
**DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE - THE TENNESSEE RIVER
SECTION 4: DESIGN OF EXTERIOR AREAS**

The Community Landscape Concept

Overview

The community landscape concept for Lashbrooke is based on the desire to integrate each home into the natural beauty of the surroundings. The community landscape concept relies on the use of indigenous and compatible plant materials. Plantings should be in naturalistic groves or masses, with occasional singular plantings to reflect the surrounding natural landscape.

The successful residential landscape gracefully transitions from the design elegance of the built environment, to the inherent country qualities of the region. The community landscape of Lashbrooke seeks to stand apart from any fabricated development landscapes.

Lashbrooke's theme is achieved by establishing a landscape concept firmly connected to the beauty of the region. This is achieved with splashes of startling and vivid colors found in the ornamental trees, raised border plantings, and other landscaped areas. These colors provide as visual accents to emphasize the distinctive four seasons.

Identity + Individuality

While the need for community identity and uniformity is encouraged, concurrently the allowance for each homeowner or builder's style of design is also strongly encouraged. These guidelines warrant a thorough review and need to be understood by all persons involved with the property. These guidelines should be viewed as simply a framework within which to design and not as a design constraint. Plant materials and hardscape elements are subject to the approval of the Lashbrooke Design Review Board.

**DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE - THE TENNESSEE RIVER
SECTION 4: DESIGN OF EXTERIOR AREAS**

The Neighborhood Landscape Concept

Overview

The general landscape concept at Lashbrooke is focused primarily on the use of trees and turf accented with shrub plantings at the neighborhood level.

The visual foundation of a distinctive neighborhood is the trees. Trees provide the most visual and memorable impact of a residential area. They are also the largest, most important and frequent element surrounding the neighborhood home. The purpose of the trees can be wide ranging in the residential landscape. Several important functions are served by trees in a neighborhood; they are used to shade hot summer conditions, cut cold winter winds or screen undesirable views.

Unless otherwise prohibited in conservation areas, native trees selected to remain on a homesite should be selectively pruned to remove dead wood and undesirable branches. Clusters of smaller trees and natural areas should be groomed and mulched for a neat appearance or planted with shrubs or ground cover. Protective tree fences, tree wells, aerators and erosion control devices shall be installed as required to protect existing trees.

Trees

Trees for individual homesites shall be correct in form for their species and have normal growth habit with well-developed and densely foliated branches.

Trees should be planted with proper spacing to allow for growth to maturity. Generally, trees should be placed a minimum of 4' from walkways, driveways and property lines. All trees should be adequately planted and staked.

After construction of a residence is completed, each individual Lot must have a minimum of six trees, with three of those located in the Lot's front yard.

Turf and Shrub Areas

Shrubs, planted in masses, provide visual interest through the year. They provide a unique opportunity for a display of seasonal changes, expressed through their dynamic qualities. Grass and turf areas provide a multitude of functions in the landscape.

In contrast to shrub plantings, grass and turf areas provide a visual base plane from which all other elements of the landscape arise. At Lashbrooke the neighborhood landscape concept maintains a proportional relationship of grass and turf areas to shrub areas of at least 4:1. Essentially this means that, at a minimum, approximately 25% of the landscape is allocated to shrub areas. Pebbles and small rocks are not approved as a substitute for sod. They may be used for plant beds as approved by the Design Review Board

The success of the grass and turf areas relies on the appropriate selection and mixes of turf for the desired purpose and use. Normally, a mix of ryegrass, bluegrass and fescues provides a well-rounded turf blend that is seasonally hardy, of a pleasing color of green, and resistant to the common pests and diseases. In all situations it is recommended that each property owner consult with a qualified landscape architect or nurseryman for their specific needs. Each property owner should consider their unique soil conditions, sun exposure and other constraints that will influence the success of their residential lawn areas.

Lot owners must sod all areas disturbed during the construction process. All seeding, sprigging and sod must be installed upon completion of final grading. All Lots must have a vigorous and healthy stand of grass.

Irrigation

A lawn and landscape irrigation system is required for each improved Lot.

**DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE - THE TENNESSEE RIVER
SECTION 4: DESIGN OF EXTERIOR AREAS**

Residential Landscape Criteria

Property Landscape Zones Overview

The following residential landscape design criteria are provided to enhance the definition of each home site. The primary goal is to protect and maximize individual property values through the implementation of a minimal but generous landscape treatment. These criteria must be followed to successfully receive the approvals required by the Lashbrooke Design Review Board. Please see the Design Review Administrator for an approved tree lists.

Each of Lashbrooke's home sites consists of multiple landscape zones. The purpose of each of these zones is to maintain a framework of cohesiveness from which the property owner may express their unique tastes and personality. The actual size and configuration of each zone varies depending on the specific property conditions and home size. The following is a description of each of the zones and the minimum number of landscape or plant materials that is required by the Lashbrooke Design Review Board. Neighborhood Shade Trees and Ornamental Accent Trees referenced in the following zones are reflective of the tree lists previously referenced.

In specific areas, within the Community of Lashbrooke, height limits have been established for plant material as a means to protect views. Please refer to the view corridor exhibit obtainable from the Design Review Board for actual locations and restrictions.

No fence, wall, hedge, shrub or tree planting shall be placed, permitted or maintained where such improvements would create a traffic or line of sight problem at intersections for Corner Lots or at the intersection of street property lines and driveways, alleys, or pedestrian trails.

An automatic irrigation system of sufficient size and capacity shall be installed to irrigate all landscape zones and sod areas, plus all road right-of-ways adjacent to the homesite.

Zone One: The Streetscape Zone

Definition: The Streetscape Zone is the area nearest to the neighborhood street, normally at the front of the homesite. This area stretches from the back of the curb or centerline of the storm-water swale, to ten feet (10'-0") into the property and runs the full width of the property parallel to the street. On corner homesites this zone also extends down the side of the homesite parallel to the street.

Landscape Requirements:

One (1) ornamental Accent Tree (1 ½" min. caliper) per fifty linear feet of street frontage, (1/50 L.F.), including the street frontage side yard of Corner Lots. Lots may only have a maximum of 2 trees per 50 lineal feet. The only tree allowed in the streetscape zone is a specified ornamental accent tree. (Consult with the Design Review Administrator as to specific trees that have been selected for your Lot.)

Zone Two: The Front Yard Zone

Definition: The Front Yard Zone is the area between the front of the home and the Streetscape Zone. The size of this area varies, depending on the depth of homesite and the placement of the home on the homesite. On Corner homesites, this zone also extends down the side of the homesite parallel to the street.

Landscape Requirements:

- Two (2) trees (1 ½ " min. caliper) per 3,000 square feet of front yard area or a minimum of two (2) trees, whichever is greater. Trees shall be selected from the Approved Tree List developed by the design review Board.
- Turf area to planting bed ratio shall be a minimum of 4:1 and a maximum of 3:1. Essentially, this means that the landscape allocated to shrub areas shall be no less than 25% and no greater than 33%. This guideline may be changed based on the configuration and slope of specific lots.
- Additional plantings fall within the above-specified ranges.

Zone Three: The Private Zone

**DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE - THE TENNESSEE RIVER
SECTION 4: DESIGN OF EXTERIOR AREAS**

Definition: The Private Zone (Side Yard and Back Yard Areas) is the largest of the landscape zones. It includes the side-yard areas and the traditional backyard area, from the home to the rear lot line. If certain of the back yard areas meet the criteria for Zone Four (the Amenity Zone), then that area of the back yard will be included in Amenity Zone area.

Landscape Requirements:

- One (1) tree (1 ½" min. caliper) per three thousand square feet of yard area, or a minimum of two (2) trees, whichever is greater. Trees shall be selected from the Approved Tree List.
- Turf Area to Planting Bed Ratio shall be a minimum of 4:1 and a maximum of 2:1. As a result, the landscape allocated to shrub areas shall be no less than 25% and no greater than 50%. This guideline may be changed based on the configuration and slope of specific lots.

Zone Four: The Amenity Zone

Definition: The Amenity Zone (Community or Amenity Edge) applies to only those home sites directly next to a community or common amenity, such as the tennis court, pavilion, pool, and community dock areas. The Amenity Zone measures fifteen feet (15'-0") wide and runs the full width of the section of the Lot that is directly next to the community or common amenity.

Landscape Requirements:

- One (1) tree (1 ½" min. caliper) per fifty linear feet of amenity zone or a minimum of two (2) per homesite, whichever is greater. Trees shall be selected from the Approved Tree List.

**DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE - THE TENNESSEE RIVER
SECTION 4: DESIGN OF EXTERIOR AREAS**

Site Preparation and Grading Standards

Site Grading

Site grading should conform to the existing topography to preserve the natural character of the area and to maintain the delicate system of natural drainage patterns and wetlands. Additional on site grading should maintain the natural existing form of the terrain. Grading should produce graceful contours rather than sharp angles by providing a transition at the top and toe of slopes.

No bulldozing, clearing, filling, grading, or tree removal shall commence on a Lot until the appropriate Design Documents have been submitted to and approved by the Design Review Board as part of Final Design Review and permits have been received from government agencies with jurisdiction over the improvements and the job site meeting with the Design Review Board Administrator has taken place.

Retaining Walls

In some instances, it may be necessary to provide retaining structures to protect trees near roadways and other graded areas. Such retaining structures should have a natural appearance using natural materials whenever possible. Drainage of individual homesites must work with the existing topography and be directed toward the natural open space or drainage swale system developed in conjunction with the roadways.

The following materials are permitted for use as retaining walls:

- Stone
- Brick
- Concrete block with stucco or stone
- Reinforced concrete with stucco or stone
- Decorative retaining wall block

Other materials will be evaluated on their own merit by the Design Review Board, but are subject to disapproval.

Finished Grading

Water must be applied as necessary during site grading to provide optimum moisture content to the soil. Planting areas are not to be graded when their moisture content is so great that excessive compaction occurs, or so little that dust is formed and dirt clods will not break up.

Final grading of planting areas shall include light rolling, raking and handwork. This is necessary to achieve the desired contour and the flow line patterns and to insure evenly finished surfaces with proper drainage.

Import and Export

Development of a balanced cut and fill scenario on each property is highly recommended. In the event that soil must be imported to or exported from the property, the property owner will be responsible for this cost. There will be no spoils or dumpsites available within Lashbrooke to receive export cuts or to obtain import materials. Import soils scheduled for use as landscape topsoil are subject to an agricultural soil analysis at the discretion of the Design Review Board.

Surface Drainage

The surface drainage system shall consist primarily of on grade pervious systems. Only when absolutely necessary are hardscape materials permitted. The use of underground storm drains should be minimized. Drainage of individual properties must work with the existing topography and be directed toward the natural open space or drainage swale system developed in conjunction with the roadways.

Community landscape areas and amenities must be protected during all construction operations through the use of fencing or other barriers. Streetscape materials damaged by construction will be replaced by the LCA at the property owner's expense. Adequate provision must be made to prevent any surface waters from damaging, public or private property, or excavations and fill slopes, both during and after

***DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE - THE TENNESSEE RIVER
SECTION 4: DESIGN OF EXTERIOR AREAS***

construction.

**DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE - THE TENNESSEE RIVER
SECTION 4: DESIGN OF EXTERIOR AREAS**

Erosion Control

Temporary and permanent erosion control measures are planned to prevent the erosion of soil at Lashbrooke. Temporary measures include the placement of barriers such as erosion fabric fences, straw-bales or curb-like diversions along the perimeter of construction areas to prevent excessive run-off.

Runoff from construction areas must be directed away from any sensitive natural areas. Permanent measures include the use of plant material to hold soil in place and the proper grading of the site. The design of drainage facilities shall use natural systems wherever possible. Pervious surfaces rather than hard surfaces are encouraged to promote ground percolation.

Protective tree fencing or retaining may be required to protect trees during and after construction. Refer to the Design Guideline Manual; Exhibit: Protective Tree Fence Details for additional information.

For all lakeside property, bank stabilization and the installation of standard riprap material is required along the shoreline, with installation by an approved Design Review Board contractor.

Maintenance: Vacant Lots

Except for areas required to remain natural, Owners shall routinely maintain their respective Lots, including protection of existing trees; removal of dead trees, leaves, debris and trash; prevention of soil erosion; and mowing of grass or herbaceous cover. Grass areas may not exceed 6" in height between cuts. The Developer and/or the Lashbrooke Community Association will periodically inspect vacant lots and will make determinations as to any maintenance that must be performed on the lot. For lots needing maintenance, the lot owner will be given a short time to manicure the property, but the Developer or Community Association may perform any needed services and bill the Lot owner for such maintenance services.

Maintenance: Completed Structures

- Routine Lot Maintenance. Owners shall routinely mow lawns; edge beds; prune; control weeds, pests and diseases; remove dead trees, plants and trash; apply supplemental water; repair irrigation systems; replace mulch; and other necessary maintenance measures to sustain the landscape in a neat, orderly, vigorous and healthy condition. Grass areas may not exceed 6" in height between lawn cuts.
- Removal of Dead Trees. Owners shall promptly remove all dead trees, except from areas required to remain natural.
- Irrigation and Maintenance of Right-Of-Ways. Owners shall be responsible for irrigation and other costs of maintenance, repair or replacement for landscaping located between the lot line and the edge of the roadway.
- Irrigation and Maintenance of Water's Edge. Owners of Lots adjacent to a lake or pond [other than Tennessee River] shall maintain and irrigate, at Owner's expense, all landscaping between the boundary of the Owner's Lot and the water's edge.

Maintenance Performed By Lashbrooke.

All vacant Lots and Lots with structures must be routinely maintained. If any Lot is not routinely and properly maintained, the Developer and/or the Lashbrooke Community Association, in their sole judgment, reserve the right to perform any maintenance on any Lot, with all such expense being the responsibility of and paid by the Lot owner.

**DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE - THE TENNESSEE RIVER
SECTION 4: DESIGN OF EXTERIOR AREAS**

Site Uses and Elements

Residential Walls and Fences

The use and design of fencing and walls must be carefully considered in the context of the community's theme. Fences and walls are the most aesthetically pleasing when used in conjunction with plant materials and landscape techniques to reinforce the European character.

Perimeter fences are permitted and should be of a similar or complementary material to those used in the design of the home. The recommended height for fences or walls is three to five feet (3'-0" to 5'-0"), depending on the length, scale, detail, and purpose of the barrier.

Solid fences are generally discouraged. However, walls are required around trash areas and mechanical equipment areas. Walls located on sloping terrain may step or follow grade, however, no portion of the footing or foundation may be exposed.

The use of open wire or woven wire mesh, chicken wire, split rail, aluminum or sheet metal, plastic, fiberglass, and reed or straw-like materials or other similar fencing materials are prohibited. No barbed wire or deterrent security device may be attached to the fence or wall.

Fencing around pool areas and must be compliant with code applicable within the governing jurisdiction.

Fencing must be wood, tubular steel, or wrought iron with vertical supports being tubular steel, wrought iron or masonry pilasters. Fences must be painted or colored with an approved color, and must be compatible with the main structure or the predominant landscaping materials.

Fences shall be adequately landscaped to mitigate the negative visual impact of the fencing material. In approving the materials and location of fences, the Design Review Board will give great consideration to the visual impact on neighbors and from the street.

Fence And Wall Location

No fence or wall is allowed in the front area of the lot, with the exception of pre-approved retaining or courtyard walls. Fences may not be closer to the front street than the middle of the side of the residence. Fences may extend up to six feet from the side of the residence but may not be built in the side building set-back area on the lot. Fences in the backyard may extend (a) up to ninety feet or (b) sixty percent of the distance behind the main residence (excluding decks and patios) to the rear lot line, whichever distance is less. (See section 3 page 13 for set-back requirements.)

All fencing that extends outside the width of the main residence must be landscaped on the outside so as to shield it from view from the street. Additionally the entire fence should be bordered by sufficient landscaping so as to breakup any long fence run.

Exceptions may be made, but are not required, for residents that own two or more adjoining lots, or for lots that are exceptionally wide or lots high above the river.

Existing community fencing may not be altered without the review and prior written approval of the Lashbrooke Design Review Board.

Subject To Design Review Board Approval

All walls, fences and planters are subject to review by Lashbrooke's Design Review Board. No lot owner or builder may install or modify any wall, fence or planter without first obtaining the prior written approval of the Design Review Board. The Design Review Board has complete authority over the design, materials, color and location of all walls, fences and planters.

**DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE - THE TENNESSEE RIVER
SECTION 4: DESIGN OF EXTERIOR AREAS**

Fence and Wall Types

Depending on the location and/or function, fences and walls are classified as one of the following: Pool and Backyard Fences; Service Walls; Privacy Walls; Courtyard Walls; Decorative Walls and Planters

Service Walls

Service walls and/or landscaping must be used to screen HVAC compressors, garbage receptacles, log storage and similar items from the street, adjoining properties and common areas. Such walls and landscaping should both screen outdoor equipment from view as well as assist in reducing noise.

The Design Review Board must approve the location of HVAC equipment so that it has minimal impact on surrounding properties.

Maximum height is 6" higher than the mechanical equipment or other items to be maintained in this area up to a maximum of 5'-0".

Service walls may only be located in side or rear yards and extend no more than 5'-0" into the side building set-back area.

Privacy Walls

Privacy walls shall be restricted to limited applications, such as providing additional privacy for a specific room or area of a Structure, and their type and location shall be subject to approval of the Design Review Board.

Privacy walls must be no more than 6'0" high and located within the maximum buildable area.

Decorative Walls and Planters

Low walls may be approved on a limited basis for decorative purposes or for planters.

All decorative walls and planters must be located within the maximum buildable area with a maximum height of 2'-0".

Dog Runs

Outside dog runs and dog run walls are not permitted in LashBrooke

General Criteria for Fences, Walls and Planters

Fences, walls and planters shall be shown on the appropriate Design Documents and their type and location shall be subject to approval of the Design Review Board. In considering the approval of fences, walls and planters, the Design Review Board will consider aesthetics and the possible obstruction of views for other Lots.

Details shall show the location, materials and design, including cap details. All shall be subject to all applicable easements.

Gates

Gates for fences, if included, shall be compatible with the fence design and shall be constructed of the following materials:

- Pool Fences: painted aluminum and wrought iron
- Service Walls: wood, painted aluminum and wrought iron
- Privacy Walls: wood, painted aluminum and wrought iron
- Courtyard Walls: : wood, painted aluminum and wrought iron

Gates for pool fences, backyard fences, service walls and privacy walls should not be located so that they are readily visible from any street.

**DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE - THE TENNESSEE RIVER
SECTION 4: DESIGN OF EXTERIOR AREAS**

Monumentation

Each neighborhood within Lashbrooke is permitted to have one sign at its major entrance. The sign shall be on a stone column with street signs and landscaping for each separate neighborhood within Lashbrooke. Such signs and monumentation will be erected within the appropriate right-of-way on a selected residential lot at the entrance to each neighborhood, and thereafter maintained by the Lashbrooke Community Association.

Entry monuments to residences shall be landscaped and maintained, and shall be consistent with the architectural character of the residence. All monuments will be subject to approval of the Design Review Board.

Mailboxes

Lashbrooke has chosen a standard residential mailbox that is consistent with the architectural style and theme of the community. Lot Owners must purchase mailboxes from the Developer

Irrigation

Areas which feature introduced landscaping such as grass, trees, shrubs, flowers, and/or groundcover must utilize an irrigation system for watering during dry months.

Landscape areas that require irrigation should conform to the following;

- buried PVC sprinkler system or the utilization of drip irrigation systems,
- sprinklers and nozzles selected to provide water to the landscape which are compatible with their respective soils, slopes, exposure, orientation, and plant types,
- utilization of an automatic control system with soil moisture sensors to determine appropriate watering needs,
- no overthrowing of irrigation water onto public roadways, sidewalks, neighboring homes, or trails is permitted.

Play Equipment

Planning for the recreation of children and young adults is an essential part of life at Lashbrooke. Commercially available play equipment, however, is often less than desirable in appearance. As a result the standards and guidelines in this section have been established to create a balance between the need for play equipment and the impact on streetscapes and adjoining Lots.

Lashbrooke has provided an area for selected items of play equipment within the amenity and community areas, for use by all residents. The Lashbrooke Community Association may purchase and install play equipment within areas designated by the Developer. The use of this play equipment within this area is encouraged, rather than the installation of play equipment at individual residences.

Play equipment is not allowed on residential Lots, including but not limited to: basketball goals, swing sets, jungle gyms, playhouses, play complexes, tree houses, trampolines and similar items.

Game Courts

Game courts are not permitted on any residential Lot.

Recreational Vehicle Storage

Recreational vehicles, trailers and boats, travel trailers, campers, watercraft and similar vehicles storage must be stored entirely within an enclosed garage. Overnight parking or storage of any such items is not permitted along roadways, in driveways or on lots, except for temporary construction vehicles, trailers and equipment as permitted by the Design Review Board. Recreational vehicles and trailers may be parked in a driveway for a short period of time to facilitate loading and unloading.

**DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE - THE TENNESSEE RIVER
SECTION 4: DESIGN OF EXTERIOR AREAS**

Swimming and Spa Pools

Swimming pools and spas must be fully integrated into the site terrain and landscape design of the property.

All pools and spas must be located within the building area (unless otherwise approved by the Design Review Board) and should meet applicable governmental codes.

Pool equipment shall be located in a manner that complies with the local codes. Location of the equipment should minimize the impact of reflective glare and noise on neighboring property. The pool equipment must be fully enclosed with solid walls and a solid gate that matches the style and color of the home or is below grade in an equipment vault. Landscape screens or wood fences cannot be used in place of solid walls and gates.

Portable spas with a water surface area of less than 100 square feet may be permitted so long as the framing, color, location and screening are approved by the Design Review Board. Portable spas must be located within the maximum buildable area on stable foundations such as pool decks, patios and covered porches. The location of portable spas is subject to the approval of the Design Review Board.

Patio Structures

Patio structures, trellises, and gazebos must be built within the building envelope of the Lot. Structures built outside the envelope are subject to the Design Review Board's approval. Patio structures must be consistent with the architectural expression of the residential structure and constructed of compatible materials. Patio structures may be no higher than 15 feet above finish grade, unless approved by the Design Review Board.

Cable Television, Antennas and Dishes

All homes within Lashbrooke must be pre-wired for internet and cable television service. All exterior antennas and dishes shall be approved by the Design Review Board as to location, type, size and screening. Consult the Design Review Administrator for additional and technical information.

Firewood

The use of firewood is commonly associated with the regional lifestyle. Firewood should be stacked and stored with sensitivity of views from neighboring properties and roadways.

LOTS OF SIX ACRES AND LARGER

Lots of six acres and larger are exempt from most fence, wall, landscape, maintenance, play equipment, irrigation and vehicle storage standards. Owners of these large lots should talk with the Design Review Board who shall determine which, if any, of these design guidelines are applicable.

**DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE - THE TENNESSEE RIVER
SECTION 4: DESIGN OF EXTERIOR AREAS**

EXTERIOR LIGHTING STANDARDS

Decorative architectural night lighting is required for each residence in the Lashbrooke Community. Architecturally pleasing lighting is suggested near the entrance of each home or near the intersection of the driveway and the front property line. Lighting fixtures must have internal reflectors to minimize the spread of light outside the lighted area. Additionally, lighting fixtures shall be shielded to prevent any spillover onto adjacent properties.

Monument lights, post lights, and architectural lights attached to a Structure shall be submitted for approval by the Design Review Board. All other exterior landscape lights shall be submitted for approval in accordance with provisions in the Design Guideline Manual for Landscape Review.

When preparing a lighting plan, it is best to rely primarily on a single type of system although more than one type of lighting fixture may be required. Low-voltage incandescent or standard incandescent lighting is highly recommended.

Lighting should accent and enhance structures and landscaping, without causing undue glare or bothering neighbors.

- **Monument and Post Lights:** A maximum of two monuments with one light fixture per monument is permitted, subject to the approval of the location, material and style by the Design Review Board. One post light not less than 4' or more than 6' above grade is allowed. Post lights must be installed at least 10' behind the front property line.
- **Ballard and Path Lights:** Ballard and path lights, not exceeding 30" in height above grade, may be used on a limited basis to light walkways. Pagoda-style lights with diffusers and extended shields or louvers are preferred. Other types of designs will be considered on their own merits.

Ground Lights: Ground lights are installed at grade and may be used on a limited basis to provide circular or semicircular sprays of light for walkways and driveways.

Well Lights: In-ground well lights may be used for up lighting structures, landscaping and accent trees. Well lights must be fitted with diffusers and grills to help hide bulbs and to reduce glare.

Spot Lights-Ground Level: Ground-level spotlights, not exceeding 150 watts per fixture, may be used on a limited basis to accent landscaping and architectural details of a Structure. Shields are required on spotlights to minimize light spillage. Bulbs may not be visible from the street or directed at such an angle to cause excessive glare or light spillage that may affect adjoining Lots. Ground-level spotlights may not be used to illuminate large open areas.

Spread Lights: Mushroom-style spread lights, directing light downward and not exceeding 30" in height may be used on a limited basis to provide circular patterns of light to illuminate landscaping and walkways.

Flood Lights-Ground Level: Ground-level floodlights intended for general illumination of large open areas are not permitted.

Spot Lights-Eave Mounted: Eave-mounted spotlights, not exceeding 150 watts per fixture, are permitted. Fixtures must be mounted less than 12' above grade and fitted with a shield to minimize light spillage. Bulbs may not be visible from the street or directed at such an angle to cause excessive glare or light spillage that may affect adjoining Lots.

Garage Lights: Decorative wall-mounted fixtures may be used to light garage door areas and may be mounted above garage doors or at upper garage door corners. Only lantern style decorative fixtures are permitted for garages. Approved finishes include white, copper, brass, verde green, rust or black.

**DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE - THE TENNESSEE RIVER
SECTION 4: DESIGN OF EXTERIOR AREAS**

- **Entry Lights:** Hanging fixtures, wall- or ceiling-mounted fixtures, and recessed high hats may be used for entry lighting. Low-wattage incandescent lights are best for decorative wall-mounted fixtures, while higher-wattage fixtures are recommended for overhead use. Only lantern style decorative fixtures are permitted for entries, except for recessed lights. Approved finishes include cooper, brass, pewter, verde green, rust or black.
 - **Porch Lights:** Hanging fixtures, wall- or ceiling-mounted fixtures, and recessed high hats may be used for porch lighting. Only lantern style decorative fixtures are permitted for porches, except for recessed lights. Approved finishes include pewter, copper, brass, verde green, rust or black.
 - **Side Yard Lights:** Doors facing or opening to the side yards of Structures may be lighted with a shielded fixture, which provides up and/or down light only. Approved finishes include cooper, pewter, brass, verde green, rust or black.
 - **Dimmers, Time Clocks and Circuits:** When planning exterior lighting, consideration should be given to dimmers for controlling brightness, and time clocks to turn on and off lighting at desired times. It is also a good idea to use more than one circuit if coverage is provided to multiple areas or different kinds of lighting are used.
 - **Bulbs:** All exterior lighting shall be equipped with white, frosted or clear bulbs. Low-voltage incandescent or standard incandescent are highly recommended. Fluorescent tubes will not be permitted for exterior lighting except under-rail deck lights and recessed step light. Colored bulbs are not permitted.
 - **Lenses:** Glass panels or lenses and vinyl or plastic liners for lighting fixtures shall be white, frosted or clear.
 - **Light Spillage and Glare:** Light sources should be hidden when possible so the light is seen, but not the bulb or fixture. Besides achieving the most natural look possible, hiding the light source avoids glare that results when bulbs are in direct view. Using several smaller lights rather than one larger one can also reduce glare.
- The use of diffusers, shields and grills is also helpful. No exterior lighting shall be permitted which, in the opinion of the Design Review Board, would create a nuisance to adjoining Lots. In the event an approved light produces excessive glare or light spillage after installation, the Owner shall be required to correct the situation by reducing the wattage of bulbs, adjusting shields, or taking other measures as may be requested by the Design Review Board Administrator.

**DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE - THE TENNESSEE RIVER
SECTION 4: DESIGN OF EXTERIOR AREAS**

SIGNAGE

The following information is intended to provide an initial framework to begin the design process. These guidelines are condensed and only highlight the key features of the approved signage standards for Lashbrooke. Please confer with the Design Review Board Administrator regarding further clarification of design intent.

Temporary Signs

Temporary Signs are prohibited on all properties.

Builder Identity Signs

Builder identity and "for sale" signs are permitted on home sites; however there are to be no signage for subcontractors or other suppliers.

Miscellaneous Signs and Advertising Devices

Except as provided for in the Design Guideline Manual or otherwise approved by the Design Review Board, no other signs, flags, banners or advertising devices may be placed on or about any homesite, attached to or part of any structure, located in or about windows visible from the street or adjoining homesites, located within road right-of-ways or common areas, or placed on or about any of the properties within Lashbrooke. Small standard yard security system signs are permitted.

Street Signs

All street signage is to be selected by the Lashbrooke development team and are installed at the direction of the developer. Any modifications or relocation of street signs requires the prior written approval of the developer.

Special Event Signage

Lot owners who wish to place a sign on their property for a special event must first obtain the written approval of the Developer. All event signage shall be removed within 24 hours of the close of the event.

Sign Restrictions

No sign of any type may be placed on a lot if that lot owner owes past due assessments, fees or other amounts to the Association or the Developer.

House Numbers

One set of house numbers of no more than one square foot in area may be attached to a Structure. The finish of house numbers may be pewter, brass, black or a complimentary color to the trim or exterior wall finish on the Structure. Bright or fluorescent colors are not permitted. House numbers shall be numeric in format and shall not include the initials or names of the owners. Back-lighted house number signs are prohibited.

**DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE - THE TENNESSEE RIVER
SECTION 4: DESIGN OF EXTERIOR AREAS**

Shoreline Treatment, Docks And Water Access

TVA's Authority

All proposals for shoreline access and water-use facilities (docks) are subject to the review of the Lashbrooke Design Review Board as well as TVA review and approval in conformance with a set of pre-approved plans and Section 26a of the TVA Act. Requests for a Section 26a permit and recreation easements for private water-use facilities will be reviewed on a case-by-case basis. These requests would also be subject to existing TVA policy, as well as the dock structure requirements and conditions located in the Appendix, Section VI.

No non-water-use or access facilities are permitted below the 822-foot contour.

The Developer has requested approval by TVA to construct approximately 40 community boat slips. Additional spaces for personal watercraft may be available as space permits.

Shoreline Treatment

Shoreline properties must be maintained in compliance with TVA and other regulatory authority.

Shoreline properties must be maintained and managed to:

- provide a visually pleasing shoreline,
- protect water quality by filtering runoff from adjacent developed areas, and
- provide habitat for wildlife.

Lot owners with river or interior lake shoreline must keep the shoreline clean and clear of limbs, litter and debris.

River Shoreline Stabilization

Shoreline stabilization is for the protection of each Lot owner's and their neighbor's shoreline along the Tennessee River.

Lot owners with shoreline on the Tennessee River must stabilize and maintain the shoreline with riprap or an approved substitute, approved in advance by the Design Review Board and in accordance with TVA regulations. Retaining walls are not permitted.

In order to control the design and materials used in riverside shoreline stabilization, and to control entry into Lashbrooke by rock hauling trucks and construction equipment, the Design Review Board will designate a River Shoreline Stabilization Contractor, and Lashbrooke Lot owners may only use that approved contractor to perform any shoreline stabilization.

The Design Review Board has chosen Sharp Contracting (865-981-3759) as the only approved rip-rap and shoreline stabilization contractor for Lashbrooke.

Immediately after purchasing a Lot in Lashbrooke, Lot owners with Tennessee River shoreline should begin shoreline stabilization.

Pathway and Access To Shorelines

Pathways are permitted on individual riverfront and lakeside Lots to access the shoreline and private docking facilities. The location, design and materials for such pathways must be approved in advance by the Design Review Board.

**DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE - THE TENNESSEE RIVER
SECTION 4: DESIGN OF EXTERIOR AREAS**

Docks At Designated Private Lots

Lashbrooke controls the types of dock structures that may be constructed along the Tennessee River shoreline. Riverside docks are not permitted on some Lots where Lashbrooke has determined that such structures would not be accessible or would significantly block the river view of neighboring Lots. No docks or structures of any kind may be constructed on the shoreline of interior lakes.

The location, design and materials of riverside dock structures for specific Lots are subject to:

- Prior review and approval of the Design Review Board
- Review, approval and issuance of a permit by the TVA and US Army Corp of Engineers

All dock designs must be approved by the Design Review Board prior to submission to TVA and the Army Corp of Engineers for 26A approval.

Dock Design And Permits

All private docks must meet strict design and permitting regulations set by TVA and the Army Corp Of Engineers.

The Developer has no control or influence over required governmental approval or non-approval of docks.

Approved Dock And Boat Lift Contractor

In order to control the design, construction and quality of riverside docks and boat lifts, the Design Review Board may designate one or more approved Dock And Boat Lift Contractors, and Lots owners may only use these approved contractors to construct or repair riverside structures of any type.

Permitted Docks And Boat Lifts

The Design Review Board must approve any waterside structure in advance of construction, including but not limited to pilings, permanent docks, portable or inflatable docks, boat lifts or dock covers. The Design Review Board will determine the permitted design, size, height and materials for any waterside structure.

Guidelines For Private Docks

The location of private residential boat docks will be approved on a case-by-case basis, as determined solely by the Design Review Board, with a minimum setback of 25 feet from side Lot lines.

Residential dock roof systems must match the color and type of the residence, or be bronze color metal roofing. Upper deck roof systems must be prior approved.

All riverside structures shall be constructed of pressure treated wood pilings and supports, class 5 or 6, driven to refusal.

All dock and decking materials must be submitted to the Design Review Board and approved in advance. Protection must be used for all decking and fascia, and pressure treated lumber is acceptable for in-ground pilings, framing and substringers. Framing, fascia and substringers should be 2 inch by 10-inch pressure treated lumber on 16-inch centers. Concrete foundations may be used along the bank if necessary.

All electrical and low-voltage wiring must conform to NEC and installed by a licensed electrician or electrical contractor. Each dock should have electrical disconnect on land to cut power in the event of rising water.

Storage closets must match the dock and residence in construction and style. Columns above the decking must be boxed in or wrapped as a finished product.

For winter storage, shrink-wrapping will be allowed. Otherwise, only canvas mooring covers may be used.

**DESIGN GUIDELINES FOR THE COMMUNITY OF LASHBROOKE
ON FORT LOUDON LAKE - THE TENNESSEE RIVER
SECTION 4: DESIGN OF EXTERIOR AREAS**

Licensed Boat Slips At Lashbrooke Common Docks

The Developer has constructed a community dock with boat slips that may be licensed to Lashbrooke Lot owners. Lot owners may initially purchase a boat slip License from the Developer, and thereafter that license may be sold to any other Lot owner within Lashbrooke. Also, the Developer has provided additional spaces for personal watercraft for LashBrooke residents, and licenses for these spaces are also sold by the Developer.

Each boat slip will have access to water and to a shared electrical circuit. The Association will charge each Licensee an annual fee to cover the cost of utilities and maintenance to the common walkways and docks.

Lashbrooke Lot owners who purchase a Boat Slip License will be responsible for any improvements to that slip and for maintenance and repairs to any such improvements.

The Association will create and maintain written rules and guidelines concerning the purchase and sale of Boat Slip Licenses, and their use.

Any improvement or construction to or near the common dock and boat slips must be approved in advance by the Design Review Committee.

All common area boat slips will be approximately 24 feet deep and 11 feet wide, and will be constructed as double slips (with deck on 2 sides).

Boat Lifts

All boats must be lifted out of the water. No boats may be only tied inside a slip (except for a very short period) as they may break away and cause damage to other boats and docks. All boatlifts must be Magnum or Topless type 8K or 10K low profile lift or approved equal. No overhead lifts may be used. No part of the lift (other than PVC guideposts) can extend more than 48 inches above the dock deck, in the lifted position.

No boatlift or personal watercraft lift may be supported by the dock. Lifts must be supported on lift poles installed within the slip area.

Storage boxes must be white lockable fiberglass or approved equal, located in front of the boat slip only, accessible from the front only, with a maximum size of 72 inches long by 18 inches wide.

Coverings For Licensed Boat Slips

Only soft-top covers are allowed on boat slips licensed to Lot owners. All soft-top covers must be constructed of aluminum or galvanized framework 1 inch square. Four (4) uprights from lift poles must be 2 inches square aluminum or galvanized steel. No wooden cover structures are allowed. The canopy frame must be 12 feet by 24 feet, hip roof, 3/12 pitch. The cover must be dark green sunbrella or approved equal. The height off of the dock deck must be 96 inches.

The installation or modification of a boat slipcover must be approved in advance by the Design Review Board.