

## **Architectural Review Committee Checklist**

**The Declaration of Covenants and Restrictions for the various phases of the Grandview Development are concisely reviewed in the checklist that follows this introduction. This checklist should not be viewed as a comprehensive recap of the actual Declarations of Covenants and Restrictions, but the checklist does provide a useful summary.**

**GRANDVIEW ARCHITECTURAL REVIEW COMMITTEE  
COVENANT, PLANS AND SPECIFICATIONS REVIEW**

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

LOT NUMBER \_\_\_\_\_ PHASE \_\_\_\_\_

CURRENT ADDRESS:

STREET \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

TELEPHONE NUMBER \_\_\_\_\_

EMAIL \_\_\_\_\_

**REVIEW OF KEY COVENANT RESTRICTIONS:**

- P3.30 Covenants are enforceable.
- P3.01 Lots to be residential lots.
- P3.02 Residence to be single family.
- P3.30 No business use. No overnight parking for tractor-trailer trucks or equipment.
- P3.06 One house constructed on each lot.
- P3.07 No mobile home, shed, shack, metal building, modular building or house-type trailer.
- P3.08 Residence to be completed in 12 months from pouring footings. All debris to be removed.
- P3.08 Dwelling house must be constructed before any outbuildings.
- P3.11 Architecture Review Committee must approve all fences in writing.
- P3.13 No signs except during construction by builder or construction lender.
- P3.15 No animals kept for commercial purposes.  
Animals allowed: Dogs, cats, ducks, llamas, donkeys, horses, household pets.  
Goats (Phase 2 only).
- P3.16 All lots must be maintained in a neat and orderly condition.
- P3.17 Trail bikes with 4 stroke engines greater than 200 cc are not permitted.
- P3.20 No trees larger than 5 inches diameter at breast height (15.7" circumference) removed from within set back except for driveway or utility service.
- P7.01c No building, fences, structures or grading to start until plans and specifications are submitted to Architecture Review Committee.
- P3.25 No laundry hanging within public view.
- P3.27 Cars to be parked in garage, approved outbuilding or driveway. No house trailer or similar vehicle (motor home) stored on lot. No inoperable vehicle, tractor, machinery visible from street.
- P3.29 No hunting or discharging of firearms.
- P3.23 No commercial excavation. No ponds or lakes without approval.

These restrictions reviewed with property owner. Yes \_\_\_\_\_ No \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PLACEMENT AND CONSTRUCTION OF DWELLING AND/OR OUTBUILDING

Construction of house start:\_\_\_\_\_ Construction of out-building start \_\_\_\_\_

P3.05 Placement of structures: As viewed from the road frontage
Distance to road frontage\_\_\_\_\_ (No less than 110' from road centerline)
Distance to right lot line \_\_\_\_\_ (No less than 75')
Distance to left lot line \_\_\_\_\_ (No less than 75')
Distance to rear lot line \_\_\_\_\_ (No less than 75')
Distance from a stream \_\_\_\_\_ (No less than 100')

P3.04 Heated Area Square Footage: One story square footage \_\_\_\_\_ (2000 Sq. ft. MIN.)
Multi-story square footage \_\_\_\_\_ (2400 Sq. ft. MIN.)
First Floor footage \_\_\_\_\_ (1800 Sq. ft. MIN.)
Second Floor footage \_\_\_\_\_ ( 600 Sq. ft. MIN.)
PHASE 2: Multi-story square footage \_\_\_\_\_ (2400 Sq. ft. MIN.)
One story square footage \_\_\_\_\_ (2000 Sq. ft. MIN.)

Detached building: Square footage \_\_\_\_\_ (2400 Sq. Ft. Max.)
(May be garage, storage, barn, guesthouse)

P3.10 Building Requirements for Residence and Detached Building:

Full Masonry Foundations Yes \_\_\_\_\_ No \_\_\_\_\_ (Yes required)
Exposed Block Yes \_\_\_\_\_ No \_\_\_\_\_ (No required)

Block, Poured Foundations, Retaining Walls covered with
stone, brick or siding to complement house. Yes \_\_\_\_ No \_\_\_\_\_
(Yes required)

Roof caps, flashing, vents, chimney caps painted to match roof. Yes \_\_\_\_ No \_\_\_\_
(Yes required)

Gutters and downspouts painted in approved colors. Yes \_\_\_\_ No \_\_\_\_

Roof stacks & plumbing vents on rear slopes of roofs. Yes \_\_\_\_ No \_\_\_\_
(Yes required)

P7.01c Composition of roof:\_\_\_\_\_

P7.01c Composition of siding:\_\_\_\_\_

P7.01c Type of exterior finish:\_\_\_\_\_

P7.01c Other exterior materials:\_\_\_\_\_

P3.16 Septic tank and field lines approved by Sequatchie County. Yes \_\_\_\_\_ No \_\_\_\_\_

Describe proposed sewage system:\_\_\_\_\_

\_\_\_\_\_

P3.11 Fences:

Materials: \_\_\_\_\_

Design compatible with neighborhood: Yes \_\_\_\_\_ No \_\_\_\_\_

Height: \_\_\_\_\_ Location: \_\_\_\_\_

P3.14 Services Screened from View from Adjacent Streets. (Requires yes answers)

Air Conditioner Units Yes \_\_\_\_\_ No \_\_\_\_\_

Garbage Cans Yes \_\_\_\_\_ No \_\_\_\_\_

Electrical Service Yes \_\_\_\_\_ No \_\_\_\_\_

Propane or Gas Tanks Yes \_\_\_\_\_ No \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

None of the above modifies the existing covenants or recorded changes.

Note:

P3.30 The Architecture Committee or the Board may grant variances of the restrictions set forth in the Declaration if such variances do not, in the sole discretion of the Committee or the Board, adversely affect the purposes sought to be obtained by the covenants.

P9.07 The provisions of the Declaration shall be liberally construed to effectuate their purpose. Failure to enforce any provision in the Declaration shall not constitute a waiver of the right to enforce that provision or any other provision in the future.