

Stratford Hall Community Architectural Rules and Regulations

ARCHITECTURAL REVIEW COMMITTEE: The Architectural Review Committee (ARC) is a standing Committee appointed by the Board of Directors (BOD) of the Stratford Hall Homeowners Association. The BOD shall have the power to promulgate such rules and regulations, as it deems necessary to carry out the provisions and intent of the Rules and Regulations. The ARC will meet on an as-needed basis and called by the Chairman. If appropriate there can be joint meeting of the ARC and Board called by the Board President. There will be five (5) members on the ARC committee and those members will be residents that hold the recorded title to any Residential unit and are in good standing with the Association.

NOTES:

- Plans shall be deemed approved in the event the Board or the ARC fails to approve or disapprove such plans or to request additional information reasonably required within forty-five (45) days after submission. Information, when requested, will result in the forty-five (45) day clock being stopped until such information has been provided and deemed adequate.
- Approved Architectural Improvement Applications (AIA's) whether for New Construction or Existing Improvements must be completed within six months of the approval date. If not completed then they need to be resubmitted for review/consideration/approval. Exceptions can be granted based on extenuating circumstances after review by the BOD.
- Denied Architectural Improvement Applications (AIA's) will be communicated to the owner by the Management Company. The owner has the right to appeal the denied AIA by coming to the Board (via email or at a Board meeting) to state their case. Once the Board has made its decision on the appeal the decision is final and can not be appealed again. Reference to "ARC Appeal Process" at end of this document.

REMEDY FOR VIOLATIONS: In the event this section is violated in that new construction or an existing residence is improved by an alteration, addition, or change without first obtaining the approval of the ARC and/or Board of Directors, the ARC or the BOD shall have the right to demand that an Owner stop, remove and/or alter any addition, alteration, improvement or change so that it complies with the requirements of the ARC and Board of Directors.

Fundamental to the covenants is the requirement that all new construction and exterior improvements to existing homeowners' properties be reviewed and approved by the ARC or the Association Board of Directors prior to the beginning of any work or application for any required permits. The Board of Directors may pursue injunctive relief or any other legal or equitable remedy available to them in order to accomplish such purposes. Costs associated with this will be at the expense of the Owner.

NEW CONSTRUCTION:

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The ARC will be a part of the approval process in the development of the remaining residences in Stratford Hall. The plans for each new residence (one of the MainStreet plans chosen by the owner/builder will be reviewed by the ARC or the Board of Directors. The ARC or the Board of Directors have up to 45 days to review the plan, along with any revisions, and to give their approval before the owner/builder can proceed. The following represents additional requirements that each owner/builder must comply with when they have been given approval to proceed with construction of the residence, at no cost to the Stratford Hall Homeowners Association (SHHOA) either directly or indirectly:

- A. A survey/plat is required depicting exact location of structure & plantings with respect to property lines.
- B. A fence surrounding the courtyard must be installed and may be constructed of only three types of fencing material – black aluminum, solid white PVC, or solid white PVC with lattice at the top commensurate with existing styles in community. The fences are to be a six (6) feet in height.
- C. The entire front, sides, and rear of the house, excluding the courtyard area and defined landscape beds for shrubs and flowers, are to be planted with sod.
- D. The entire front (including area between sidewalk and street), sides and rear of the house, excluding the courtyard area, are to have an automated irrigation system similar to that currently installed at other residences within Stratford Hall.
- E. When constructing a new residence (non crawlspace) the foundation should be poured so that it is 12 to 15 inches above ground level. This will enhance the view of the residence and afford better curb appeal.
- F. Exterior of homes must be brick, stucco (adhere to City of Murfreesboro Codes), stone, or hardy plank consistent with other residences within Stratford Hall.
- G. All gutters and corresponding downspouts are to be a minimum of 4 inches, and each downspout must enter into an underground drainage pipe that ends with a pop up in front or back of the yard. Gutters must be a commercial grade and match trim. Splash blocks are not permitted.
- H. Each residence must be fully landscaped and a street tree planted to match existing street trees (minimum of 12 feet tall and 3.5 inch caliper, and same type). The tree should be an equal distance from the tree on either side of the tree to be planted. Where the residence is on a corner lot multiple street trees will be required, in addition to tree in front of home. Owner/Builder will provide specifics and obtain approval of the ARC.
- I. Owner/Builder is responsible for installation of sidewalk the length of the property on which the residence is constructed, consistent with existing sidewalks (5 feet wide) within community. All concrete will be broom finished. In corner property situations where the sidewalk ends there must be handicapped access (i.e., the sidewalk must taper to the street or alleyway). Sidewalk installed from front entrance to the sidewalk in front of residence to be standard width (46" to 48" inches wide), consistent with other residences immediately adjacent. Owner may extend sidewalk to curb with the same standards.
- J. Window frames must be white, consistent with other residences, unless prior approval has been received from the ARC.
- K. Windows can be either 4 by 4 panels, 6 by 6 panels, or 9 by 9 panel or square within the frame.
- L. A black metal mailbox on an iron post should be installed at the rear of the residence consistent with those that already exist within Stratford Hall. Details will be provided by the ARC or Board of Directors.

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- M. All garages are at the rear of the residence and the driveway entrance must be of concrete with a broom finish. Any additional driveway pad must fully adjoin the garage driveway entrance, be of concrete with a broom finish. Side entry garage can be approved on an exception basis if deemed appropriate by the ARC and Board.
- N. Each residence must be of a different exterior color from the residences immediately adjacent to it on either side.
- O. Front windows that have good quality long lasting shutters should include operational shutter hinges and shutter dogs and be mounted with hardware consistent with other homes in community.
- P. House and mailbox numerals must be the same size, font, style, as currently in use and exist within community.
- Q. Exterior lighting of residence is to consist of two (2) lights on the outside rear (each side of the garage door), and one (1) light on the side of the garage, typically located near the back entrance gate to the courtyard. All lights are to be linked and controlled by a single electric eye to provide night time security lighting for the rear of the residences and the alleyways, dusk to dawn, no exceptions. Lighting fixtures are to be black and consistent in size and style with those currently in use on existing residences. The only acceptable lighting on a front porch is recessed "can" lighting. Team Electric has these "Stratford Hall" light fixtures.
- R. Garage doors will be of the same color as approved trim and must have window accents to be consistent with other garage doors in the community.
- S. Exterior wall covering must keep within the color scheme of Stratford Hall Community and be approved by the ARC/BOD. Trim color to be white unless otherwise approved by ARC and BOD. There shall be no vinyl anywhere on the house, including the trim.
- T. Owner/Builder is required to keep site clear of trash and building debris in the front, back, side yards and courtyard. Owner could be fined \$1000 per incident for failure to comply at the discretion of the Board. First incident will receive a five day warning to resolve.
- U. Owner/Builder is responsible for instructing and insuring that construction vehicles, including but not limited to such vehicles as cement trucks, construction supply delivery trucks, utilize the rear construction vehicle entrance to enter and exit. Owner/Builder could be fined \$1000 per incident for failure to comply at the discretion of the Board. First incident will receive a five day warning to resolve.

NOTE:

- ABSENCE OF SPECIFIC RULES OR REGULATIONS DOESN'T IMPLY THAT ANYTHING NOT SPECIFICALLY MENTIONED IS ACCEPTABLE. IT IS THE OWNER/BUILDER RESPONSIBILITY TO ENSURE THAT WHAT THEY ARE PLANNING TO DO IS ACCEPTABLE TO THE ARC AND BOARD OF DIRECTORS PRIOR TO TAKING ACTION. ANYTHING DONE THAT COULD LATER BE DEEMED UNACCEPTABLE TO THE ARC AND BOARD OF DIRECTORS COULD REQUIRE ADDITIONAL COST TO BE INCURRED BY THE OWNER/BUILDER TO RECTIFY.

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EXISTING RESIDENCE

If an Owner desires to make any exterior alteration or modification, including the regulations that follow, the Owner must submit an Architectural Improvement Application (AIA) to the ARC for review and approval prior to proceeding with any work.

The purpose of these Guidelines is to encourage the development of properties which harmonize with their surroundings and with each other, and which demonstrate a high standard of design and material quality. Each case will be considered individually for conformance with the overall harmony and appearance of the community. The listed examples included herein are only some of the commonly executed exterior improvements homeowners make to their properties. They are not all-inclusive, and they do not alter the basic requirement that all exterior improvements must be submitted to the ARC for approval.

Architectural Review Committee (ARC) consent:

- A. Any AIA by an Owner for review by the ARC to any addition, alteration, improvement, or change shall be in writing. The application necessary to make the request can be obtained via the Property Management Company, or a Board/ARC member.
- B. Each application shall be accompanied by plans and specifications or other details as the ARC may deem reasonably necessary in connection with its determination and review of the requested alteration. Approval of any request shall not be unreasonably withheld, and shall not be withheld in a discriminatory manner or in a manner, which unreasonably prohibits the Owner from either reasonable development of any property or improvement to a property, but may be withheld due to aesthetic considerations or if deemed to be inconsistent with the community wide standards. The Property Management Company shall notify the Owner of its approval or disapproval by written notice within forty-five (45) days of receiving the AIA by the ARC. The ARC reserves the right to not consider any application which is submitted with incomplete or missing information.

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ARCHITECTURAL IMPROVEMENT APPLICATION (AIA):

All applications for landscape or structure improvements must include the following:

- A. A plat of the property, which shows the property lines and the outline of the residence and the proposed improvements where applicable.
- B. Homeowners are solely responsible for obtaining any and all required building or other permits and being in compliance with County and City codes as required.
- C. Colors of all structural improvements must be indicated on the application. Where exterior residence painting is being requested, and the color is different, color chips must accompany the application.
- D. Where shingles on a roof are being replaced and a different color used a sample of the shingle or color chart showing shingle color is to be provided. If replacement is with same color then an email needs to be sent to the Board President. The email response will serve as approval.
- E. Where landscaping is being requested the species of plant and location on the property must be noted on the plat.

FENCES:

No fencing permitted except around the courtyard. However, a fence surrounding the courtyard must be installed. Only three types of fencing material can be utilized with a six (6) foot height maximum: black aluminum, solid white PVC, or solid white PVC with lattice at the top commensurate with existing styles in community. Fencing can't go beyond front or rear exterior wall of home. It also can't enclose wall mounted electrical box or ground mounted gas meter.

PAINTING:

Repainting of an existing residence will require prior review/approval by the ARC when the homeowner desires to change color of house/trim/shutters, etc. If homeowner desires to repaint the same color (house/trim/shutters) then an email needs to be sent to the Board President. The email response will serve as approval. Each residence must be of a different exterior color from the residences immediately adjacent to it on either side.

POOL ADDITIONS WITHIN FENCED COURTYARD:

1. Survey showing location of proposed installation site of pool in relationship to property boundaries.
2. Architectural blueprints.
3. Documentation showing that plans will satisfy all County and City codes.
4. **Installation of above ground pools of any type is prohibited.**

SCREEN/GLASS ENCLOSURES/ROOM ADDITIONS:

1. Survey depicting location of proposed enclosure in relation to property boundaries and easements.
2. Description of proposed type of enclosure.
3. Color specifications of all components of the enclosure.

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4. Plans and specifications as provided by contractor with respect to dimension, setbacks and height.
5. Elevation plans and roof lines need to be depicted for both front and side facing.
6. All material used in the construction of any addition shall be of the same shade/color as the existing structure.
7. Exterior of addition to residential unit must be of the same material (brick, stucco (adhere to City and County Codes), stone, or hardy plank) as exists on the residence to which the addition will be attached.
8. Homeowners are solely responsible for obtaining any and all required building or other permits.

SATELLITE DISH/ANTENNAS:

1. Satellite dish may be mounted in appropriate location at rear of the residence, concealed from view from the street, only with prior review of ARC and approval of the BOD.
2. TV and radio antennas are not permitted.

WINDOWS:

1. Windows may be tinted, however, no chrome tint.
2. Inside window treatments (draperies, shutters, etc.) when viewable from the exterior must be white, off-white or neutral.

DRIVEWAYS/WALKWAYS:

1. Additional driveway pads must fully adjoin existing driveway and must be of a brushed natural concrete finish.
2. Landscape lighting must only be installed in flowerbeds.
3. Walkways to front entrance or back courtyard area must be of a brushed natural concrete finish unless otherwise reviewed by the ARC and approved by the BOD through the AIA process.
4. Driveways and front porches are not to be utilized as a storage area for unused items such as flower urns, boxes.

FLAGS:

1. American, State of Tennessee or flags otherwise authorized by statute are permitted.
2. May be attached to home, maximum size of four (4) feet – six (6) inches by six (6) feet.
3. Flag poles must be portable or removable, unless within the courtyard (only a single flag pole is permitted).
4. Military service flags may be flown on military or Veteran Holidays.

FRONT ENTRY/PORCH:

1. May be decorated with bench, chairs or other appropriate outdoor type furniture. Must be maintained in good condition.
2. Non-seasonal decorations are not allowed over the garage, or on the front of the residence.
3. Replacement of worn/non-functioning carriage lights on garage or side courtyard must receive ARC review approval unless 'like for like'.

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4. Any changes or additions to the following require ARC review and approval: front doors, shutters, railings, storm doors, screen doors or other exterior changes to porch including color.

CURBING (Curbscape):

1. Must meet lawn maintenance requirements of three (3) foot clearance for mowing between curb and other obstructions.
2. Curbing must be natural concrete or the color palette of the residence.
3. Maintenance and repairing is the homeowner's responsibility.

FLOWERS:

1. May plant flowers in beds without ARC approval.
2. Must be maintained by homeowner.
3. No artificial flowers may be placed in beds.

MAILBOXES:

Replacement mailboxes must be consistent with those already installed in community with similar size and color of lettering, white numbers with black background placed on the mailbox plate.

LANDSCAPING:

Front and rear landscaping, to include brick flower beds, decorative facades to walkways/porches, and other such exterior home beautification or exterior home improvements including changes in the existing color(s) of the home or other structures should be harmonious with the quality of Stratford Hall properties and require ARC approval.

Applications for landscape alterations must include the following:

1. Diagram indicating placement of proposed landscaping and description of proposed landscaping including type, height, and quantity of plantings to be used.

LANDSCAPE REGULATIONS:

1. No artificial plants or flowers permitted in lawn or beds.
2. No hanging of objects from trees/shrubs in yard except for holiday decorations (courtyard excluded).

HOLIDAY DECORATIONS:

Holiday decorations are permitted to be displayed up to fourteen (14) days after the holiday is concluded.

EXTERIOR MAINTENANCE:

Maintenance of individual properties, with the exception of certain features (refer to Covenants for specific details) of the Town Homes is the responsibility of each homeowner. Homes and property must be maintained in accordance with Stratford Hall community standards.

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MISCELLANEOUS:

1. Storage buildings of any kind are strictly prohibited.
2. No stand alone or attached structures allowed without prior ARC review and approval, inside or outside the courtyard.
3. Barbecue grills are permitted within the courtyard area only.
4. Car covers are not permitted.
5. Outdoor clotheslines of any kind are strictly prohibited.
6. No awnings allowed on front of any residence
7. No storage of any kind on the front porch or at the back of any residence or on the driveways.

APPEAL PROCESS – ARCHITECTURAL IMPROVEMENT APPLICATION (AIA) DENIED

In the event the ARC denies an Architectural Improvement Application (all or part of the application) the homeowner has the right to one appeal. The appeal is made directly to the Board and consists of the homeowner doing the following:

1. Notify the Board President that they wish to appeal the ARC's decision and request a date when the homeowner can attend a Board meeting to present their appeal to the Board members. If time is critical a request can be made to call a special meeting of the Board.
2. Provide a copy of the original AIA (and attachments) highlighting those items being appealed due to a denial. Include all additional information that supports the appeal and submit to the Board President at the time of the request.
3. At Regular Board/Special Board meeting verbally present appeal to the Board Members.
4. Board will review, discuss, and render decision (approve/deny) after homeowner has left meeting.
5. Board President will notify homeowner verbally within five business days of the Board's decision. This notification will be followed up with a letter from the Property Management Company. The decision is final and can't be appealed again.

EFFECTIVE DATE:

These Rules and Regulations will be effective as of the date signed.

Approved by the Stratford Hall Homeowner's Association, Inc. Board of Directors:

By: Claudia L. Hunter
Claudia Hunter
Title: Stratford Hall HOA – Board President

Date: August 8, 2017