

ARCHITECTURAL GUIDELINES

ARCHITECTURAL GUIDELINES – The Association has been charged with the responsibility of maintaining the aesthetic and architectural character of Caldwell Estates.

The HOA Board oversees the nature of improvements to ensure they enhance the value and conform to the overall aesthetic appearance of Caldwell Estates. This is a protection of your investment. The HOA Board are in favor of improvements and hope that owners will desire to personalize their homes.

NO LIABILITY

The HOA Board shall not be liable to any owner in connection with the exercise or non-exercise of architectural control, or the approval or disapproval of any improvement. Any approval of any plans or specification by the HOA Board shall not be deemed to be a determination that such plan or specifications are complete or do not contain defects, or otherwise comply with any applicable governmental requirements, and the HOA Board shall not be liable for any deficiency, or any injury resulting from any deficiency, in such plans and specifications.

PROCEDURE FOR VIOLATION OF CALDWELL ESTATES RULES & REGULATIONS

1. A letter of violation will be sent to the homeowner, and the homeowner will have 30 days to respond.
2. If the homeowner has not responded within 30 days, a second letter of violation will be sent.
3. If the homeowner has not responded within 90 days, the HOA Board may seek legal counsel.

CALDWELL ESTATES HOMEOWNERS ASSOCIATION Architectural Application procedure:

1. Submit to current property management company a complete description of the addition, change, or improvement with a drawing, photograph or catalog picture specification, as necessary, attached to a completed application ARC form online.
2. The HOA Board will review the application, and it will be approved, disapproved, or additional or alternative recommendations for the improvement will be suggested. The owner will receive a notice of decision as soon as possible, but no later than 30 days from date of application. Routine approvals may be given verbally prior to written notification.
3. Any change or improvement made by an owner is the responsibility of the owner for maintenance, repair and/or replacement.
4. Unauthorized changes or improvements must be removed or restored to original condition at the discretion of the HOA Board and will be at the expense of the owners.

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An application is requested for all the following items, where an asterisk (*) is shown.

If you have any questions regarding any planned changes to your property, please contact the HOA Board.

*EXTERIOR CHANGES

Any owner desiring to make ANY exterior change, improvement, or addition (including any change in color) must obtain approval for the change. All applications will be considered on an individual basis, and all reasons presented for the improvements will be weighed and evaluated, based on the following considerations:

1. The harmony of external design and location in relation to surrounding homes in the community.
2. The recognition of future maintenance problems or expenditures the installation might cause the Association.
3. Adherence to guidelines established in the Declaration.

*EXTERIOR PAINT colors must be approved by the HOA Board. Color chips must be made available.

*FENCING

It is the desire of the Architectural Committee to keep the grounds within Caldwell Estates as natural and unobstructed as possible. However, in the event fencing is desired, we have selected the following:

1. Invisible Fencing – Can cover your property boundaries, the perimeter of your home, with no exposed wire. We highly recommend the use of this fence.
2. Gothic/Picket – This fence should be natural color and quality installed. It can only be constructed in the rear of the house.
3. Wrought Iron – This fence must be painted black, be of high quality and can only be installed in the rear of the house.
4. NO chain link fences are allowed.
5. Hedges are not to exceed five (5) feet in height.

*PRIVACY FENCES should be no more than 6 feet high, two or three sides, and made of natural materials, such as wood, brick, or stone. The decorative side of the fence must be visible from the outside of the fence.

*SWING SET and OTHER PLAYGROUND EQUIPMENT are allowed but only in the backyard. Equipment must be in good condition.

*TREE HOUSES must be located in the rear of the house. The design and color must be approved by the HOA board.

*BASKETBALL GOALS are acceptable. Placement is subject to approval by HOA Board.

*DECKS are acceptable. There shall be no wraparound decks. All other decks must be approved.

*DOGHOUSES. Guidelines for doghouses are enclosed (see page 7).

*SWIMMING POOLS. No above-ground swimming pools exceeding one foot in height are permitted. All in-ground pools are permitted but must be approved before installation. Appropriate fences are required.

*SHEDS and OUTBUILDINGS must be of consistent style to current home. Placement must be out of view from the street.

*HOT TUBS should be located in the rear yard and directly behind your home. All tubs must have a locking cover and a privacy fence with a locked gate, so it is child-proof while unattended. Hot tub guidelines are included (see page 7).

*LAMP POSTS are acceptable provided they are 7 feet tall. The post and fixtures should match the house fixtures or compliment them.

*One FLAGPOLE is permitted per house. Pre-approval by the HOA Board of location and style is required.

*LANDSCAPING, elaborate or excessive amounts, in the front yard must be approved.

*WALLS may not be constructed along the front lot line or perimeter boundary of any site. Front terrace walls must be approved by the HOA Board. The walls must be made of the same brick as the house and must be aesthetically consistent with the Caldwell Estates community. All other types of walls or structures must be approved by the HOA Board.

Automobiles and Vehicles – Commercial vehicles, non-passenger vehicles, recreational vehicles, campers, boats, and trailers shall not be parked or stored overnight outside of the garage. No vehicle shall be parked overnight if commercial equipment or commercial lettering is exposed in or upon the vehicle. The foregoing restriction shall not be deemed to prohibit the temporary parking of commercial vehicles making deliveries to or from or used in connection with providing services to the subject property of any owner. **No vehicles should be parked on the street overnight.**

No junk vehicle, inoperative or unlicensed motor vehicle, structure of a temporary character (mobile home, etc.) shall be parked or stored on the property. The repair or maintenance of an automobile or other vehicle must be carried out within your garage.

Dog Runs are NOT allowed.

House pets (dogs, cats, and caged birds) may be kept provided such pets are not kept, bred or maintained for commercial purposes.

No burning of any trash shall be permitted on the property.

Trash and garbage containers shall not be permitted to remain in public view except on days of trash collection.

Window Treatments – Window treatments shall consist of draperies, blinds, decorative panels, or other tasteful window covering. No newspaper, cardboard or aluminum foil will be allowed except for temporary use. Sheets or other temporary window treatments are permitted for a reasonable time period, not to exceed 14 days, on windows facing the street.

No signs shall be erected, posted or displayed, except street and identification signs installed by the association, and except on temporary real estate sign not to exceed six square feet in area per lot advertising home for sale. No “marketing” and no “soliciting” signs are permitted.

Homeowners are expected to keep yard grass cut to less than 5 inches.

Homeowners are expected to keep grass clippings and yard debris from remaining in piles or clumps of an unsightly nature.

All vegetable gardens must be confined to the backyard and must be maintained so as not to be unsightly.

Composting should be done in containers constructed for the purpose and maintained out of sight.

No tennis, pickleball or basketball courts shall be permitted on any lot.

Outside clothesline and clothes hanging devices shall not be permitted.

Mailboxes shall be black galvanized steel.

Skylight(s) must not be on the front of the house.

Solar panels are permitted but cannot be visible from the street.

No windmills shall be permitted on any lot.

No offensive trade shall take place on property or in dwelling.

Building Material – No lumber, brick, stone, block, concrete, or other building materials, nor any other thing used for building purposes shall be stored on any property except for the purpose of construction of such property, and then only for such length of time as is reasonably necessary for the construction of the improvements then in progress.

Garage Sales – Must be permitted by the City of Franklin. Please inform the HOA Board of any garage sales 2 weeks prior to the event. A neighborhood garage sale may occur annually.

Construction Damage – Any builder or owner who makes a curb cut or damages any public areas or Common Areas in any way shall be responsible for repairing the same at their sole expense.

Owner Obligations and Maintenance - All properties, together with the exterior of all improvements located thereon, shall be maintained in a neat and attractive condition by their respective owners.

Nuisances and Unsightly Materials - No house or other structure on any properties shall be used for any commercial or business purpose. Boats and recreational vehicles may be stored on the property, but may not be visible from neighboring lots, streets, roads, or open areas.

Sight Line Restrictions - No fence, wall, hedge, shrub, or other object which may obstruct the sight lines of motorists shall be placed or permitted to remain on any corner lot, or common area. It shall be presumed that any object more than 30 inches above street level and within (a) the triangle formed by the two curbs of a corner lot or other intersection and a line connecting them at points 50 feet from their intersection, or (b) a street median, is an obstruction to sight lines. The foliage line of any permitted tree located within the triangle or street median must be maintained more than 60 inches above street level and shall not extend over the roadway.

Leasing – No unit may be leased without the notification of the HOA Board. All rules and regulations contained in this document must be part of the lease agreement. The lease must comply with all City of Franklin ordinances (www.franklin.tn.gov).

HOT TUB GUIDELINES

1. All hot tubs and spas are to be screened from view.
2. All hot tubs and spas are to be in ground with decking.
3. No piping, pumps, filters, or other mechanical equipment shall be exposed to view.
4. No water from a hot tub or spa is to be allowed to drain onto adjoining property.
5. No drain lines shall be connected to the local sewer system, nor shall said lines cross the common ground.
6. No lighting of hot tubs or spas shall be allowed to “spill” onto adjoining properties.

DOGHOUSE GUIDELINES

1. The doghouse cannot be seen when viewing the front of the house.
2. The structure must be made of lap siding, redwood, cedar, or pressure-treated materials.
3. The doghouse must be painted a dark color to blend with the natural landscaping.
4. The dimensions of the doghouse may be no larger than 3 feet wide, 3 feet high, and 4 feet deep.
5. Doghouses must be kept in good repair and provide an unobjectionable view to neighbors.

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