

Stone Bridge HOA – Building Standards

The Architect Review Committee (ARC) is to govern building standards at Stone Bridge

Purpose and Responsibilities of ARC:

To provide for and promote the welfare of the Members investment in said members property and residency. This ARC will function to insure that Article VII of the Covenants and Restrictions of Stone Bridge Subdivision are adhered to for all new construction and for all renovations, additions or outbuildings on each member's property.

Article VII, Section 6 does provide for a "Variance Request" for any lot owner. ARC will review all request and respond in writing within 30 days receipt of all variance request.

The Architectural Review Committee works under the pleasure and authority of the Board of Directors of Stone Bridge HOA. All decisions made by the Stone Bridge ARC will promptly reported to the board and properly recorded with the management agent for Stone Bridge Subdivision.

Required from Property Owner prior to Building: (*These items must be submitted via Butler and Associates and approved by Stone Bridge HOA Board prior to commencing any construction.*)

_____ Copy (3) of Site Plan (Minimum size of 11x17)

_____ Copy (3) of House Plans (minimum size of 11x17)

_____ Contractors/Builders Name

_____ Proof of Insurance (Builders Risk, E&O, Liability, Workman's Comp or TN WC Exemption Registry#)

_____ List of Subcontractors to be used

_____ Copy of portable toilet & Dumpster contract or receipt

_____ Copy of signed disclaimer from Contractor (Attached)

_____ General description of building materials

_____ Driveway cut and culvert installation plans

Building Location: [Article VII, Section 2]

All building should have at least thirty (30) feet set back from the road to be pre-approved by ARC. All building shall also have at least ten (10) feet set back from the adjoining property lines to be pre-approved by ARC.

Building Type: [Article VII, Section 3]

- Stick built construction only (no mobile, modular, or systems built homes.)

Exterior:

- Wood, stone, brick, and any combination is permitted. No more than 20% Vinyl siding will be permitted. No Aluminum allowed for outside walls.
- Block, brick, rock, or stone foundations are permitted. Any exposed concrete or block must have approved exterior siding applied.
- No open pier type foundations unless on a lot where the slope of the lot would require a support of nine (9) feet or more. Pier foundations of less than nine feet shall be constructed or finished in the same manner as a basement would be constructed.
- Any new materials that are approved by the Tennessee Homebuilders Association may be considered.
- No satellite dishes over 30x30 inches in shall be permitted.
- No pre-fabricated, metal, or plastic outbuildings will be permitted.

- Detached garages/outbuildings are permitted, but must be constructed of the same exterior material as the home. Only one outbuilding allowed per lot. ARC approval on all outbuildings required prior to commencement of construction.
- Roof-pitch must be minimum of 6/12 for all primary roof lines. (Excluding porches and dormers.) 6/12 pitch also applies to detached garages or out buildings.
- All fencing must be made of wood, vinyl, metal or masonry. No fence may be erected without prior written approval of the ARC.
- Any lot owner may request a variance by the ARC via the HOA Board. The request shall be in writing and submitted to the board by mail. The ARC will respond in writing to all requested variances within 30 days receipt of variance request. If the ARC denies the requested variance, any aggrieved party may submit a written request to the HOA Board for hearing. The charge for a hearing will be the sum of \$1,000.00 and must be included with the request for hearing. [Article VII, Section 6]
- One sign of no more than five (5) square feet advertising their property for sale
- Owner is responsible for the actions and damages by contractor

Contractor Responsibilities:

- Contractor must have proof of insurance; to include but not limited to transportation, workman's compensation, errors and omissions and liability insurance of no less than one million dollars.
- Building materials cannot be placed within road rights of way or utility easements.
- Contractor must assume liability for all construction vehicles that enter Stonebridge in route to their job site, specifically overweight vehicles that damage road surface and negligence of operators. Concrete truck weight limit is 5 yards per truck.
- Contractor is responsible for actions of any/all subcontractors.
- Contractors/subcontractors are responsible for any cut, break, or damage to underground utility caused by their negligence.
- Proposed clearing of land should be shared when site plan is developed. Preservation of hard woods is desired by the HOA. Home location and site lines will be considered.
- All construction must be completed twelve (12) months from start of construction.
- All homes must connect sewer into Aqua Green Sewer System. This is a public utility system and all lot owners are subject to requirements for equipment, tap in fees and all other cost associated with Aqua Green System. Dart is your contact. 404-557-3170.

Architect Review Committee Building Standards, shall be distributed to each owner and at closing and must be signed as a part of closing documents when a lot is purchased in Stone Bridge on Douglas Lake

Lot Owners Signature: _____

Witness: _____

Date: _____

Lot Number: _____

Print Names of New Lot Owners: _____