
**DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE – THE TENNESSEE RIVER
SECTION 3: ARCHITECTURAL DESIGN**

Residential Overview

The rich character and personality of Lashbrooke is established through the consistent application of a traditional architectural theme. The European theme espouses a comfortable, graceful style, yet well seasoned with the spirit of the American lifestyle. The mixture of color, texture and light welcomes and charms in a way that is refreshing and open. European is a style that is open to broad interpretation, which is why it can be adapted so appropriately to the region of Eastern Tennessee. Inspiration for the architecture of Lashbrooke comes from the villages of Europe and England with their variety and architectural interest, as well as from the neo-Gothic tradition from the early 20th century in the United States. This type of American architecture is frequently found in the middle and upper income established neighborhoods of larger American cities.

Generally the architectural style is eclectic and symmetrical with a strong sense of cohesiveness. However, the beauty of this style is its flexibility to be represented in either a formal symmetrical design or in an informal asymmetrical design. Home designs tend to be more functional and practical rather than following 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.

The theme at Lashbrooke is expressed through the use of the classic detailing, styles and colors for the building materials and enriched accent treatments. These Guidelines allow for the flexibility of architectural expression within the defined framework.

The Lashbrooke style is a graceful mixture of color, texture, and light that is welcoming and comforting, and provides an immediate sense of history and established community. The style should never be contrived and is never pretentious. In all of its manifestations and interpretations, European is distinctively comfortable, appealing and exquisitely crafted.

Residential Characteristics

The following details are characteristics of the preferred Lashbrooke style that provides commonality across neighborhood communities.

- **Bold, symmetrical massing with entrances and front facades given importance to help create and organize a simple overall form. Features include**
 - Long horizontal masses broken and counterbalanced by strong verticals
 - Multi-pane windows providing strong vertical emphasis
 - Massive and detailed tall chimneys, traditionally made of masonry or stucco, or combinations thereof, and capped appropriately with tile or terracotta chimney caps
- **Roof form steeply pitched in all forms with double pitched eaves. Features include**
 - Cross-gables or multi gables
 - Shed dormers
 - Strong cornice lines
- **Most important aspect of this broad style is regularity.**
 - The most important aspect of this detail is that architectural rhythms are established through window placement, repetition of elements, and selection of finish materials
- **Other distinctive details**
 - quoin ornamentation
 - balustrade porches on side or rear elevations
 - bowed and boxed bay windows
 - tall and wide door and window openings with divided lights
 - flattened stone surrounds for windows and doors
 - Stone or brick surrounds
 - Frieze below roof fascia
 - Ornate downspouts and wrought iron

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- String courses of brick or stone at floor lines

■ **Color and materials**

- Off-white and earth tones accented with rich colors
- Combinations of stucco, stone, brick and wood

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Residential Criteria

Architectural Details

Specific architectural elements provide the opportunity to accentuate theme of Lashbrooke's residential architecture. The use of windows, arches, quoins, dormers, cross-gabled roofs, wrought iron, etc. should be integrated to achieve the appropriate character. The following pages clarify the specific components characteristic of the European style.

Exterior Finishes typically include

- Stucco
- Stone
- Brick
- Wood Shakes and "Hardi" Products
- Wood siding
- Half-timbering
- Balanced combinations of the above materials
- Roofing; 50-year asphalt shingles (heavy profile), slate or flat tile.
- Refer to materials and colors section for additional information

Setting, Building Massing and Scale

The dominance of nature over the built environment is one of the most important traits of rural character. The home should be oriented and designed in response to the individual characteristics of the site and context. Integration with the topography, trees, vegetation and other natural features of the land are of the utmost importance.

The massing of the home should be organized as a whole and should not appear as a mixture of unrelated forms. The massing of the forms should be established by the element's characteristic of the European style of architecture.

The features and elements of Lashbrooke preserve and contribute to the human scale throughout the community. Bulky homes and homes that overwhelm the natural setting are not permitted.

Due to the rural area location of Lashbrooke, an architectural style that interacts with and enhances its environment in a positive way has been chosen. The European style accomplishes this goal by utilizing simple forms and wall planes, while also allowing for quaint, comfortable, distinctive features comprised of natural materials. In addition, this thematic style and the accompanying features can provide a sense of lifestyle that compliments the natural setting and amenities of the peninsula community.

Architectural diversity and visual interest within a community can be achieved by applying the following techniques;

- A mix of recognizable and appropriate components on each home
- Massing and proportioning traceable to the historical precedent of the chosen substyle
- Utilization of eaves, porches, and details
- Maximum building height shall not exceed two stories, excluding basements
- Minimum wall plate heights:
 - First floor throughout - 9'-0"
 - Second floor throughout - 9'-0"

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Window and Door Treatment

Window projections, and varied window and door detailing patterns, should be compatible in scale with the house and with the architectural character of the home. Characteristics include;

- Symmetrical
- Stone lintels
- Tall and wide windows
- Multi-paned casement
- Bowed or boxed bays with simple moldings or stonework
- Stone, brick, wood and quoin windows surrounds
- Front doors typically quoined or otherwise given architectural significance
- Doors with lintels and border stone surrounds
- Materials of wood, stone, brick, and stucco
- Glazing of clear or gray tinting (other tinting with approval of the Design Review Board)
- Window header heights should adjust with varying plate heights:
 - 8'-0" plate: 6'-8" header height min./max.
 - 9'-0" plate: 8'-0" header height min.
 - 10'-0" plate: 8'-0" header min. with or without transom
 - Greater than 10'-0" plate: to be reviewed and determined at the discretion of the Design Review Board
- Window sill heights should adjust with varying plate heights:
 - 8'-0" plate: 1'-8" sill height min.
 - 9'-0" plate: 2'-0" sill height min.
 - 10'-0" plate or greater: 2'-0" sill height min.

Window transoms are encouraged and must be proportionate in the wall plane; careful attention to the proportion of wall surface height between the top of window/transom to fascia, rake and soffit should be considered

- Entry doors should create a sense of arrival and a warm, inviting feeling
- Front entry doors should include either a pair of doors with or without sidelights or a single, massive door depending on chosen substyle

Porch and Veranda Details include

- Balustrade
- May be provided at entries and rear/side elevations
- Open wrought iron railings
- Simple wood column (min. 6X6) supports with beams and arched or angled knee bracing (rear/side elevations only)
- Stucco, stone and brick columns
- A change in roof pitch may be applied
- Pediments
- Frieze boards
- Front porches must provide lattice screening or continue exterior finish materials to within 6" of finish grade when raised above grade

Columns Embrace

- Simple wood columns, accented with angled knee bracing
- Stucco, stone or brick, coordinated with the overall building massing
- Pediments, creating a material change

Chimney features

- Massive and tall
- Battered, straight, or stepped
- Use of stucco, stone and brick with multiple combinations there of, or singular material applications
- Brickwork is encouraged
- End wall or interior locations piercing roof plane
- Use of various material banding to acquire material breaks
- Decorative caps of stone or brick or an approved clay cap
- No cantilevered chimneys
- Wood siding, cedar shingle and fiber cement finishes are not permitted

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- Refer to Section 3-18 for appropriate roof materials

Entrance details

- Symmetrically or asymmetrically located
- Recessed, pedimented or roofed structure
- Panel or glass doors
- Portico
- Vertical orientation
- Formal/elaborated doors
- Single or paired doors
- Quoins, trim and keystones applied to entry portico surrounds in stone, brick and stucco
- Wood entry portico similar to that described in porches and verandas
- Minimum width is 6'-0"
- Maximum height is 1 ½ stories (2 story elements require the approval of the Design Review Board and must be appropriately scaled within the overall home design)

Wrought & Cast Iron Ornamentation are used

- On wrought iron gates
- On wrought iron balustrade
- At windows with optional plant box integrated
- With exposed cast iron hinges and latches at doors and garage doors (pseudo or actual)

Roof forms include

- A primary roof minimum pitch of 8:12 to 14:12 (the Design Review Board may require a steeper roof pitch to conform with the home's neighborhood)
- A secondary roof pitch minimum of 6:12 at dormers, porches, patios and entry elements
- Varied roof massing with gable roof combinations
- Double pitched eaves
- Roof punctuated with vertical soft arched attic dormers
- Strong cornice lines
- Frieze board detailing below roof fascia
- Fascia and rakes of wood with maximum overhang of 18"

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- Plumbing vent stacks must be painted to match the adjacent roof or wall material. All vent stacks must be grouped on the rear or least obtrusive roof plane and not extend above the ridge line
- Concealed ridge vent system is required on all asphalt roofs, unless otherwise approved by the Design Review Board
- Exposed metal ridge vents for other roof types must be painted to match the roof color and installed on rear slopes where possible. However, decorative dormer vents as described on page 3-19 are permitted and encouraged

Other Distinctive Details

- Ornate gutters and downspouts: all gutters and downspouts should be connected to a yard storm drain system (copper, verdi gris and earth tones are preferred, white is not permitted). Water from roofs and gutters shall be directed away from the foundation and to front, side or rear yards in accordance with the lot grading plan
- Lantern style accent lighting at entry, garage and lot monumentation; copper, brass, and black paint are preferred (white and other colors are not appropriate)
- String courses at second floor line where appropriate
- Pigionniers or colombiers (small wall recesses) placed at gable ends below ridge line
- Louvered vents at gable ends below ridge
- Quoins may be staggered space corners, stacked corners and alternating stacked corners. Alternating space corners are not permitted

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Garages

Garages may be integrated into the main structure, totally detached or connected to the home through the use of a breezeway, patios, garden room, or other similar elements.

Guidelines and considerations for Garage design should include the following:

- Integrated garages should be visually removed to reduce the impact onto the street
- Each garage must have a separate bay facade
- Rear, four-car with tandem spaces, split design, and subterranean garages are allowed
- Conditions with three or four car garages: no more than two doors may exist on the same plane
- Third (or fourth) garage doors must be off-set by a minimum of three feet
- Single and/or separate garage doors are required; double doors are not permitted

All garages must be fully enclosed; carports are prohibited

- A variety of garage entry conditions are encouraged:
 - split garages (two and one or two and two) with mid-entry to the house
 - deep garages with abundant amenities
 - subterranean rear or side entry
 - tandem
 - rear lot location
 - side entry
- To ensure a low building profile from the street, the maximum garage plate height at the front yard or side yard setback shall be ten (10') feet from the finish pad elevation to the plate at the garage door

Foundation Walls

Building foundation walls should be treated as an extension of the main structure. Elements such as walls or terraces include

- Use of different materials
- Heavy natural materials, to provide a natural transition to the ground plane
- Materials which are compatible with the building architecture such as stone, brick, stucco and wood
- Foundation materials may not be exposed above grade lines
- Exposed concrete footings are not permitted

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Accessory Structures

Accessory Structures include but are not limited to, elements such as detached garages, covered or enclosed boat slips, guesthouses, gazebos, trellises and other similar elements. The design and location of Accessory Structures are subject to review and approval by the Design Review Board. Accessory Structures shall not exceed a 1 or 1 1/2 story profile and shall be located within the Maximum Buildable Area. Colors, materials and detailing of Accessory Structure shall be compatible with the architectural character of the home.

Accessory structures or outbuildings are permitted within Lashbrooke custom neighborhoods, with the provision that all structures meet the setback standards and are approved by the Design Review Board.

- Trellises are an effective method of producing shade and defining outdoor spaces. Trellis designs must be submitted to the Design Review Board for approval including materials and colors. The color of trellises shall match the main body of the Structure or its trim. If a trellis is laced with canvas, the color must be specifically approved by the Design Review Board.
- Garages and guesthouses are permitted and may be attached or detached (no structural connection to the main home) from the Principle Structure. The accessory buildings can stand-alone or be connected to the main dwelling by a breezeway or walled-in porch.
- Areas used for outside storage must be part of the Structure and shall be constructed of the same wall finishes, trim and roof materials.
- The following detached accessory structures are not permitted: storage, potting and tool sheds, playhouses, doghouses, dog runs, basketball goals, playground equipment, and any similar detached structure.
- Gazebos shall be compatible with the exterior elevation of the Structure and shall be constructed using the same type and color of roof shingle. The color of columns,

railings, pickets and other details shall match the main body of the Structure or its trim.

- Outdoor fireplaces and permanent barbecues shall be integrated with the design of covered porches, pools decks or other portions of the Structure. Outdoor fireplaces and permanent barbecues shall be located in the rear yard within the Maximum Buildable Area or the court area of Structures designed with a central courtyard or atrium. The installation of freestanding barbecues is permitted, subject to review by the Design Review Board.
- The design of all accessory buildings including detached garages, breezeways, guesthouses and boathouses should reflect the European style and should be structurally and visually compatible with the adjoining residential architecture.
- Covered or enclosed boat slip structures must meet the requirements set forth by the TVA.

All Accessory Structures must be submitted to and approved by the Design Review Board before construction begins. A design review fee and construction deposit applies the all such submissions.

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**Balconies, Trellises, Sun Shades,
Mechanical Equipment Structures and
Gazebos**

All auxiliary structures are to be designed in the European character and shall be integral to the house architectural form, finish, materials and colors.

All appurtenant improvements to the structure should be within the building envelope, and are subject to the Design Review Board approval.

House Numbers

Certain address signs are allowed for dwelling units. One sign of no more than one square foot in area, may be attached to the home. The sign shall indicate the number or street address of the home. An ornamental yard plaque, of a style as set by the Design Review Board, may also indicate the number or street address of the home. Also, street number plaques will be attached to the standard mailbox that is available from the Developer.

At least one sign shall be adequately lighted to facilitate identification and visibility from the street of curbside location. The selected method of lighting shall be tastefully applied.

Surface mounted address number boxes that are backlighted are prohibited. The Design Review Board encourages the use of brass, pewter, or copper with down lighting or approved equal by the Board, for numerical identification of the home.

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Septic System

Lashbrooke has installed a private community sewer and wastewater system to handle wastewater from inside each residence. A public utility company chosen by the Developer and licensed by the State Of Tennessee operates and maintains all common elements of the system. Lot Owner fees and expenses for the use and operation of the community's septic system are controlled by the public utility as approved by the state.

Because of this private sewer system, Lot owners do not have to install drain fields on their lot. A special control unit and septic tank is required for each residence. Please confer with the Design Review Board Administrator for further details.

Electric Meters

Electric meters are to be appropriately screened with landscape plant materials or enclosed in cabinets that are part of the primary residence architecture. Conformance with all utility and building code standards must be addressed.

Mechanical Equipment

All outdoor equipment such as air conditioning, heating equipment, pool equipment and soft water tanks must be screened by fence and/or landscaping, from view and for sound attenuation. Window or roof mounted air conditioning units are prohibited.

Security Systems and Access To The Community's Surveillance Cameras

The entrance to Lashbrooke is protected by a state-of-the-art controlled access gate entry system. The gate entry system was designed to be compatible with each residence's home security system.

In addition, security cameras will be installed at various points within the Community Activity Center. Selected security cameras can be viewed on your home computer by access through a system designed by Lashbrooke's Security Consultant.

LashBrooke has selected a Security Consultant for the community and each lot owner and their approved builder must contact the Security Consultant during the design phase of their home and coordinate residential security and camera access systems so that they are compatible with the systems installed at Lashbrooke.

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Building Materials And Colors

Building Materials

Building materials are an important element in maintaining the country character of Lashbrooke. The imaginative use of building materials can be combined to create unique designs, providing individual identity to each home.

The approved material palette is located in Section 6: Appendix of this document. Additional materials that are in the range of approved materials may be permitted but are subject to review and approval by the Design Review Board as described in Section 5: Submittal and Approval Process.

■ EXTERIOR WALL SURFACES

A combination of materials and/or finishes is encouraged, to a maximum of five (5) different materials. To ensure the general character of Lashbrooke earth tones and off-white colors are the most appropriate.

Permitted Materials include:

- Rubble, ashlar, flagstone stone finishes with joints raked, pointed or dry stacked
- Natural stone such as sandstone, granite, flagstone are permitted; alternative stone selections will be subject to Design Review Board approval (simulated stone is not permitted)
- Brick in earth tones (refer to color boards for the range of permitted colors; bright red is not permitted)
- Stucco finishes: smooth, sand, light hand troweled and light dashcoat finishes (joining marks between coats of stucco due to scaffolding and construction techniques must be avoided and will be cause for rejection in the field)
- Wood siding in beaded or beveled styles
- Board & batten siding (limited accents only). Hardi Plank.
- Wood fascia, rakes, frieze and trim

- Exposed wood timbers for half-timbering, or as described under porches, porticos and entries
- Pre-cast concrete or carved stone lintels and border stones (limited use, primarily at entries)

Not Permitted Materials include:

- Exposed concrete
- Decorative concrete block
- Vinyl and aluminum siding
- Imitation brick
- Lapped siding of any material
- Reflective finishes such as mirrored glass
- Laced (Spanish) and adobe stucco finishes

■ ROOF TILE

Permitted Materials include:

- Asphalt (heavy profile 50 year), wood shakes, slate or approved simulated slate, flat tile and concrete tile shingles
- Combinations of earth tones to gray tones are preferred Monochromatic roof shingles are not permitted.
- Limited use of natural finish (non painted) roofs such as copper, terne, zinc, etc. will be allowed as accents (finials, box/bow windows, porticos); all are subject to review by the Design Review Board

Not Permitted include:

- Flat roofs
- "S" tiles
- All other roofing materials not listed as approved above.

■ CHIMNEYS

- Exposed metal flues and spark arrestors are not acceptable
- Caps must be stone, brick, or clay, and architecturally appropriate

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■ SKYLIGHTS

Permitted Materials include:

- Designed as an integral part of the roof
- Glazing must be clear, solar bronze, or white
- Framing material must be bronze or color to match the roof

Not Permitted Materials include:

- Reflective glazing
- Natural aluminum framing

■ PAVING MATERIALS

Colors and materials used within Lashbrooke are subject to approval by the Design Review Board. Those colors and materials that are permitted, as well those not permitted, are listed here.

Permitted Materials include:

- Natural stone (including but not limited to: sandstone, limestone, granite and slate)
- Flagstone
- Exposed aggregate (natural stone color)
- Natural stone unit pavers
- Colored concrete (natural stone colors)
- Stamped concrete (natural stone colors)
- Wire cut brick
- Fired clay pavers
- Pre-cast concrete pavers
- Decomposed granite
- Turf block, grass-crete or equal
- Interlocking concrete pavers

Not Permitted Materials include:

- Common gravel
- Polished stone
- Asphalt
- Glazed ceramic tile and composite tile
- River rock

■ WINDOWS, DOORS AND GARAGE DOORS

- Wood windows, vinyl or vinyl clad are permitted

- Natural aluminum is prohibited
- All tinted glass will be subject to Design Review Board review
- Wood tilt up or carriage-style garage doors are preferred; sectional roll-up garages doors are permitted

■ FLASHING AND SHEET METAL

- All flashing and exposed sheet metal must be copper.

■ VENTS

- All vent stack and pipes must be colored to match the adjacent roof or wall material
- Vent stacks should be grouped on the side or rear of the roofs (when possible)
- Vents should not extend above the ridge line

■ ANTENNAS

- Owners may not install, or cause to be installed, any television, radio or citizen band (CB) antenna, satellite dish or other similar electronic receiving or broadcasting device on the exterior of any house or structure, with exceptions made on a case by case basis by the Design Review Board
- Ground mounted satellite dishes must be appropriately screened subject to the review of the Design Review Board
- Any such installation must be in compliance with all applicable ordinances
- All homes must be pre-wired for cable TV reception

■ SOLAR

- Solar panels are to be integrated into the roof design
- Panels and frames must be bronze anodized or colored to match the roof
- Natural aluminum frames are prohibited
- Solar equipment is to be screened from the view of adjacent Lots and private streets

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Colors

Color acts as a theme-conveying element reflective of the architectural style within Lashbrooke. Subdued colors, off-white and earthy in nature, blend naturally with the rural setting and should be used as predominant colors throughout the community. Individual design expressions through the use of rich accent colors are encouraged. The Lashbrooke Design Review Board must evaluate the use of bright, vibrant exterior colors on a case-by-case basis.

Wide ranges of trim and accent colors are permitted on houses to add variety and character to the community. They are to be consistent with the historic context of the architectural theme.

The approved color palette is available from the Design Review Board. Additional colors, which are in the range of approved colors may be permitted, but are subject to review and approval by the Design Review Board as described in Section 5: Submittal and Approval Process.

■ **Contrasting Colors**

Contrasting colors can be helpful in calling attention to specific design elements of a Structure. In some cases, contrasting colors can also result in major conflicts. For example, two equally large areas of contrasting colors tend to produce an uneasy effect because they compete with each other. On the other hand, if one of the contrasting colors is utilized for the main body of a Structure and the other is used for a minor accent, then the combination may work effectively. Otherwise, large areas of contrasting colors are subject to disapproval.

■ **Bright Colors**

Bright colors include primary colors as well as secondary colors that are bright in tone. Other than for minor accents, bright colors are not permitted.

■ **Neutral and Earth Tone Colors**

The use of subdued colors, neutrals or earth tones is required for the main body of a home. Light tones work well for the main body as well as some mid-tone colors. Deep-tone colors are not permitted. Approved colors include, but are not limited to, off-whites, cream, beige, tan, taupe and gray. Stark whites are not permitted. Other colors will be considered by the Design Review Board, but are subject to disapproval.

■ **Accent Colors**

Accent colors can be lighter than the main body of a Structure, such as off-white trim on a mid-tone tan body, or they can be deeper such as hunter green shutters on the same mid-tone tan. Regardless of the approach, accent colors can add interest to exteriors, but they must be handled carefully. Too many accent colors and overly contrasting accents may not produce the desired results and, in such cases, are subject to disapproval.

■ **Color and Design**

Colors will be evaluated on their overall appropriateness for the community as well as the specific European architectural style for which they are being proposed.

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Site Planning Criteria

Setback Requirements

All buildings and covered structures shall be constructed within the Maximum Building Area and set back from street or road right of way lines, from the waterfront, and from the periphery of the planned unit development, as designated by the Developer and the Design Review Board. No structure may be located on any easement.

Building Setbacks Limits

A Maximum Building Area has been established for each Lot within the community. Minimum side setbacks are generally 10' for lots 1-43 and 57-67, with a 15' side setback for all other Lots. The High Point section was designed for smaller side yards and setbacks these are handled on a case-by-case basis. The specific front, side and rear setbacks for the building envelope is outlined on the Plat and varies depending on the Lot size. See the Design Review Board Administrator for an exact description of the allowable building site for each Lot.

The allowed building site and additional setbacks may be further adjusted by the Design Review Board on a case-by-case basis, in order to protect the views and aesthetic appeal of the community.

Docks and shoreline structures must be at least 25 feet from any side lot line.

Additional site development standards that are constant and do not vary from lot to lot are as follows;

Periphery boundary of Lashbrooke

- All buildings or structures shall be set back from the community's periphery boundary as established by the Blount County and the City of Louisville.

Minimum Building Size

Minimum square footage of Lashbrooke residences excludes bonus areas over detached or semi-detached garages, and unfinished basements.

- Within **The Park neighborhood**, Lot numbers 1 through 17:
 - The minimum area that is to be covered by the residence shall be
 - 2,600 Sq Ft for one-story residences.
 - 1,800 Sq Ft on the first level and 1,200 Sq Ft on the second level for 1 ½ and 2 story residences
- Within **High Point**, Lot numbers 116A through 120B:
 - The minimum area that is to be covered by the residence shall be
 - 2,600 Sq Ft for one-story residences.
 - 1,800 Sq Ft on the first level and 1,000 Sq Ft on the second level for 1 ½ and 2 story residences.
- Within **all other sections of Lashbrooke**
 - The minimum area that is to be covered by the residence shall be
 - 2,900 Sq Ft for one-story residences.
 - 2,600 Sq Ft on the first level and 1,000 Sq Ft on the second level for 1 ½ and 2 story residences.

Maximum site coverage

- The maximum area that may be covered by buildings (excluding driveways, uncovered patios and decks) shall be **50 percent** of the base acreage of the Maximum Building Area.

Maximum building height

- Single-family dwellings shall not exceed two stories, excluding basements.
- Height of all other buildings shall be single story or as otherwise determined by the Design Review Board.

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Orientation

- The Design Review Board requires the front of homes to be oriented, but not necessarily parallel to the front of home sites. Homes on corner home sites may be rotated at an oblique angle, oriented to the intersection of the two streets so long as the structure is located within the Maximum Building Area.

Porches, Patios & Pool decks

- Any fenced or covered areas such as a pool and porch must be located within the Maximum Building Area.
- Such items as walkways, uncovered patios and decks may extend beyond the Maximum Building Area (but within applicable setbacks), however only if they do not significantly obstruct other Lot views and with the prior approval of the Design Review Board.

Lots Of Four Acres Or More

There are lots within the development that are four acres or larger. The Developer realizes that these lots may have a different and more rural character, and may have to face certain construction obstacles and limitations. Concerning these few lots, the Design Review Board has wide latitude in granting exceptions to the Design Guidelines, including but not limited to areas such as exterior materials, roof pitch, driveway construction and materials, square footage, out buildings and accessory structures.