

THE COVE
Design and Construction Guidelines

NEIGHBORHOOD CONCEPT:

1. The architectural design concept for The Cove is that each home is created in a traditional style with strong consideration being given to the streetscape, neighboring homes, and courtyard spaces. Great care shall be given to roof lines, scale, and entry. Each home will be designed to place an emphasis on "human scale" rather than "vehicular scale" and will be done so with careful proportioning of windows, roof lines, and placement of garages. No particular period styles, foreign or geographic influences, or historical approaches are specifically endorsed or encouraged. If one style would be considered the dominant style to be desired, it would be "English Country". This would be characterized by the use of 1-1/2 story structures, timbers, stone, brick, and stuccoed or painted brick. The neighborhood will be eclectic in the end and have many different styles of traditional architecture but with consistent scale, materials, and colors. Furthermore, Contemporary, Southwestern, Log Cabin, and High Victorian architectural styles are not allowed.
2. Due to the unique architectural and site requirements each builder shall either use the standard plans provided by The Cove's architect or have a custom designed set of plans completed by a pre-approved architect or home designer. Each builder shall submit a site plan, house plan, exterior materials list, and landscape plan for review of the TCAC (The Cove Architectural Committee). The Cove Architectural Committee consists of the same members referenced as The Cove at Turkey Creek Advisory Committee in the Declaration of Covenants and Restrictions.

This is a list of significant details and guidelines that will continue to evolve as the development proceeds.

GENERAL REQUIREMENTS

1. The minimum living area square footage that may be contained in a residence will be determined on a case by case basis within the sole discretion of The Cove at Turkey Creek Advisory Committee as specified in the Covenants and Restrictions.
2. Building heights shall be determined by the TCAC based upon site location, tree cover, neighboring homes and other factors affecting the site. Homes shall not exceed two stories above a basement, and in any case, shall not exceed 2 ½ stories above natural grade.
3. Minimum ceiling heights: All lower level ceiling heights shall be a minimum of 9'-0" above finished floor but typically will be 10'-0". All upper level ceiling heights are not regulated.
4. Prior to final ordering of exterior materials, the builder shall provide the TCAC with a detailed list of materials and colors to be used.

SITE WORK:

1. All site work shall conform to the Tree Preservation Plan, a manual and guide for the developer/contractor to use in construction planning and the homeowner and homeowner's association to use in ongoing maintaining of the champion trees and natural vegetation in The Cove.

2. The Driveway, front entry walkway, entry drive, and motor court materials shall be exposed aggregate concrete or other material as approved by the TCAC. Material and location is to be established by the TCAC. Patio and terrace materials will be specified by the landscape designer after the building materials are chosen, and then approved by the TCAC.
3. A neighborhood-wide mailbox design must be used and will be furnished by the developer. The design including color is to be consistent throughout the neighborhood and cannot be changed without the approval of the TCAC. The owner is responsible to purchase and install the mailbox in the location specified on the site plan.
4. The Driveway shall be 12 feet in width and be provided with a grass island of 30 inches located between the front R.O.W. line and the front setback line

EXTERIOR MATERIALS AND SURFACES:

1. Primary exterior walls may incorporate any of the following two (2) materials: standard brick, old world or "hand made" brick, stuccoed brick, painted brick, and natural or synthetic stone. Accent exterior wall materials may include the following: cedar wood shingles, wood (cedar, redwood, cypress, or poplar), Hardie-plank, or vinyl shake siding. Other man-made and painted composite materials are acceptable subject to approval by the TCAC. Exposed block foundations are prohibited.
3. General Shale Products Corp., Knox Brick, or Franklin Brick Company will generally provide brick material and the owner and architect will select mortar color. Selections are subject to TCAC approval.
4. Stone is to be fieldstone, flagstone, limestone, or Pennsylvania Blue stone. Appropriate and natural mortar is to be used. Selections are subject to TCAC approval. Synthetic stone is permitted subject to TCAC approval of the color and style.
5. Vinyl and/or aluminum cornice is permitted.
6. Stucco is generally discouraged but when approved by the TCAC must be cementitious and be used in combination with brick or stone. Synthetic products such as "Drivet" or "EIFS" are prohibited. All chimneys shall utilize a masonry exterior such as those listed above.

ROOFS

1. Primary roof pitches are to be a minimum of 6/12 and a maximum of 16/12 for functional and aesthetic reasons.
2. Approved roofing material is a 30-year dimensional asphalt shingle roofing system.
3. All roof vents, exhaust venting, projections and other roof structures protruding from the roof surface shall not be located on or visible from the front of the house and should be treated so as to appear the same color as the roof material.
4. Gutters and Downspouts can be of approved painted or prefinished colors, all downspouts should be round in lieu of rectangular.
5. The use of skylights and/or solar devices on the front or side elevations is not permitted.

WINDOWS, DOORS AND CASINGS

1. Windows may be double hung, single hung or casement. The use of removable grids is permitted on non- street facing windows. Muntins in circle-top windows must align with the muntins in the window below. Windows may be wood, metal, vinyl or other synthetic materials. The use of aluminum-clad or vinyl-clad exterior is permitted as long as the cladding is an appropriate color. Exterior Glass Block windows are not allowed.

2. Storm windows may not be used. Window screens are not permitted on the front of the residence. Reflective glass is not to be used.
3. Windows and Doors are to be trimmed with brick molding or wood backbanding at all street facing windows.
4. If shutters are used, only wood shutters are acceptable with the appropriately designed and detailed hardware.
5. All front entry doors shall be real wood or fiberglass doors of an approved finished color, and not include decorative glass patterns inconsistent with the architectural character of the neighborhood. All other exterior doors shall be weather resistant and designed for exterior use.
6. Window locations shall be installed in the sizes and locations indicated on the approved drawings reviewed by the TCAC.
7. Windows facing a neighboring private courtyard should be smaller and placed high on the wall with an approximate head height of 8' and sill height of 5' unless a specific code related egress requirement must be met.

COLORS:

1. All exterior colors should complement the material used as well as the surrounding environment.
2. Color samples for new construction and re-coloring of existing buildings shall be submitted to the TCAC for approval in advance of painting or staining.

GARAGES:

1. Every residence must have a minimum of a two-car garage. The garage must be attached unless otherwise approved by the TCAC, and in that case, must be of similar construction and appearance as the residence.
2. Garage doors are preferably oriented away from the street. A decorative screen wall should be provided on the nearest front facing outside corner of each garage wall and should be unique from neighboring houses.

APPURTENANCES:

1. An architect and/or landscape architect must design the proposed building of a play structure, swimming pool, waterscape, or other recreational or aesthetic structures and the site/landscape plan and specifications must be submitted and received prior approval from the TCAC.
2. Wood decks, steps and porches must be painted or stained using an approved color.
3. No antenna or satellite dish shall be allowed on the exterior front or side of any structure or any site. Satellite dish shall not exceed twenty-four (24) inches in diameter.

SITE LIGHTING:

1. Site lighting shall comply with the Town of Farragut standards for exterior lighting. No street lamps or exterior flood lamps will be allowed. All exterior lighting shall be soft low voltage lighting. Fixtures shall be positioned so that the light source is shielded from adjacent properties so as to eliminate excessive glare. Site lighting shall be indicated on the landscaping plan or additional document.

LANDSCAPE DESIGN:

1. A landscape designer or architect must be incorporated into each building team. A thorough and detailed landscape plan will be a necessary submission item for the TCAC preliminary approval process.
2. Rocks, berms, walls, trees and shrubbery may be used to create outdoor spaces. Care should be used in the selection of plants and flowers for size, tolerance of environment and resistance to drought and wildlife. Sodded lawn areas are required in the front, as they greatly enhance the appearance of the home site and residence.
3. Each site must be fully irrigated for the proper growth of plants and lawn areas.
4. Fences are generally discouraged, the use of stone or brick site walls are encouraged. Where fences or gates are necessary iron is the preferred method of construction. Fences must be pre-approved by the TCAC and must harmonize in character and color with the house and landscape design.
5. Storm drainage systems within the site shall be integrated into the overall landscape design. All downspouts and area drains shall be conducted to the nearest storm water structure or storm drainage swale.
6. The use of exposed non-hooded spotlights on the residences is prohibited.
7. In planning exterior lighting, up lighting and down lighting must be used in place of eave floodlights (to reduce glare). All exterior lighting must be approved by the Town of Farragut. Colored lights are prohibited.
8. All exterior mechanical equipment shall be concealed from view, as should animal-proof trash receptacles. A planting, berming or fencing screen should obstruct these areas.
9. Mechanical condensing fan units should be located on the rear side of the house, but may be permitted on the side of the house if screened with landscaping.
10. Front yard site walls must be provided on uphill site where the elevation change from front porch to public sidewalk is greater than 6 feet. Walls higher than 3' are discouraged and must be approved by the TCAC. Walls must be set back from the front yard R.O.W. line 10 feet.

END OF DESIGN GUIDELINES