pleasing proportion and scale, regardless of specific structure type. Home designs tend to be more biased toward the function of long-term practicality rather than to a fashionable passing trend. The partnership of materials and colors integrated into the architectural details and elements cause each home to emerge with a unique but traditional American personality. And European styles are typified by the embracing of the materials of the earth, from stone to stucco to wood. Colors are also warm and earthy, reflecting the materials used to build each home. The style should never be contrived, and never be pretentious. It is distinctively comfortable, appealing and exquisitely crafted.

The European theme is conveyed throughout the design details of Lashbrooke. The homes feature the use of the classic European detailing, which is expressed through the style and colors of the building materials and enriched accent treatments. These Guidelines allow for the flexibility of architectural expression within the framework of the European style.

Neighborhood Identity and Themes

The thematic treatments of the European style are expressed within each neighborhood through the entry monumentation, signage, color palettes and street-tree landscape treatment. The design and management of these elements have been thoughtfully orchestrated to provide a subtle sense of individuality and cohesiveness to each neighborhood of Lashbrooke.

Community Features

Water Orientation

The community of Lashbrooke offers a unique set of benefits and advantages to its property owners. Lashbrooke is the one of the newest private waterfront communities on the Tennessee River. Lashbrooke provides an exclusive level of prestige, obtainable only from an exclusive waterfront community. This unique community has considerable lake frontage and extraordinary lake views, and is secured by electronic security at the gated entrance.

The community's dominant feature is the abundant and accessible water frontage on the main channel of the Tennessee River. Amounting to over one mile of total shore land, the opportunity for waterfront or water view property is spectacular.

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Views and Vistas of Lashbrooke

The visual personality of the peninsula is dominated by wonderful views of the main channel of the Tennessee River and accompanying countryside.

Located about 40 miles to the southeast of Lashbrooke, the Great Smoky Mountains provide a rich visual aesthetic personality to Lashbrooke. The mountains take their name from their most common character; a blue, smoke like haze that usually hangs over the peaks of the Great Smoky Mountains.

Some of the highest mountain peaks in Eastern North America are found in the Smokies. Sixteen mountain summits rise more than 6,000 feet and the main ridge does not drop below 5,000 feet for a distance of 36 miles.

The Lashbrooke property is most frequently seen by boaters on the reservoir. These water oriented recreational enthusiasts are a combination of fishermen, skiers, pleasure boaters, and persons on anchored watercraft in surrounding coves and bays. The frequency of these viewers is greatest during summer months, particularly on weekends and during weekday evenings. Highway views of the property are limited to motorists crossing on Interstate 140 and by travelers on frontage and side roads on the shores of the river. The eastern most portion of the peninsula property is visible to the property owners in Victoria's Inlet on the opposite lakeshore. The northern portion of Lashbrooke is across the river from Kelsey Forest and Cove Point subdivisions. Some visibility of the community is obtained from various observation points along Tooles Bend Road in Knox County. Portions of the community are also visible to a few residents located on surrounding hillsides, generally at distances of over one-half mile away.

Community River Edge & Docks

The development of residential related water-use facilities at Lashbrooke is controlled by limiting the combined total of community dock berths and property owner docks on the Tennessee River.

The community dock will provide approximately 40 slips for small to medium sized boats, plus some additional space for personal watercraft.

Community boat slips will be constructed by the Developer and licensed to Lot owners within Lashbrooke. Only Lashbrooke Lot Owners may purchase or own a license to use a community boat slip and the number of slips owned by a single Lot Owner is limited. The Developer will set exact rules and requirements. All community boat slips and docking facilities are for the exclusive use of Lashbrooke Lot Owners and their short-term guests.

The ratio of homes to berthing opportunities is considered appropriate by standards for environmentally sensitive developments. Commercial marina services and facilities are prohibited at Lashbrooke, but are located close by.

Development of private water-use facilities and docks on the Tennessee River are permitted at selected lots and home sites, subject to the review and approval of the Lashbrooke Design Review Board, as well as TVA. For further details please refer to the dock information provided in Section IV Landscape & Shoreline Design Guidelines.

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Community Parks & Recreation

The Community of Lashbrooke provides variety of recreational opportunities and amenities for the property owners. These support facilities are scheduled for a phased sequential introduction concurrent to residential development. Initial development and future expansion will occur in close conjunction with the building and pace of development for each neighborhood area. Upon completion of the recreational amenities within the community, approximately 128 property owners will have full use and enjoyment of recreational opportunities.

The recreational focal point of the Lashbrooke is the community center. Strategically located just to the left inside the entrance security gates are recreational facilities such as: a community and neighborhood park, covered pavilion and an outdoor fireplace, pool, tennis court, workout facilities, basketball court, and an area for playground equipment.

Interior Lakes

Lashbrooke is fortunate to have several small natural and man-made lakes within the development. Most of the shoreline along these interior lakes is on individual lots and part of their property. However, Lashbrooke has allowed for community access to some of these water features through common property or easements for walking access.

Lashbrooke residents whose property includes waterfront shoreline are responsible for the routine maintenance and stabilization of these shoreline areas. Interior lakes are common property, however shoreline residents must maintain all areas down to the then current water level..

Wildlife Considerations

To the extent possible, wildlife and their habitat should be protected within the community of Lashbrooke.

Pedestrian access to private or community docking facilities is permitted at specified locations within this corridor. Removal of both canopy and understory vegetation should be

kept to a minimum and conducted only following the approval of the Design Review Board.

No waterfront use facilities will be approved along certain designated sections of the shoreline on the Tennessee River side of the peninsula due to aesthetic and navigation restrictions.

Elsewhere in the Lashbrooke community, the shoreline will be managed to maintain a stable vegetated shoreline zone. The goal is for this zone to provide:

- an aesthetically pleasing shoreline,
- filter runoff from adjacent developed areas, and
- wildlife habitat.

Visual Protection

Several significant measures have been completed by the Lashbrooke design team to reduce and minimize the visual aesthetic impacts to off site viewers.

The visual protection of approximately 6200 linear feet of shoreline along the main channel of the Tennessee River has been accomplished by controlling the height and type of structures at the shoreline as well as prohibiting certain water use facilities. Limitations on the number and type of docking and water use facilities provide a visual mix of natural and developed shoreline.

The preservation and management of existing shoreline vegetation below the 820-foot contour assists in preserving the rich visual quality of the natural landscape for the lake user. The protection of wetland areas, the grouping of community dock facilities and the restriction of individual water use facilities culminate in a pristine natural lakeside setting. These areas also provide a unique opportunity to set aside permanent open space supported by the strength of the Lashbrooke Design Guidelines.

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THE PARK Neighborhood

Lashbrooke has created a special maintenance assisted neighborhood called The Park. This unique area consists of lot numbers 1 through 17 and is located adjacent to the Lashbrooke community center.

The Park is designed to be a close and special community where the Lashbrooke Community Association provides certain outside maintenance services. A Maintenance Assessment Fee, payable to the Community Association, is required of all Lot Owners within The Park, with such minimum fees initially set by the Developer and thereafter adjusted by a majority of the Lot Owners within The Park.

Maintenance services provided to Lot Owners within The Park are determined by the residents of The Park, but will include: lawn mowing, weeding, standard landscape maintenance, leaf removal, clearing of debris, and similar services.