

DEVELOPMENT GUIDELINES FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT AT MCKAY'S MILL

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I. INTRODUCTION AND INTENT

McKay's Mill is intended by its developers, planners and residents to embody the highest standards in single-family detached housing. With an emphasis on the highest quality of design, construction and preservations of the natural conditions, the community will represent the finest residential environment in the region. Sizes of houses, their placements on lots and locations of driveways and garages are determined to develop a communitywide image of high quality development in the use of the property.

In accordance with the intent to develop the single-family detached housing at McKay's Mill as a distinguished residential environment, architectural control standards (known hereafter as "Development Guidelines") have been compiled as a guide to residents, architects, designers and builders. These Development Guidelines elaborate upon the developer's general commitment to quality by dealing specifically with the numerous elements of the residential environment, The Development Guidelines will be upheld by the Design Review Committee, (known hereafter as "the DRC"); and may be amended from time to time by the DRC. The DRC is granted the power of review over the design for each residence by covenants, conditions and restrictions running with and encumbering each and every lot.

The purpose of this document is to create a set of standards that may guide the development of McKay's Mill to enable it to accomplish the following goals:

- a. Maintain a quality appearance in everything from architectural design to site details.
- b. Create a harmonious development in which building materials, setbacks and design elements are compatible.
- c. Accommodate the individual needs of the homeowners, based on the unique characteristics of each site.
- d. Protect the existing beauty of the landscape, preserving the forested hills, which are the image of the McKay's Mill area.
- e. Protect the investment potential of the property for both the developers and the homeowners.

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II. DESIGN REVIEW PROCESS:

In order to insure that a quality development will be maintained, all proposed new construction must be submitted to and reviewed by the Design Review Committee (DRC). This Committee will meet to review all proposed plans for housing, including the particular site design. The regulations listed previously and the Design Approval Process described below are not meant to be onerous; rather they have been established to protect individual investments and help guarantee the livability of each home.

The Owner or Builder is also responsible for meeting all City of Franklin Building and Landscaping Codes.

1. Preliminary Plan Review

- a. An initial design review process will involve the submittal of:
 - o 3 sets of plans for each house type to be constructed.
 - o Sample boards showing roof color, brick or siding and color chips for trim.
 - o Sample planting plans for the various house types to be built.
 - o A minimum of two plans for each type is required with alternative planting varieties.
- b. The plans and samples will be reviewed by the DRC within 30 calendar days of a complete package being submitted.
- c. The builder shall respond to the DRC within 15 calendar days of the review comments being written.

2. Final Plan Review

- a. A final review will be conducted when the builder has responded to the preliminary comments and is ready to proceed with final design and construction.
- b. Each submittal must include:
 - o A submittal fee of \$150.00 per lot for each review.
 - o Site plan, drawn to a minimum scale of 1" = 40', showing location of the building, setbacks, driveway; walks, fences, walls and existing trees (over 6" in diameter) labeled to be saved or removed.
 - o Architectural elevations of each building elevation along with floor plan's.
 - o Planting plan scheme with plant names and sizes.
 - o Color schemes.
 - o List of all variances to the design standards requested.
- c. The builder and developer will review the proposed building layout in the field to evaluate grades, clearing and drainage.

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- d. The DRC will respond to the builder applicant within 15 calendar days of the complete submittal with comments.

3. [Actions Prior to Beginning Construction](#)

- a. Approval for the removal of any existing trees over 6" in diameter must be obtained from the DRC. Tree protection fences for existing trees designated to remain must be erected and approved before the start of construction. Any construction within the drip line of trees to remain must be reviewed and approved by the DRC. Protected trees that are negligently killed or damaged during construction must be replaced with trees of similar size and species, with negligence being defined as the Builder not taking the appropriate protective steps as defined herein.
- b. The Homeowner or Builder is responsible for obtaining all required local building permits.

4. [Actions During Construction](#)

- a. An approved set of construction drawings must be kept on the building site at all times.
- b. The DRC should be notified of any relevant changes to the approved plans during construction.

5. [Minor Changes](#)

It is anticipated that homeowners may wish to make improvements or modifications to their homes or property during initial construction or at a date. Any changes to the approved plans and specifications during construction that materially affect the location, architecture or aesthetics, will require prior review and written approval by the DRC excluding any interior modifications.

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III. ARCHITECTURAL GUIDELINES

1. INTENT

The intent of the Architectural Guidelines is to establish the criteria for the design of residences in McKay's Mill. Emphasis is on quality in material, design and construction in order to promote well-crafted diversity in design as well as insuring the architectural integrity of the community as a whole, The DRC will from time to time revise these guidelines to better maintain the quality of the community.

2. Site Planning

a. Square Footage

The minimum and maximum living area for each development section is established in the development guidelines for each section. This is exclusive of one-story open porches, garages, and basement areas.

b. Building Lines

Typical setbacks of building lines from property lines, as well as utility and drainage easements, are noted under Site Design Criteria. In addition to these requirements, further setbacks are enforced by deed restrictions for aesthetic reasons.

c. Clearing Approval

In accordance with paragraph 1.3 (a) above, the DRC has the authority to require the limits of clearing be approved by the DRC before any tree cuffing or construction site work is started.

d. Tree Removal

No trees measuring six inches in diameter at a point two feet above ground level, no flowering trees, shrubs or evergreens may be removed without prior removal approval of the DRC. All trees greater than six inches in caliber that lie within thirty feet of the approved site for a home should be physically marked and protected throughout the construction period.

3. Exterior Wall Treatment

a. Brick

In order to develop a community-wide image of tradition, heritage, and quality, brick used at McKay's Mill shall be domestic, hard-fired clay. The minimum brick required on the home, subject to the review of the DRC, is as follows:

Brick on three sides

Brick to grade

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Lots with views of the rear yards from the arterial or collector streets within or adjacent to McKay's Mill and lots with views of the rear yards from Seward Hall historic site shall have homes with brick on all sides. The development guidelines for each section shall list the lots requiring all brick.

b. Alternative Primary Exterior Wall Material

Wood siding shall be horizontal lap type. "Masonite" hardboard siding one half (1/2) inch thick or an equivalent product is acceptable. No diagonal siding shall be used except by special consent of the DRC or when used on dormers. A high quality (virgin) vinyl siding is acceptable.

c. Trim

Wood trim shall be smooth, high quality finished-grade stock, stained or painted as approved by the DRC.

d. Windows

The use of wood frame windows is preferred. However, the use of high quality, all weather, maintenance-free vinyl or aluminum windows may also be considered by the DRC. All non-architectural windows shall be double panes.

4. [Roof Treatment](#)

a. Materials

The use of dimensional shingles that would complement the primary exterior colors of the house is preferred. Roof materials may be clay or concrete tile, slate, wood shake shingle, fiberglass, or asphalt shingles (195# or heavier weight) in a dark gray or color range that would approximate the color of architectural style and house colors. All asphalt roofs shall have closed valleys. Standing seam metal (factory finished steel), tern metal, copper and metal shingles are acceptable in limited usage for porch coverings, decorative trim, etc. and require the approval of the DRC.

b. Form

Roofs may take a variety of forms; gabled and hipped roofs to uniform pitch throughout the residence are preferred. The minimum allowance roof pitch for main roofs shall be 7 in 12 for one-story homes and 6 in 12 for two stories.

Mansard roofs and other types of "exotic" roof forms are discouraged, and may only be used with special written permission of the DRC.

c. Exposed Roof Metal

All exposed metal roof accessories - stack vents, roof flashing, attic ventilators, metal chimney caps, skylight curbs, solar collector frames, etc. shall match roofing material color

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as closely as possible. In cases where metal roofing is employed, roof accessories may be made of the same metal as the roofing, or painted to match its color. All stack vents and attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground.

d. Gutters

All houses are required to have gutters with downspouts. All downspouts shall terminate into a splash block with acceptable positive drainage or into a closed drainage system which daylights into drainage swales or through the street curb.

5. [Exterior Lighting Fixtures](#)

All exterior lighting fixtures visible from any street must be approved by the DRC. Where possible, decorative fixtures should complement the architectural features of the residence. No pole-mounted or building-mounted high intensity area lighting will be allowed. Maximum allowable foot-candles at the lines shall be 0.5 FC.

6. [Exterior Color Scheme](#)

The palette of exterior paints and stains for each residence shall be selected to complement, coordinate or harmonize with the colors of building materials which are used in their "natural" state, such as brick, stone, copper, etc. Color and material combination packages will be submitted for approval by the DRC as noted in the submission requirements.

7. [Mechanical Equipment](#)

All air conditioning condensers, power boxes, meter boxes, and pool equipment shall be completely screened from public view. Screening may consist of architectural or planting elements to be approved by the DRC.

8. [Maintenance](#)

The owner shall maintain each residence in a neat, clean, orderly condition. Periodic repairs shall be made to correct broken shingles, peeling paint, broken brick and any other condition, which suggests visual deterioration of a residence.

9. [Solar Panel](#)

a. Introduction

Each McKay's Mill homeowner is required to maintain the exterior appearance of his/her property in a manner that projects the quality of our homes. This requirement is established through the rules and regulations which establish the standards for ensuring a well-kept and

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desirous place in which to live, including normal upkeep standards as well anything added to a home following initial construction.

The installation of energy saving devices into and on homes represent actions that are to be commended in the context of saving energy. Solar panels are just one example of devices that meets this goal. The McKay's Mill Master Association (MMMA) does not want to prevent the use of solar panels or any other devices that save energy. However, the MMMA maintains that it is important to ensure that these devices are reasonably controlled as to appearance and location, so as to protect neighbors and the community as a whole from unsightly equipment and/or installation. With this objective in mind, the following guidance about solar panels is to reasonably address the use and location of solar panels to protect home values and aesthetics in McKay's Mill.

b. POLICY

The following guidelines apply to solar panels which due to installation and use location are or may become visible from other McKay's Mill locations, including streets, neighboring yards, and homes.

1. APPROVAL OF INSTALLATION

- i With the application for approval of solar panels, detailed plans for installation and placement shall be included. Included shall be illustrated information on the proposed system which includes materials to be used and drawings showing the location and number of collectors, the attachment to the roof structure, the location of exterior system components, and color of the roof material and proposed color of the solar panel equipment.
- ii Required permits from the City of Franklin and/or Williamson County are solely the responsibility of the home owner and shall be obtained before installation begins. If permitting dictates changes in the design originally approved by the Single Family Design Review Committee, then the changes must be submitted for re-evaluation. The Single Family and Master Associations recommend that the homeowner use an installer which is a licensed solar equipment contractor. The Associations and their Boards have no expertise regarding solar panels and the Association's approval for installation of solar panels is not a representation that the system chosen by a Homeowner is safe to use or is compatible with the Homeowner's roof. The Homeowner assumes and bears all risks regarding installation and use of solar panels.

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iii INSTALLATION

- (1) Solar panels may be installed only on the rear roof of a McKay's Mill home and may not be visible from any street. This does not include alley ways.
- (2) Due to the close proximity of many homes within McKay's Mill to each other, and the understanding that McKay's Mill was designed that the houses in each subdivision would have a standard look, it is imperative that this goal is maintained to the extent possible. With this in mind, proposed solar panels that are lower in elevation to adjacent properties that would have direct sight lines from an interior window higher than the proposed solar panel will be discouraged and thus subject to closer scrutiny and likely not be approved.
- (3) Solar panels shall not be installed on the ground.
- (4) Panels shall be installed so that the panels are flush-mounted and centered on the back side of the house.
- (5) Solar panels shall be installed directly to the roof deck. If installed on or over the existing roof, the panels shall be flush with the slope of the roof. The panels shall not break the roof ridgeline.
- (6) Solar panels shall be positioned as low as possible on the roof extending wider rather than higher on the roof plane.
- (7) Solar panels, including any other part of the equipment, shall not be higher than the roof peak.

iv FINISH

The color of all equipment mounted on the roof (excluding the face of the solar panels) shall be selected to match the roof color to the extent possible. Any exposed surfaces, including any frame or supports for panels shall be painted to match. If aluminum is used in any way, then it should be anodized or otherwise color treated to blend into the roof as much as possible.

v MAINTENANCE

The Homeowner is responsible for ensuring that the surfaces of panels and all associated equipment are appropriately maintained to prevent peeling and cracking of paint, loss of coloration, and other deterioration to the point where the surfaces become unsightly and/or incompatible with the aesthetic standards of McKay's Mill.

vi SOLAR GLARE

While current solar panels are designed to minimize solar glare, there remains the possibility, depending on the proximity of adjacent homes, that these adjacent homes could be negatively impacted by installation of the solar panels.

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vii APPROVAL

If an approval is issued, the Homeowner shall be required to sign a statement accepting sole responsibility for any solar glare that impacts any adjacent homes, discoloration, peeling of paint, or structural damage to the subject home. Further, this statement shall further state that home owner will indemnify, defend and hold the Single Family Association Board, the Master Association Board, Montgomery Place Board, or any of the McKay's Mill Home Owner Association harmless from any legal proceedings over the installation or effects of the solar panels.

To accomplish the above, a Supplemental Application for solar panel installation will be required. The Supplemental Application shall include an acknowledgement of the home owner's responsibility for issues of solar glare, discoloration, peeling of paint, or structural damage to the subject home as a term of the application. Further, this Supplemental Application shall include acknowledgement that the HOA granting the application is not granting, nor should this approval be construed as the granting of either a solar easement or solar access pursuant to T.C.A. 66-9-201, et. seq

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IV. SITE DESIGN CRITERIA

1. Setbacks and Building Envelopes

- a. No single-family residence shall exceed 35' in height (measured from the ground level at the building to the highest point of the roof.) See FIGURE 1.
- b. The City of Franklin restricts the maximum floor area for the development. Maximum lot coverage shall be in accordance with the City of Franklin specifications.
- c. Building setback shall be as allowed by recorded plat.

2. Siting the Building

- a. All buildings and other structures should be carefully sited to avoid extensive grading operations. The natural grade and existing site conditions should be respected.
- b. Minor grading which is required for siting of buildings, drives and other appurtenant structures should be consistent with the natural existing flow of the terrain.
- c. New grades should meet existing topography in a smooth transition.
- d. New grades should vary in degree to avoid the unnatural look of broad flat surfaces or sharp steep angles.
- e. Proposed grading which unnecessarily alters the site will not be approved.
- f. Retaining walls may be used to lessen the severity of a slope when siting a building; however, the walls may not exceed 6' in height at any point. They must be carefully integrated into the site with smooth adjacent grades and the use of screen plantings. No exposed concrete or concrete block shall be visible.
- g. Tree wells may be required to protect the surface root structure of existing trees to remain.
- h. Grading, trenching, or other construction within the drip line of existing trees should be avoided wherever possible.
- i. Natural drainage swales or washes intercepted by site improvements or additional drainage structures, created by such improvements, shall be constructed or reconstructed with natural materials such as rock or gravel, properly placed for positive operation of the drainage system.
- j. Drainage structures incorporating native or natural materials should follow natural courses over the terrain.
- k. No drainpipes or impervious man-made swale lining material may be exposed.

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3. [Fences and Walls](#)

- a. Where fences and walls are used, they should be designed as an extension of the residence, with compatible materials. The location of fences and walls and the fencing material shall be subject to review and approval by the DRC.
- b. No walls will be allowed in front yards unless approved by the DRC. Picket fences shall be constructed in the front yards of lots along arterial and collector streets. The development guidelines for each section shall list the lots requiring picket fences, Picket fences may be constructed in the front yards of other lots. See FIGURES 2 and 3.
- c. Rear yard fences may be constructed subject to review and approval by the DRC. See FIGURES 4, 5, 10, 11, 12 and 13. The maximum allowable height for fences/walls will be 6'-0".

4. [Storage/Service Buildings/Other Structures](#)

- a. Storage/service buildings or other structures are not allowed in the front or side yards, only in the rear, and must be located out of the rear building setback. These structures must be constructed close to or attached to the main residential structure, and be compatible in material and design. Such structures may be constructed subject to review and approval by the DRC.
- b. No metal-sided or concrete block structures are allowed.
- c. The maximum height of these structures must not exceed the height of walls or fences unless approved.
- d. No metal-sided or concrete block structures are allowed.
- e. The maximum height of these structures must not exceed the height of walls or fences unless approved.

5. [Garages](#)

- a. Garages shall appear integrated with the overall form of the building.
- b. Driveways should be located to minimize grading and should be no closer than ten feet to the adjacent driveway unless prior approval is received from the DRC.
- c. For all lots, with the exception of those fronting on a collector or arterial street, a front loaded garage is acceptable. For all lots fronting on collector or arterial streets, the alley access must be used for a rear or side loaded garage. All other interior streets with alleyway access may have the option of using the alley access for side or rear loading or the street for front loading garages.

6. [Conversion of two single car garage entrances to one double car entrance](#)

This applies to McKay's Mill homes that have two single car entrances and those homes that have three single care entrances.

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The following are requirements for conversion of two single car entrances to a double entrance:

- a. Since this conversion is a structural change as the area between the two single doors will be removed resulting in a change in the loadbearing design, there must be documentation that the new structure will not result in structural default following completion. There must be signed statement from a licensed structural engineer that the new structure will accommodate the new design for the double entrance. There must be an approved permit from the City of Franklin.
- b. In the case where two single doors are being converted to a double door, the design and quality of the new double door must be consistent, aesthetically, with the doors in the immediate neighborhood.
- c. In the case where there are currently three single entrances and two of those entrances are being converted to a double entrance, the new double door must be the same design as the remaining single door. If a double door cannot be found that is consistent in design with the remaining single door, then both new double and single garage doors will be required. Further, if it is necessary to purchase new doors for both, then the new design and quality of the new doors must be consistent, aesthetically, with the doors in the immediate neighborhood.
- d. The new doors must be painted the same color as the old doors or receive specific approval from the SFDRC for any color change. Further, if in case where there are three single entrances, then the remaining single door may also have to be painted, depending on the age and status of the current paint on the remaining door.
- e. In submitting the application for approval for the change in garage entrances, the following must be included:
 1. Complete drawing of the proposed changes to include changes in the structure
 2. Licensed structural engineer endorsement of the change
 3. Design of new door
 4. Design of doors in immediate area
 5. Color to be used in painting of door(s)
 6. Commitment to secure City of Franklin permit before change begins
- f. Any proposed project that is not in compliance with the above guideline must be approved by the SFDRC and the Master Association Board of Directors (Board). The MADRC shall provide a recommendation to the Board in all such cases.

7. [Deck/Patios/Swimming Pools](#)

- a. Sun decks, pools, exterior fireplaces or permanent firepits, and patios shall be constructed only in the rear of the residences with prior approval from the SFDRC. All replacement structures are required to receive approval from the SFDRC.

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- b. All mechanical equipment for pools is to be completely screened from view.
- c. All swimming pools are to be enclosed by appropriately designed screen walls or fences and must meet local codes.
- d. No above ground pools or swim spas will be allowed.
- e. The shape and design of all pools are subject to SFDRC approval.
- f. Night lighting for pools, decks, and patios must not be directed towards adjacent properties.
- g. Decks and patios are to be designed as an integral part of the residential units. Care must be taken not to disturb existing trees but to build around them when possible. Decks (including stairs), patios, exterior fireplaces, permanent firepits and swimming pools shall not extend beyond the side corners of the house.
- h. All gazebos or structures are to be designed with style, character and materials compatible to the residential architecture. No metal or concrete block structures will be allowed.
- i. Where decks or patios overhang, stabilization methods must be followed to prevent erosion below.
- j. No front porch enclosures shall be allowed.
- k. Any structure with a roof is to be designed with style, character and materials compatible with the residential architecture and existing roof.
- l. Any proposed project that is not in compliance with the above guideline must be approved by the SFDRC and the Master Association Board of Directors (Board). The MADRC shall provide a recommendation to the Board.

8. Lighting

- a. All lighting is to be compatible with the architectural style and character of the residence.
- b. Lighting may not be directed toward adjacent properties.
- c. No lighting fixtures on lots may exceed a vertical height of 8'-10"
- d. Eave lights shall be allowed on the front of residences. Whenever possible, side and rear yard lighting sources shall not be visible from the side streets.
- e. Maximum light level at the property line shall be 0.5 FC.

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9. [Driveways and Sidewalks](#)

- a. Driveways may have a maximum width of 18' at the street line and 21 ' at the garage. SEE FIGURE 6. Driveways in association with 3-car garages may have a maximum width of 30' at the street line and at the garage. Sidewalks must be completed by the builder or owner prior to receiving a Certificate of Occupancy and constructed to meet City of Franklin specifications. On lots required to have picket fences, walks shall extend from the porch to the existing public sidewalk. See FIGURE 2. The development guidelines for each section shall list the lots requiring picket fences.
- b. All driveways shall be paved with exposed aggregate concrete to the sidewalk whereas all drive ramps and front sidewalks are to be "Broom Finish" concrete to conform to City of Franklin specifications.
- c. No circular drive shall be allowed
- d. No front yard parking pull-off, which use the street for back-up space shall be allowed.
- e. Driveway cuts should be made with a clean connection to existing curbs. The curbs should taper into driveways with a smooth radius.
- f. Curb and gutter at the driveway to public street transition shall be installed as detailed by the DRC.

10. [Planting](#)

- a. Planting Design:
 1. Each lot is required to meet the minimum landscape standards of the City of Franklin. Each Builder shall also plant the two trees as required by City of Franklin for residential lots in the front yards. The development guidelines for each section shall state the type of tree required to be planted. In the event the City of Franklin discontinues their requirement of two 3" caliper trees per lot, it shall be continued throughout the front yards of the Development.
 2. Additional plantings should be used to complement existing species of trees and shrubs.
 3. All service areas and mechanical units must be completely screened by plantings or walls.
 4. Informal groupings of evergreen trees or shrubs should be used for screening purposes. Plantings should be installed at a height and spread in order to provide for immediate screening.
 5. Where street trees or uniform rows of tree plantings occur, matched specimens in heights and width should be used.
 6. All ground areas are to be either seeded/sodded with grass or maintained as "natural areas". Natural areas created by the builder are to be planted with groundcover or

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shrubs and a minimum depth of 3" mulch is to be provided. Natural areas with existing vegetation may remain as they exist.

7. All front yards must be sodded.
 8. All lawn areas shall be maintained throughout the year and mowed as needed to maintain a maximum grass height of 4".
 9. Front yards shall have a minimum of two layers of shrub foundation planting. No single row of shrub planting is allowed, only double or staggered rows.
- b. Existing Tree Preservation
1. Removal of all physically marked trees must be approved by the DRC. See Section 2.1(d).
 2. Refer to additional sections of this document regarding construction practices for tree preservation.
- c. Recommended Plant Material

The following is a list of trees, shrubs and groundcovers recommended for use. These plants have been selected because of their ability to prosper in the Middle Tennessee area. Other plants may be considered, but must be approved by the DRC.

TREES

Large Deciduous Trees

- Red Maple (*Acer rubrum*) hybrids
- Japanese Maple (*Acer palatum*)
- Pin Oak (*Quercus palustris*)
- Scarlet Oak (*Quercus alba*)
- Serviceberry (*Amelanchier canadensis*)
- American Beech (*Fagus grandiflora*)
- Ginkgo (*Ginkgo biloba*)
- Sweetgum (*Liquidambar styraciflua*)
- Tulip Poplar (*Liriodendron tulipifera*)
- Zelkova (*Zelkova serrata*)
- Sourwood (*Oxidendron arboreum*)
- Weeping Willow (*Salix babylonica*)
- Plane Tree (*Platanus occidentalis*)
- River Birch (*Betula nigra*)

Street Trees (These trees are designated on the street planting plan for each street)

- Sugar Maple (*Acer saccharum*) Willow Oak (*Quercus phellos*)
- Littleleaf Linden (*Tilia cordata*)

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- Green Ash (*Fraxinus pennsylvanica*)

Small Flowering Trees

- Eastern Redbud (*Cercis canadensis*)
- Flowering Dogwood (*Cornus florida*)
- Kousa Dogwood (*Conrus kousa*)
- Golden Raintree (*Koelreuteria paniculata*)
- Saucer Magnolia (*Magnolia soulangeana*) Bradford Pear (*Pyrus calleryana* "Bradfordi")
- Star Magnolia (*Magnolia stellata*)
- Washington Hawthorne (*Crateagus phaenopyrum*)
- Yoshino Cherry (*Prunus yedoensis*)

Evergreen Trees

- Southern Magnolia (*Magnolia grandiflora*)
- White Pine (*Pinus strobus*)
- Loblolly Pine (*Pinus taeda*)
- Virginia Pine (*Pinus virginiana*)
- Canadian Hemlock (*Tsuga canadensis*)
- Foster Holly (*Ilex attenuata fosteri* II)
- American Holly (*Ilex opaca*)
- Leyland Cypress (*cupressocyparis leylandii*)

Shrubs - 4 feet and below

- Hybrid Azalea (*Azalea hybrid*)
- Rockspray Cotoneaster (*Cotoneaster horizontalis*)
- Manhattan Euonymus (*Euonymus manhattan*)
- Dwarf Chinese Holly (*Ilex cornuta* 'rotunda')
- Dwarf Yaupon Holly (*Ilex vomitoria* 'nana')
- Japanese Holly (*Ilex crenata*)
- Shore Juniper (*Juniperus conferta*)
- Sargent Juniper (*Juniperus chinensis* 'Sargenti')
- Creeping Juniper (*Juniperus horizontalis*)
- Japanese Flowering Quince (*Chaenomeles japonica*)
- Spreading Yew (*Taxus cuspidata*)

Shrubs - 4 feet and above

- Glossy Abelia (*Abelia grandiflora*)
- Nandina (*Nandina domestica*)
- Skip Laurel (*Prunus laurocerasus schipkaensis*)
- Leatherleaf Viburnum (*Viburnum rhytidophyllum*)

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- Oakleaf Hydrangea (*Hydrangea quercifolia*)
- Winged Euonymus (*Euonymus alatus*)
- Border Forsythia (*Forsythia intermedia*)
- Common Boxwood (*Buxus sempervirens*)
- Doublefile Viburnum (*Viburnum plicatum*)
- Winter Honeysuckle (*Lonicera fragrantissima*)

Groundcovers

- Ajuga (*Ajuga reptans*)
- Bearberry Cotoneaster (*Cotoneaster dammeri*)
- Liriope (*Liriope muscari*)
- Creeping Lilyturf (*Liriope spicata*)
- Mondo Grass (*Ophiopogon japonicus*)
- Snakesbeard (*Ophiopogonjaburan vittata*)
- Daylily (*Hemerocallis hybrida*)
- Hosta (*Hosta lancifolia*)
- Periwinkle (*Vinca minor*)
- Bigleaf Periwinkle (*Vinca major*)
- English Ivy (*Hedera helix*)
- Wintercreeper (*Euonymus fortunei 'Coloratus'*)
- Pachysandra (*Pachysandra terminalis*)

Vines

- English Ivy (*Hedera helix*)
- Boston Ivy (*Parthenocissus tricuspidata*)
- Wisteria (*Wisteria sinensis*)
- Virginia Creeper (*Parthenocissus quinquefolia*)

Annual Flowers:

Summer

- Begonia (red, white, pink)
- Annual Periwinkle (white, red)
- Geraniums (red, orange, white) (in pots only)
- Caladiums (green leaves)
- Salvia (red, white, purple)
- Marigolds (red, orange, white)
- Dusty Miller (green leaves)

Fall

- Chrysanthemum (yellow, orange)

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- Marigolds (yellow, orange)

Spring Bulbs

- Daffodils (yellow, white, orange)
- Tulips (white, yellow, red, purple)
- Crocus (white, purple, yellow)

Winter

- Pansies (purple, yellow)
- Ornamental Cabbage

11. Utilities

- a. All utility lines must be underground. Overhead lines are not permitted.
- b. Window air conditioning units are not permitted.
- c. Air conditioning compressors, heat pumps and other utilities must be screened with plant materials, or brick walls.

12. Signage/Mailboxes

- a. Each lot may have only one construction or sales sign approximately three feet (3') high by four feet (4') wide. The messages shall list only sales representative, contractor and street address. Letters are to be four inches (4") in height. No other construction signs or sales signs shall be permitted. Open house signs shall not be allowed. All signs must be approved by the City of Franklin.
- b. Each property owner will provide an address marker and mailbox. Designs will be restricted to those designated by the DRC. See FIGURE 7.
- c. Security and other notices must not be made of highly reflective materials or with bright colors.

13. Miscellaneous Site Features

- a. Gazebos, pool houses and other garden structures must be compatible in materials and architectural design with the residence.
- b. Solar panels and clotheslines will not be permitted unless with written approval of DRC. Flagpoles will be allowed at only one model home for each section.
- c. Boats and trailers must be concealed within a garage or storage shed. No other storage will be allowed.
- d. Pet facilities will be restricted to the rear of the yard. Chain link fencing will not be permitted.
- e. Fountains, statues and yard art shall receive DRC approval prior to installation.

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- f. Children's play equipment is permitted in the backyards only and shall be approved by DRC prior to installation.
- g. Unless approved by Developer, no electronic antenna or device of any type signals shall be erected, constructed, placed or permitted to remain on any Lot, house or building. However, the Lot Owner shall be entitled to install and erect digital satellite equipment, including satellite dishes, provided that the diameter of any such dish shall not exceed twenty (20) inches. Plans as to the location and installation for such dish are to be submitted to the DRC for approval.

14. [Subdivision Development Signage](#)

- a. All subdivision or neighborhood development signage shall be submitted to the DRC for approval. All signage shall comply with the requirements of the City of Franklin.
- b. Locations, planting and lighting for signage shall also be approved by the DRC.

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V. GUIDELINES FOR CONSTRUCTION

1. Grading and Drainage

- a. Grading must be consistent with the natural contours of the site wherever possible.
- b. Finished grades must meet adjacent existing grades with a smooth, rounded transition that has the appearance of a natural grade.
- c. Natural drainage swales must be respected wherever possible. When they are interrupted by site improvements, they must be reconstructed with natural materials such as a native rock or gavel, and routed in such a way as to appear natural, or they may be piped underground.
- d. All disturbed slopes must be stabilized with plant material and, if necessary, stabilization fabric to prevent erosion.
- e. Care should be taken to control water flow so it will not impact adjacent lots.
- f. Cross tie walls may be used on the side or rear of lots for retaining the earth. In no case shall the wall be over 6' in height.

2. Tree Protection

- a. Construction documents must clearly indicate all existing trees that are designated to be removed and all limits of disturbance within the drip line of existing trees to remain. Plans must show the location of tree protection fences.
- b. Existing trees not designated and approved for removal must be protected with tree protection fences prior to the start of construction. No construction may begin until tree protection fences have been reviewed and approved by the DRC. All protection fences are to be removed at the completion of the project.
- c. Plans for any grading, trenching or other construction within the line of existing trees to remain must be approved prior to the start of construction.
- d. Any trench within the drip line of existing trees that has been approved by the DRC must be carefully executed by hand digging where roots are encountered. Main lateral roots and taproots must not be cut.
- e. Any excavation within the drip line of existing trees must be carefully executed by hand to minimize damage to root systems.
- f. When main lateral roots are disturbed during construction, roots must be relocated by careful bending into back filled areas, where possible.
- g. Roots must not be left exposed and allowed to dry out. Temporary cover must be provided before permanent backfill is placed. Roots must be maintained in a moist condition.
- h. Any trees, which undergo damage to their root system, must be pruned to compensate for the root loss.

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3. Construction Activities

- a. No burning is allowed on the building site.
- b. All materials stored on-site should be stored within the garage or interior of the Building whenever possible. All materials such as brick, stone, concrete blocks, mortar, framing, siding, and cornice lumber that cannot be stored within the building, shall be neatly stacked away from the root zones of existing trees designated to remain. Temporary structures and storage facilities shall not be located in the front yard area without prior written approval of the DRC. No storage of materials, excavation, parking, or other construction activities may encroach on an adjacent lot without the prior approval of that property owner.
- c. Concrete washout areas shall occur only where designated by the developer.
- d. Construction vehicles must use designated construction entrances only,
- e. Construction parking is allowed on road areas only. Jumping curbs is not permitted.
- f. Hours of construction are restricted to daylight hours to minimize disturbance to nearby residents.
- g. Temporary structures and storage facilities are restricted to those approved by the DRC.
- h. No storage of materials, excavation, parking or other construction activities may encroach on adjacent lots.
- i. Each general contractor must have portable rest room facilities located at least 10' behind the R.O.W. that is easily accessible for all of its construction, personnel.
- j. At the close of construction, the site must be left in a clean and orderly condition. All debris must be disposed of off the property. All pavement surfaces and finishes must be pressure washed and swept clean prior to initial occupancy.
- k. Each Builder is responsible for keeping the street area around its respective homes under construction, clean and debris free throughout construction. Special attention should be given to removing all visible debris from front and side yards and the immediate street area at the end of each workweek on Friday afternoon. Builders that fail to maintain their respective areas properly will be notified in writing of their failure to do so. The Developer reserves the right to hire an outside debris removal and street cleaning firm to maintain any such areas, and to bill all said costs to any Builder failing to correct such a cleanliness problem within three (3) calendar days of receiving said written notice to do so.
- l. Each builder will designate a staging area, to be approved by the DRC, for the storage of excess material, dirt, dumpsters, and construction equipment.
- m. Each builder is required to notify the City of Franklin Fire Department before any blasting is performed on site.

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APPENDIX

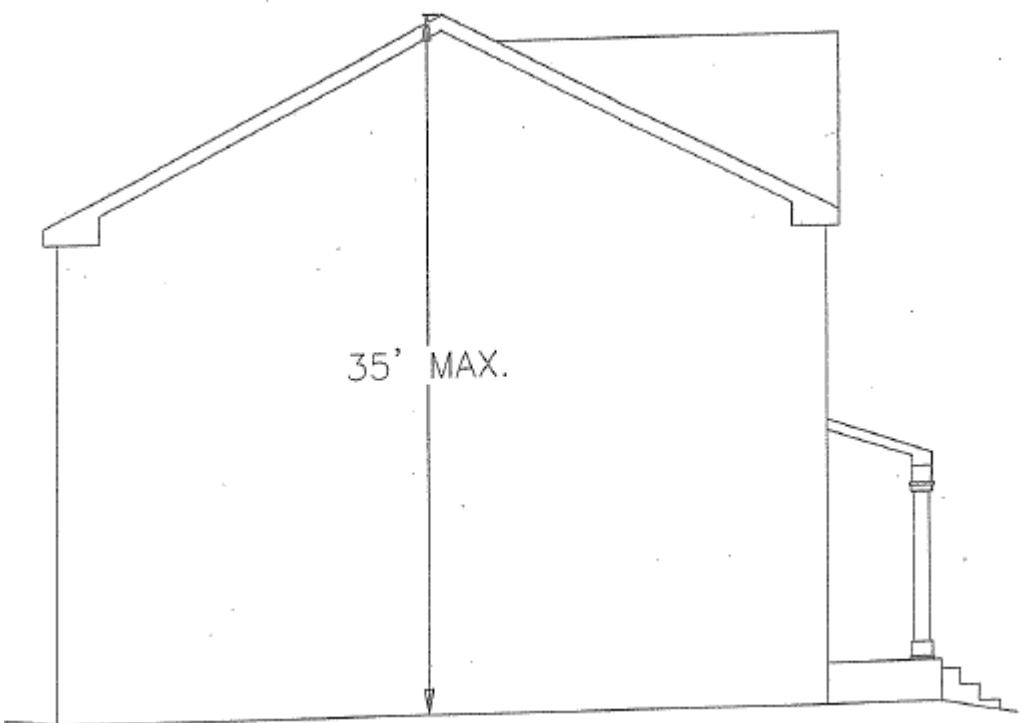
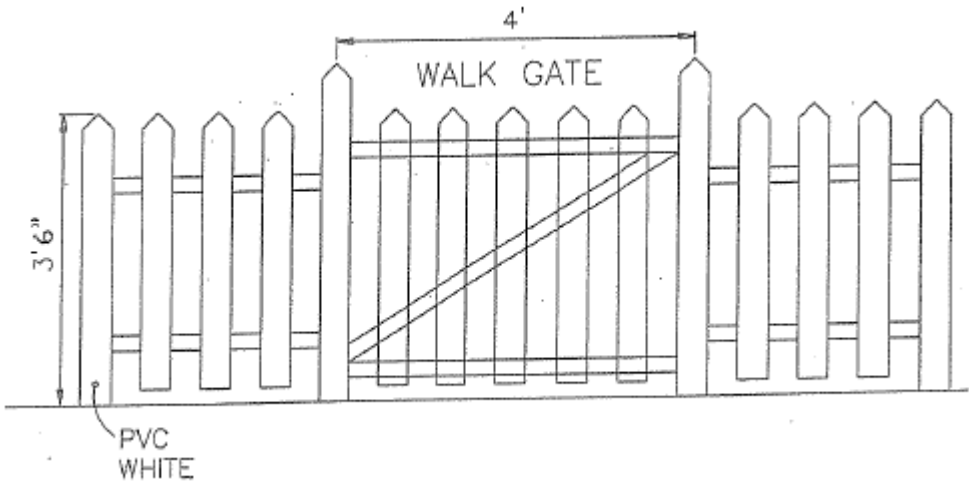
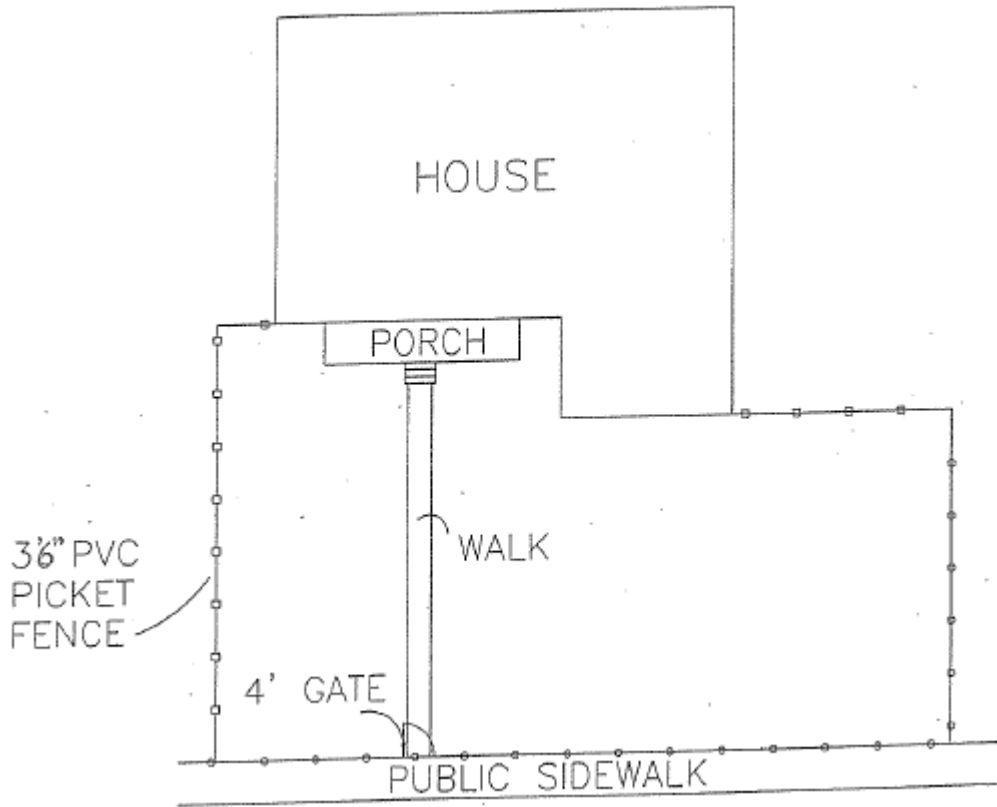


Fig 1: Maximum Height of House



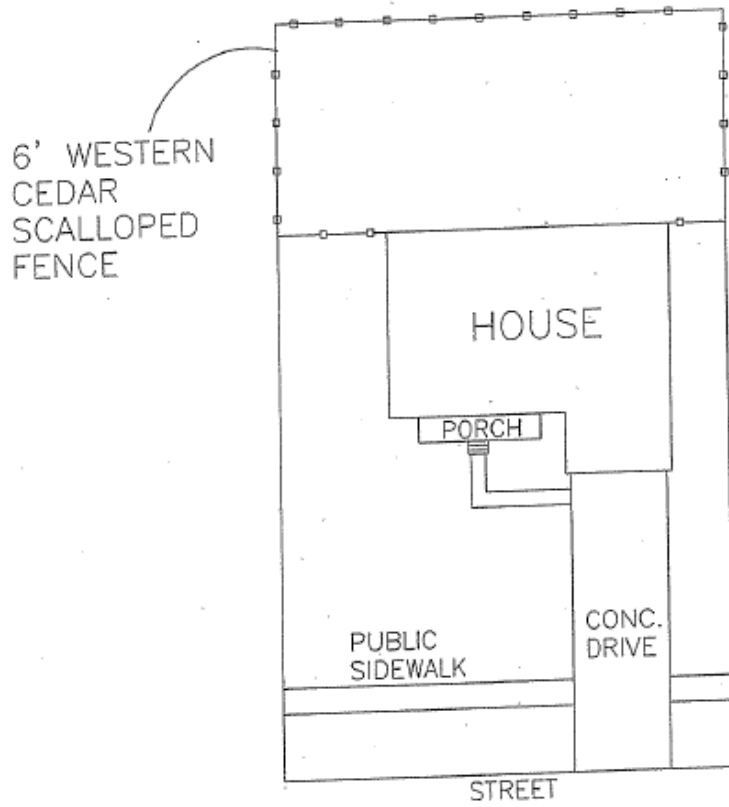
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[Fig 2: Picket Fence Elevation](#)

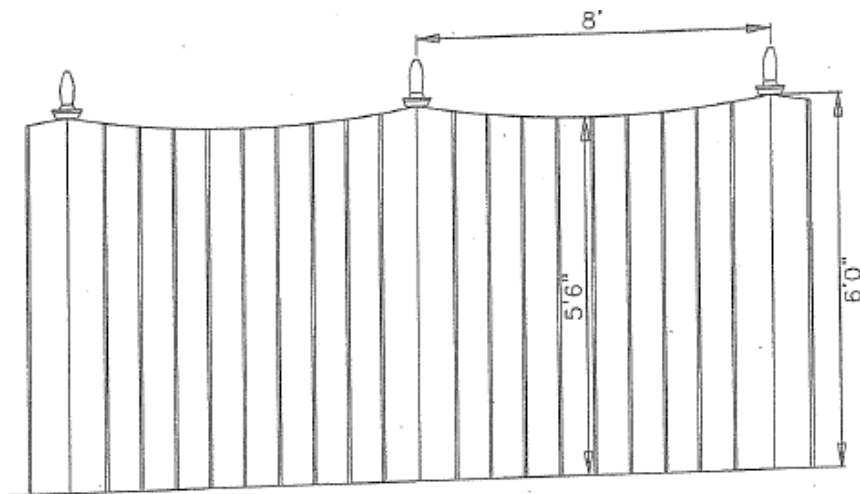


[Fig 3: Picket Fence Plan](#)

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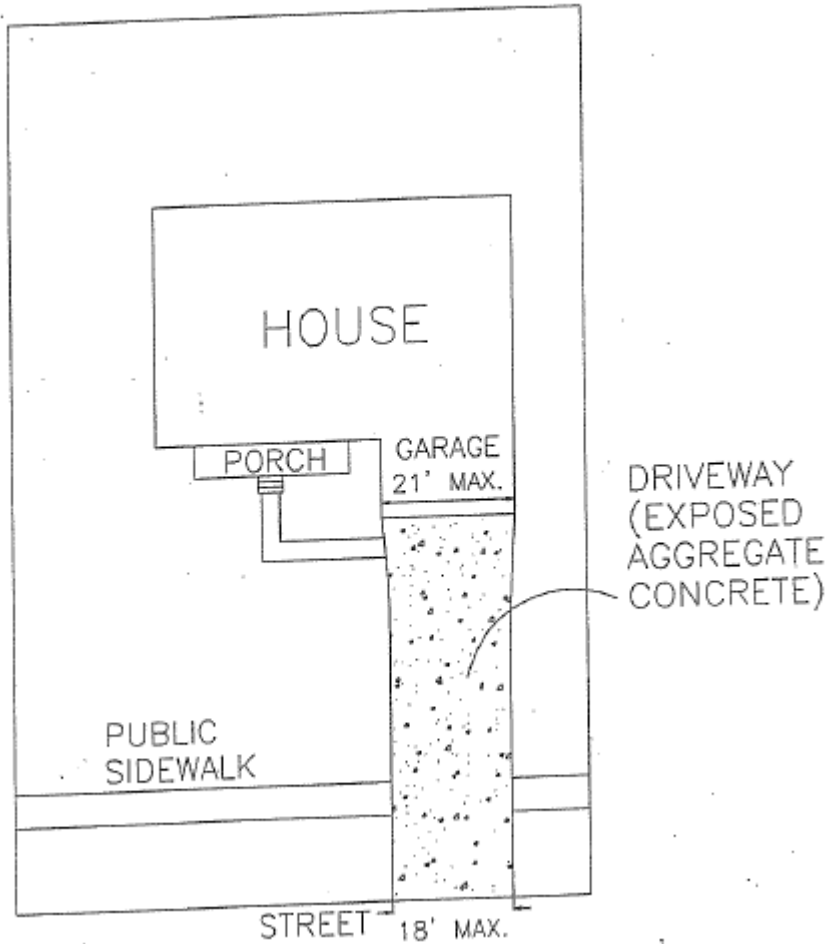
[Fig 4: Rear Yard Fence Plan](#)



[Fig 5: Rear and Side Yard Fence Elevation](#)

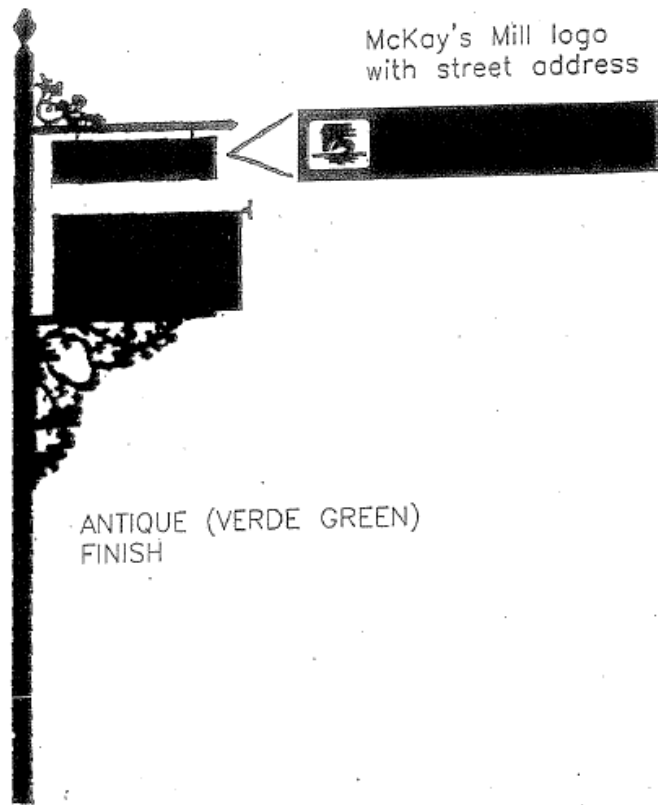
Western Cedar Scalloped

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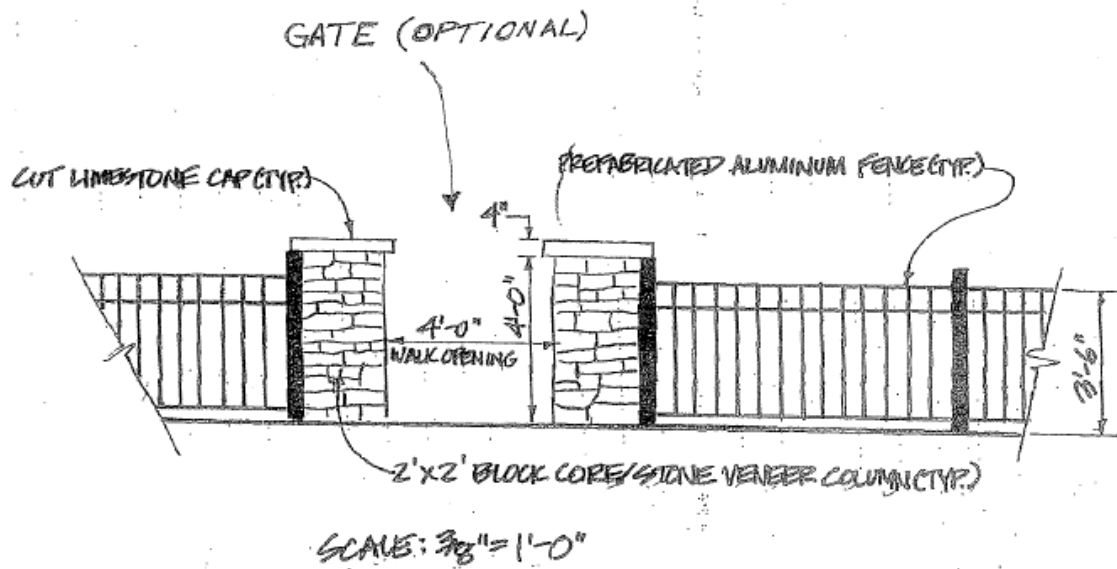


[Fig 6: Driveway Plan](#)

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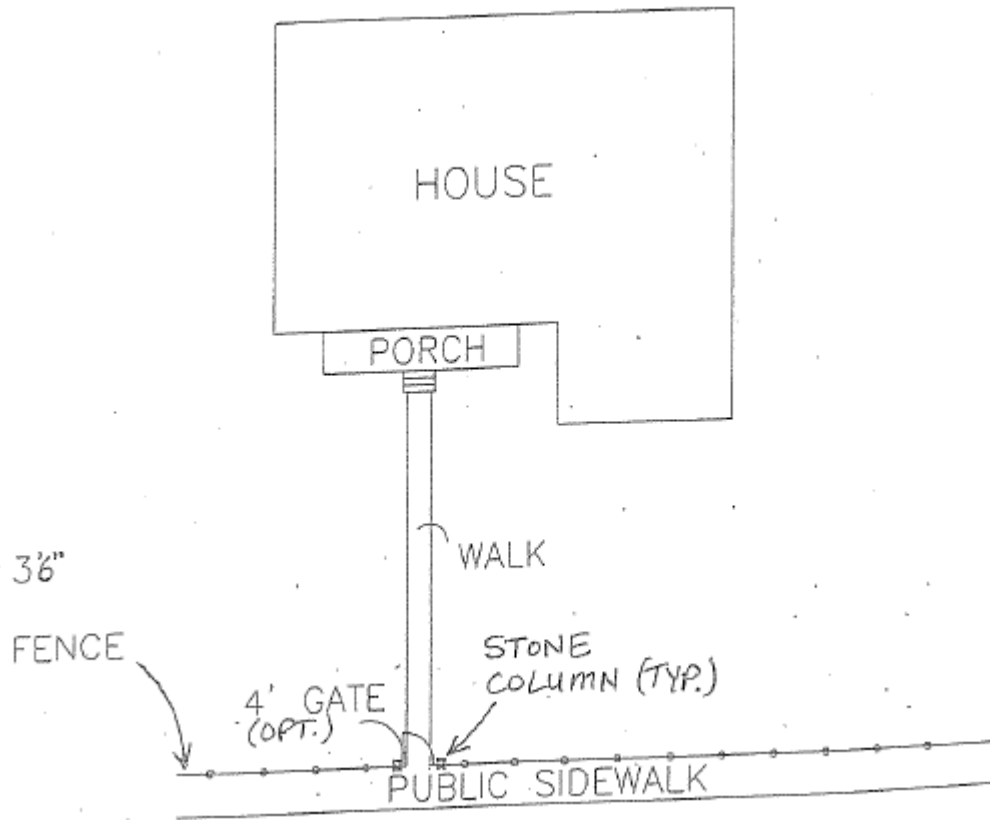


[Fig 7: Mailbox Elevation](#)

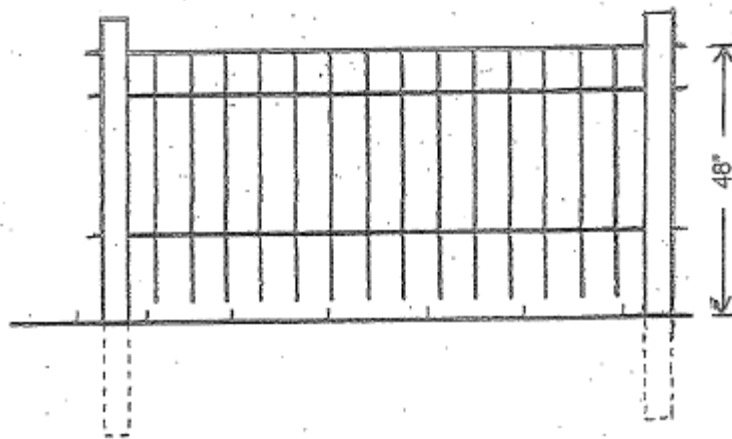


[Fig 8: Front Decorative Fence Elevation](#)

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[Fig 9: Front Decorative Fence Plan](#)



[Fig 10: Rear and Side Yard Fence Elevation](#)

Black, Aluminum, 3 rail

(To be used adjacent to open areas only)

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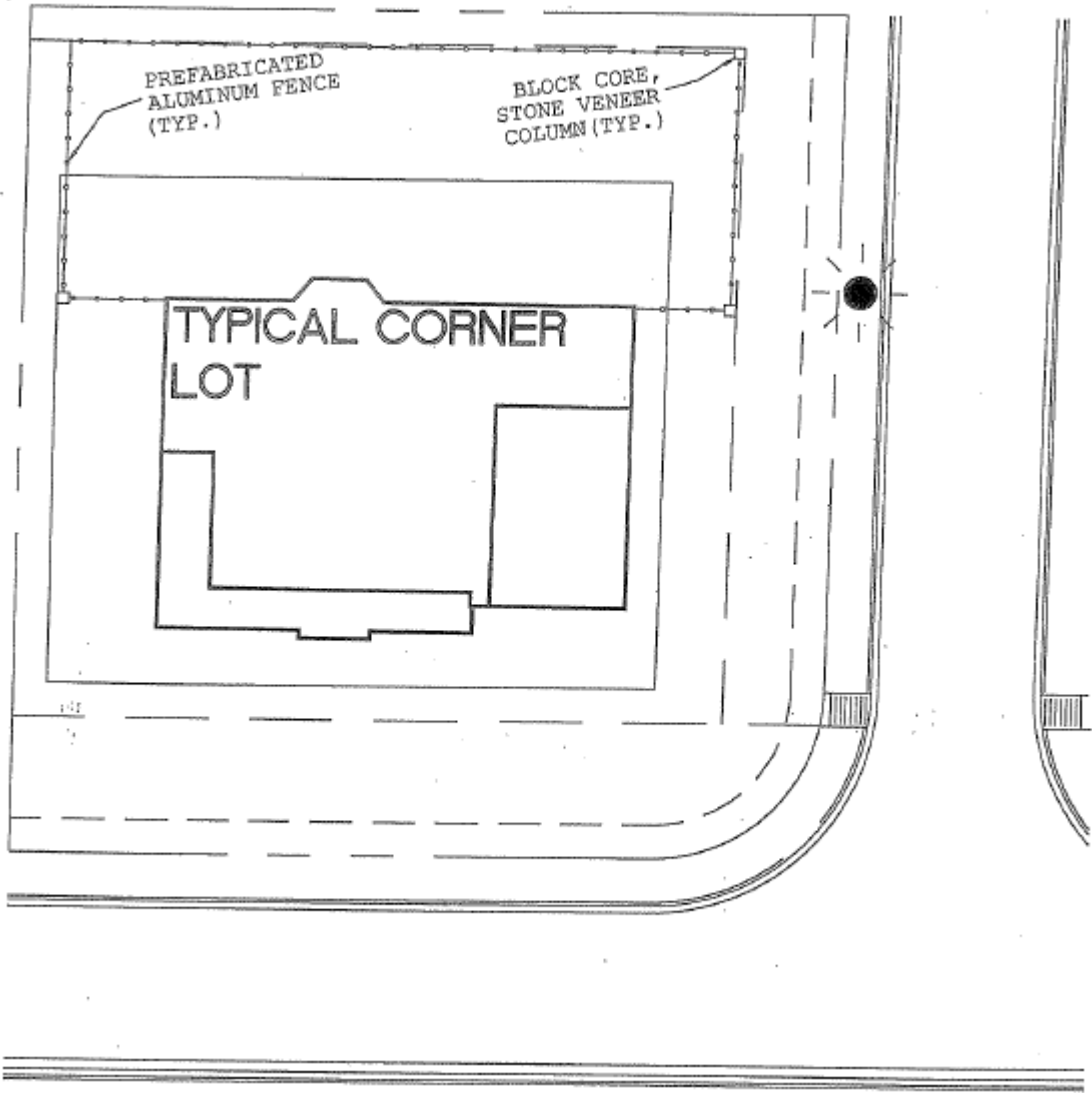


EXHIBIT #13. HADDEN HALL REAR YARD FENCE