

# ARCHITECTURAL STANDARDS— Rivendell Townhomes

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February 2020

ARCHITECTURAL STANDARDS ---In the spirit of consistency for our street and hope for maintaining and increasing value of your/our properties, the following standards were suggested and passed by the Board for Rivendell architectural standards.

ARCHITECTURAL ITEMS THAT MUST BE APPROVED PRIOR TO IMPLEMENTING OR CHANGE:

Fencing—must be submitted \*prior to installation and in accordance with specifications; reinstall of roof; windows; doors; storm doors; garage doors and any item attached to the home front or back—includes sidewalks, awnings, pergolas, patios, and permanent structures—all must be submitted to ARC for approval. There are set specifications for each of these items as follows:

FENCING: (Must be Submitted to install fence)—Following are the fence specifications:

Style: Fence Convex Style and constructed using 5 1/2 boards and must be double sided. 4” spacing between boards, 2x4 treated frame and 4x4 treated posts. Must have Gates: 48 inches wide to allow for mowers

Color: Stain on file at Lee Paints (Lee Hwy) for fencing under Rivendell/Todd Palmertree.

ROOF: (must be submitted) Same and similar to current roofing.

HOUSE COLORS: (Must be submitted) -- Christina Cox has list of paint colors for old and new sections of the neighborhood. Homeowners should send a request for changing any paint color to the Architectural board. They can choose from the list of current colors or submit for additional color to be considered by board.

WINDOWS: (MUST BE SUBMITTED) same and similar to current.

DOORS: (Must be Submitted) Paint Color on file with Architectural Committee

STORM DOORS: (Must be submitted) Home Depot Anderson Contemporary Deluxe /sandstone

GARAGE DOORS: (Must be Submitted) same and similar to current.

LIGHTING: Solar lights: no Architectural approval needed to be submitted for solar lights for sidewalk area to the house. Any other lighting changes must be submitted.

FEATURES AT FRONT OF HOMES: We ask that yard art in the front of our homes be limited to 4 pieces –i.e. two concrete urns and two other decorative items within proper scale to your front entrance. There are no restrictions for yard art at the back of your home, but always adhere to good taste.

PLANTINGS AND SHRUBS AT FRONT OF HOME: No changes of shrubs and plantings should be made at the front of the house without prior approval from the Landscaping Committee. We are seeking professional recommendations for choosing proper plants for any replacements.

**PLANTINGS AT SIDE AND BACK OF HOUSE:** Flowerbed plantings (contained within existing beds) do not need approval, but must not obstruct the mowing.

**SEASONAL DECORATIONS:** Seasonal decorations are permitted within the appropriate season (Fall in Fall) (Holiday at Holiday times) For example: Oct 1- Thanksgiving (Fall); Thanksgiving through New Year's (1<sup>st</sup> week of Jan) Holiday: Christmas, Hanukkah, Kwanzaa, Boxing Day etc.... Please ensure any decorations will not impede the landscaping company from fulfilling their contract with Rivendell.

We are open to other cultural Holiday observations of which we the board may be unfamiliar.

**FLAGS: FRONT OF HOUSE:** Items Approved--

One- Small garden flag close to front door

One --Standard size USA flag only or any of following US Military Service flags, POW or MIA, sport or seasonal flag --only one displayed at a time.

**SIGNS:** Allowed: Security Signs all the time. Realtor Signs size as specified in bylaws. Work signs for vendors restricted to no longer than 1 week

**Any specialty items not listed would need approval from Architectural Committee:**

\* must be submitted means that an architectural form (found on the website) should be filled out and sent to the management company who will immediately send to ARC Committee whose approval in every reasonable case will be approved on a timely basis and returned to you for fulfillment. No request should take more than 7 to 10 days for response.

**REQUESTS BY MAIL OR EMAIL:**

By mail:

Marlene Webb

Selby-Webb Property Management

600 Georgia Avenue, Suite 4

Chattanooga, Tn. 37402 (or can be sent by email to [mwebb@selby-webb.com](mailto:mwebb@selby-webb.com) )

**HOUSEKEEPING ITEMS:**

As noted in the By-Laws under RULES AND RESTRICTIONS EXHIBIT "C" --GARBAGE CANS should not be set out for collection earlier than one day prior to scheduled pickup day and removed no later than one day after pickup.

**SAFETY PRECAUTION**--you are asked to burn your front door and garage lights at night.

This adds greatly to the illumination of the street and security.