

GUIDELINES AND PROCEDURES OF THE
ARCHITECTURAL REVIEW COMMITTEE
FOR
CLEVELAND HALL HOMEOWNERS ASSOCIATION, INC.

The Architectural Review Committee for Cleveland Hall Homeowners Association, Inc. ("ARC") shall be established and shall function as set forth in the Declaration of Covenants, Conditions and Restrictions for Cleveland Hall as of record and as amended from time to time (the "Declaration"). As used herein, the initially capitalized terms that are not otherwise defined herein shall have the same meanings as are set forth in the Declaration and the Bylaws of Cleveland Hall Homeowners Association, Inc. unless the context shall indicate to the contrary.

I. REVIEW PROCESS

Signed plan approval by the ARC is required prior to the undertaking of any site improvements, construction or installation, including clearing, grading, paving, signs, structures, landscaping and building additions or alterations. Review shall be coordinated with the required governmental approvals.

Application to appropriate agencies of Metropolitan Nashville and Davidson County, Tennessee, for building permits or site plan approval should not be made until Construction Documents (as hereinafter defined) have been approved by the ARC. Site clearing and grading can begin after approval by the ARC of all Construction Documents and after proper governmental approvals have been granted.

Approval by the ARC shall require the affirmative vote of a majority of members of the ARC. Written approval may be signed by any ARC member. The ARC shall maintain records of its approvals and denials.

All submissions to the ARC are to be made in duplicate. One (1) copy shall be retained for the ARC files. The review of each submission by the ARC will be carried out within ten (10) working days from the date of each submission. Notification of recommendations or approvals will be provided in writing to the owner, builder or developer at that time.

II. CONSTRUCTION DOCUMENTS

Construction Documents shall consist of Building Design documents and Site Plan documents, as both terms are hereinafter defined. The review of the Construction Documents by the ARC will be

concerned with compliance with the design and development standards set forth in the Declaration and contained herein.

The Building Design documents will include at least the following:

- Site Plans
- Floor Plans
- Building square footage
- Elevations
- Perspective rendering (optional)
- Definition of building material, type and color
- Window type and color
- Roofing material type and color

The Site Plan documents will include at least the following:

- Site location plan
- Grades, existing and proposed
- Building location, overall dimensions and height
- Setbacks, buffers, screens, and the like
- Landscaped areas, existing and proposed, noting trees to be removed
- Method of tree protection and preservation
- Site lighting plan
- Connection to existing utility lines
- Site drainage and storm water management

Design revision occurring after approval of the Construction Documents will be subject to review and approval by the ARC.

III. INTERPRETATION AND WAIVER

The ARC's interest in reviewing site and building designs is to assure that a high quality of compatible development is consistently achieved.

When questions of judgment or interpretation arise, the decision of the ARC will be final, binding upon all interested parties, and not subject to attack or appeal, whether judicially or otherwise.

IV. PUBLIC APPROVALS

All pertinent requirements of appropriate public agencies must be followed in the development of the Properties, and all plans must be approved by the appropriate departments of Metropolitan Nashville and Davidson County, Tennessee. It will be the responsibility of each buyer (whether owner, builder or developer), to verify code requirements at the time of purchase

and development. Al though based on local zoning and subdivision regulations, Cleveland Hall development criteria may be more restrictive in land use, site development standards, landscape requirements, or in other matters. In every case in which the criteria is at variance with public agency requirements, the more restrictive regulations shall govern. Final legal approvals permitting development and occupancy of the Lot will be made by Metropolitan Nashville and Davidson County, Tennessee.

V. GENERAL SITE DESIGN STANDARDS

The general site design standards contained in this section are to be applied to the entire Cleveland Hall development. The following sections address the individual land uses and specific design guidelines.

A. LANDSCAPE DESIGN AND CONSTRUCTION

The general approach to landscape design at Cleveland Hall shall employ two(2) basic considerations: (1) landscape conservation and (2) uniformity in design application. Owners, builders and developers shall make note of the variety and quantity of vegetation which already exists at the site. Appropriate construction procedures should be followed to protect and preserve desirable trees, shrubs and other landscaping, which may exist on the construction site or on adjacent or nearby sites. Good examples of mature vegetation should, whenever practical, be saved to give the design an established feeling.

All disturbed ground areas of a building site shall be seeded and strawed, sodded, hydroseeded, or covered with plants or mulched with approved landscaping materials. Front lawns of each home are to be sodded. Landscape improvements as approved by the ARC shall be installed within ninety (90) days of occupancy or completion of the building on the Lot, whichever occurs first.

Runoff and erosion shall be controlled on site during construction while the site is disturbed.

Planting for building development sites shall reinforce the natural character and meadow and woodland quality of the surroundings. Cleared areas should be landscaped with trees, shrubs and lawns designed to compliment the architectural character of proposed buildings in form, location and scale.

All driveways and walks shall be surfaced with brushed concrete, exposed aggregate, such other surfacing materials as may be approved by the ARC or such combinations of the foregoing as may be approved by the ARC.

All new street curbs shall be the Cleveland Hall development standard curb.

B. UTILITIES

All utilities will be underground.

C. SIGNS

All signs and graphic symbols will conform to the standards set forth in the Declaration and shall be reviewed and approved by the ARC. Instructional, directional and restrictive signs on the Properties will be reviewed by the ARC, with the intent that the signs will be restricted to the minimum number and size necessary, will be visually unobtrusive, and will be consistent in format, lettering, and coloring.

D. LIGHTING

All outdoor lighting shall be directed so as to avoid glare and excessive light spillage onto adjacent Properties and fronting streets.

A lighting plan describing exterior illumination layout and fixture selection must be approved through the ARC prior to construction.

All exterior lighting fixtures, the necessary mountings and locations for same shall be approved by the ARC.

VI. GENERAL BUILDING DESIGN STANDARDS

General construction standards require that buildings meet all applicable code requirements.

The color of exterior materials shall be subject to approval by the ARC. Unnatural tones will not be allowed.

No excavation will be made except in conjunction with construction of an improvement. When such improvement is completed, all exposed openings will be backfilled and graded.

Roof objects such as fans, vents, skylights and roof mounted equipment that rise above the roof line shall be located on the rear or side portions of the roof. Trash containers and maintenance facilities will either be housed in closed buildings or otherwise completely screened from public view in a manner and at a location approved in writing by the ARC. Such screening normally includes landscaping or permanent fences of solid

materials and will be located as far from the Property lines as reasonably possible.

VII. GENERAL RESIDENTIAL STANDARDS

A. BUILDING DESIGN

It is intended that a basic harmony of architecture will prevail among the buildings so that no building will detract from the attractiveness of the overall environment.

The architectural character of each proposed building or structure will be in character with the overall theme of the Cleveland Hall development. To ensure this compliance, the ARC will review all proposed building submissions.

Colors, materials, finishes and building forms should be sensitively integrated with the particular landscape and topographical character of each site.

The site dimensions must be adequate to accommodate the proposed improvements, including the house, parking area, drives and screening.

Finish grades and elevations must be compatible with neighboring sites, particularly with regard to drainage and views.

Within the scope of the approved design styles, each residence will be well designed with respect to the following criteria:

Appropriateness of form, color and materials to design style;

Relationship of window to wall and wall to total form (well designed massing); and

Appropriateness of detailing of form, style and massing.

Each residence must have a private fully enclosed garage. No garage may have an entrance facing the streets except for residences located on corner lots, which may have garages with entrances facing the street on the side rather than the front of such residences. The interior walls of all garages must be finished (tape, bed and paint as a minimum) like other rooms in the residence.

The proportions of roofs will be consistent with the proposed architectural style. Flat roofs are not permitted. The main roof of the dwelling will have a pitch of not less than a plane of eight (8) inches vertical for every plane of twelve (12) inches horizontal unless otherwise approved by the ARC. Heating/air conditioning and plumbing vents will not penetrate the roof on the road-side of the building unless determined to be absolutely necessary by the ARC. In all cases, vents will be painted the same color as the roof.

All one story residences constructed on any of the Lots shall contain a minimum of 2,800 square feet of heated and cooled living space prior to occupancy, exclusive of basements, whether finished or not, garages, porches, decks and patios. All two-story residences constructed on any of the Lots and all story and a half residences constructed on any of the Lots shall contain not less than 3,000 square feet of heated and cooled living space prior to occupancy, exclusive of basements, whether finished or not, garages, porches, decks and patios. The exterior siding of all residences constructed on the Lots shall be finished with exterior building materials to the finished yard grade, and at least Seventy-five percent (75%) of the exterior siding of each such residence (exclusive of gables) shall be finished with brick, brick veneer, stone, stone veneer or a combination of the foregoing. The remaining portion of the exterior siding of each such residence may be finished with other types of exterior building materials, such as wood or synthetic siding. Recognizing that other exterior building materials, such as drivit or stucco, and/or new and innovative building materials may be attractive and consistent with the Community-Wide Standard, other and/or new and innovative exterior building materials may be used in finishing at least Twenty-five percent (25%) of the exterior siding of the respective residences (exclusive of gables) constructed on the Lots if such exterior building materials are approved by the ARC. Furthermore, recognizing that finishing something less than Seventy-five percent (75%) of the exterior siding of the respective residences (exclusive of gables) constructed on the Lots with the exterior building materials listed above and/or approved by the ARC in accordance with the foregoing may be attractive and consistent with the Community-Wide Standard, something less than fifty percent (50%) of the exterior siding of the respective residences (exclusive of gables) constructed on the Lots may be finished with such exterior building materials if approved by the ARC.

B. LANDSCAPING, WALLS, FENCES, AND SIDEWALKS

No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the

roadways will be placed or permitted to remain in any corner Lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street lines extended. The same sight line limitations will apply on any Lot within ten (10) feet of the intersection of a street Property line with the edge of a driveway. No tree will be permitted to remain within such distances of such intersections unless the foliage line is maintained at a sufficient height to prevent obstruction of such sight lines.

No structure, wall, fence or any other separating device will be permitted beyond the front building line of any Lot, except as approved by the ARC.

Fences must be attached to the house and may have gates for ingress and regress, and be constructed of aluminum extrusion rail material, black in color, and up to 48" high, except as approved by the ARC.

Owners, builders and developers will maintain the exterior of all structures on their Lots and their yards, hedges, plants and shrubs in a neat and trim condition at all times.

C. CONSTRUCTION STANDARDS

Complete guttering will be installed on all houses with downspouts.

Garages, tool sheds and all other out buildings are to be given the same architectural treatment and are to be constructed of the same materials as the main structure.

No exterior alterations of any existing building may be permitted without the prior approval of the ARC. No additional windows, platforms, structures or devices which may invade the privacy of adjacent dwellings are permitted.

Once commenced, construction will be diligently pursued to the end and the building may not be left in a partially finished condition any longer than reasonably necessary.

All mechanical, electrical and electronic equipment, including transformers, air conditioning, condensers and compressors, will be properly housed or landscaped in a manner that will blend with the site and residences. All such equipment will be located behind the front building line of the primary structure.