



The Residence of McLemore Homeowner's Association Design Guidelines

March 1, 2023

version 14

— approved by the Declarant during Declarant control period —

McLemore

Design Guidelines
March 1, 2023
version 1.0.i

Please note the following:

- The McLemore Design Guidelines (“Guidelines”) are subject to modification by the McLemore Architectural Review Committee (“ARC”).
- The Guidelines in these documents are in addition to provisions in local, state and federal zoning and building codes for construction of buildings and site work.
- Each Section within McLemore may include its own specific design guidelines, as Home Site dimensions and type vary, which will be articulated by the McLemore ARC.
- Appendices, Exhibits and other supporting documents:
 - Appendix A - Definitions
 - Appendix B – Builder Qualifications
 - Appendix C – McLemore Home Site Characteristics & Standards Matrix
 - Appendix D – Planting Design Guidelines (Trees & Plants)
 - Appendix E – Cornice Returns
 - Appendix F – Approved Paint Color Palette
 - Appendix G – Design Review Application – New Residence
 - Appendix H – Design Review Application - Modifications
 - Appendix I – Schedule of Deposits and Fees
 - Appendix J – Schedule of Fines
 - Appendix K – Preferred Designers
 - Appendix L – McLemore Design and Construction Process- Preferred Builders
 - Additional appendices to be added periodically

Preface

These Design Guidelines define the architectural traditions, aesthetic guidelines and sustainability approaches established for all new and existing single-family homes and associated improvements, building additions, site work and landscaping at McLemore. These Guidelines also address the design and construction review process and the McLemore Architectural Review Committee (ARC) approval, applicable for the aforementioned activities. Appendix A provides a glossary of defined terms (capitalized) used throughout the document. Furthermore, the Guidelines are intended to ensure all building and landscape designs are compatible with the site, the overall environment and the design objectives at McLemore.

The Guidelines are administered and enforced by the ARC in accordance with procedures set forth in the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for The Residences of McLemore (“Declaration”). In the event of any conflict between the Guidelines and the Declaration, the Declaration shall govern and control. In addition to the Guidelines and Declaration, all building and site improvements are to comply with applicable sections of local, county, state and federal requirements.

These Guidelines are intended to facilitate the review process but are not the sole basis for decisions on architectural and aesthetic matters. Compliance with these Guidelines does not guarantee approval. In reviewing each application, the ARC may consider any factors it deems relevant.

Decisions may be based on purely aesthetic considerations. Each owner acknowledges that determinations as to such matters are purely subjective, and opinions may vary as to the desirability and/or attractiveness of a proposed design. Water runoff management, tree preservation and considerations of neighbors are examples of other variables weighed. The ARC is not responsible for ensuring compliance with codes or structural integrity of approved work

The Guidelines may also be amended from time to time by the ARC. It is the Owner's responsibility to ensure they have the most current edition of the Guidelines and have carefully reviewed all applicable sections of the Declaration. The illustrations in this document are intended to convey a concept, and not to portray specific plans for construction. These Guidelines are binding on any persons, company or firm that intends to construct, reconstruct or modify any permanent or temporary improvements within McLemore. Owners and their consultants and approved contractors (refer to Appendix B—Builder Qualifications) should familiarize themselves with these rules prior to start of design or construction.

These Guidelines dated March 1, 2023 are the current and final design guidelines in effect for the McLemore community that is subject to the Declaration and saved at www.themclemore.com/hoa. All prior versions of the design guidelines, previously promulgated by the ARC or the Declarant (as defined in the Declaration), are hereby superseded and no longer in force or effect. The ARC may amend these Guidelines or restate them in their entirety, at its discretion from time to time.

1.0 The Vision for McLemore

The vision for McLemore is built upon the fundamental concepts of conservation, balance and community. This vision enables a mountain retreat experience that honors the legacy of the land and the forested mountaintop landscape while protecting environmental resources and habitat.

Lookout Mountain and the surrounding region has a long history of Scottish settlers who brought with them an old-world craftsmanship comprised of sturdy stone, stucco and slate construction coupled with refined elements of timber. We believe McLemore's history should be woven into the style of each home and influence the materials used in its construction. Each residence's architectural expression should embrace the rich history and inherent natural beauty of the location and reflect McLemore's Scottish heritage, while being framed within a setting of mountain laurel, red cedars and massive limestone boulders.

McLemore's guiding principle is for the long-term preservation and management of the site's important habitat resources by creating a resort community that is in balance with the natural systems of the site. The following values guide and inspire the design and implementation of the vision for McLemore:

1.1 Guiding Values

- A. Nature.** We believe in the voice of Creation and the truth of the Creator. We admire the natural order of the elements around us, the age of the stone and the growth of its lichen. We see the order of the elements and build upon them. Improving them is impossible. Reflecting them is our responsibility.
- B. Honesty.** We believe in the effort of honesty at all cost. To our people. To our members. To our guests. To our residents. To our colleagues. And most of all to ourselves. We believe in the honesty of design and truth to materials. With honesty comes simplicity and understanding.

- C. Authenticity.** Nothing is hidden here. Nothing is fake. When we ask “How are you?,” we are genuinely interested. We believe in making things comfortable, but not artificial. We believe in the beauty of the rough edges of a sandstone boulder. We believe in the fine grain in a length of cedar. And we believe that feeling the crisp bite of an early Spring rain or the heat of a July 4th sunset are things worth embracing.
- D. Elegance.** There is an elegance in listening before speaking. In letting nature have its way. In working around the landscape. In the updraft of a falcon above the ridgeline. In the curve of a road or the slope of a doorway. In the stem of a glass and the stone pavers beneath your feet. There is elegance in showing respect and being gentle in spirit. In speaking softly and using the colors of nature. In the opening of a door for one another and the sincere “Hello” of the bellman. In elegance, effort is invisible.
- E. Simplicity.** Only what is necessary. Nothing extraneous. We believe in the essence of things more than the finesse of them. And while a golf swing or a glass of red burgundy or the design and construction of a home may be immensely complex at its root, the “look” and the “feel” of those things should seem simple. Should appear as they were meant to be. Should belong there. Like a tree in a forest or an undiscovered waterfall.
- F. Perseverance.** We believe that getting it done and getting it right are two sides of the same coin. Both take time. Both require work. And both demand patience beyond a bad mood, a rainy day or a missed deadline. We believe perseverance sees the end in sight and is committed to reaching it.
- G. Service.** We judge a book by its content, not its cover. Every person deserves only one level of service: the best. Despite appearances or the size of the wallet, we offer to help at every opportunity.

1.2 The Community Plan for McLemore

The *current* components of McLemore are as follows:

A. Residential Community.

Over 300 residential Home Sites, inclusive of single-family residences and cottages and multi-family villas, set within a topographically-varied, forested mountaintop setting encompassing an 18-hole golf course.

B. Clubhouse Lane.

A unique neighborhood layout of approximately 30 high-end residential Home Sites located within the planned golf village with direct views of McLemore Cove, the 18th hole and Clubhouse.

C. A Rees Jones/Bill Bergin Highlands Course.

An 18 hole re-designed golf course featuring Canyon, Highland and Cliff holes set within an undulating mountaintop location. The Course includes a Driving Range and Pitch & Play Short Course.

D. Hiking Trails.

Several miles of hiking trails through the property and along the cliff edge overlooking McLemore Cove.

E. Pavilion.

Overlooking McLemore Cove and set at the end of Founder’s Way, the Club owned and operated Pavilion provides members and residents with a relaxed, outdoor covered environment suitable for special events and small gatherings.

F. Pro Shop.

Located inside the Clubhouse, the McLemore Pro Shop is an interim retail and training facility with apparel, bathrooms and showers

G. Driving Range.

The McLemore Driving Range is a 300-yard course adjacent to Clubhouse Lane.

H. Maintenance Facility.

A 6,600 square foot facility housing office and operations space for golf course superintendent and staff, as well as repair shop and storage for Course and community landscape maintenance equipment and supplies is located across from the main entrance west of Highway 157. The new Maintenance Facility is currently under construction on Sunshine Trail.

I. Short Course.

Offering golfers the opportunity to both practice and compete on in a more compact environment, the McLemore Pitch & Play Short Course will be available to members and guests.

J. Clubhouse.

Set above the 18th hole at the entrance of Clubhouse Lane, the Clubhouse consists of a restaurant, bar and grill, locker rooms, Member's Only Lounge, retail shop and indoor/outdoor seating.

The *additional planned* components of McLemore are:

a. Golf Village Homes.

A village setting of approximately 100 townhomes located within the planned Golf Village with convenient access to the Clubhouse and all golf amenities.

b. Training Facility.

Located in the McLemore Clubhouse and Pro Shop, the McLemore Training Facility will provide members and guests the opportunity to perfect their swing, optimize their grip and identify proper club selections to improve their game.

c. Conference Center.

Adjoined to the planned hotel, the planned Conference Center will be an approximately 10,000+ square foot event space for corporate and private use.

d. Hotel and Spa.

The planned Hotel and Spa is a 245 room Curio Collection by Hilton set along the resort's eastern cliffs overlooking McLemore Cove.

e. Wedding and Special Event Venues.

Within the hotel setting will be several indoor/outdoor wedding and special events spaces.

f. Tennis and Swimming.

New tennis courts and swimming pools are planned to be built on the West side of the property by 2025.

Expansion

The Developer manages an additional 400 plus acres of land along the western edge of Lookout Mountain adjacent to the existing resort property.

a. The McLemore Design Objectives

McLemore has been designed to honor the land's resources, vastness, and forested landscape while taking advantage of the views and setting to create a strong connection to the land. Building on the Guiding Values, McLemore is committed to the design objectives listed below. Owners and their design team are to work together from the initial phases of design to ensure all aspects of the design are consistent with these design objectives:

- i. Architecture and site planning is to preserve and build upon the natural setting and regional cultural traditions. This essentially means that all buildings, structures, landscape improvements and roads shall take their cue from the region's architectural and design traditions while preserving and incorporating environmentally significant site elements, such as unique rock outcroppings and forested groupings. No building(s) and/or roads are to dominate or detract from the overall setting.
- ii. Home Site, landscape and architectural designs are to draw from the refined patterns of Southern Appalachian Mountains design aesthetic to create contemporary environments suited to today's lifestyle. This area of northwest Georgia has a rich history of architectural design, from the early colonial buildings, to the elegant manor houses, as well as the tradition of the informal farmhouse. Many of these earlier design traditions and details are a result of the response to the local climate, cultural traditions and/or the indigenous materials available at the time. The resulting simple, straightforward forms and details are well suited for contemporary interpretations.
- iii. To encourage the design of resilient building systems and site development approaches. This means that the resulting built environment at McLemore is less reliant on extensive infrastructure systems and resource needs. Designs are to seek a balance with the land and available resources by taking advantage of the unique site conditions of each Home Site (such as aspect), climatic influences and vegetation. Reducing consumption of materials and energy, reducing waste and making intelligent choices about how a building is used benefits both McLemore and the vast landscape. McLemore is committed to the implementation of sustainable concepts such as energy and water conservation measures, reuse and recycling of building materials, and the active preservation of the forested landscape.
- iv. To create a mountain community that maintains visual continuity while encouraging a diversity of innovative site and building solutions. McLemore is envisioned as a dynamic environment anchored by a dominant open space framework and stewardship ethic. Within this framework, it is encouraged that designs explore advanced technologies and approaches in living sustainably on the land while ensuring that improvements are consistent with the values and objectives outlined in these Guidelines.

PLEASE NOTE: The Guidelines in these documents are in addition to provisions in local, state and federal zoning and building codes for construction of buildings and site work.

2.0 Site Development and Landscape Guidelines

The landscape concept for McLemore focuses on creating a community nestled in the woodland and boulder-lined mountaintop landscape. Residential scale buildings and associated outdoor areas are to connect to the larger public areas (streets, paths, and amenities) to create a diverse network of public and private “outdoor rooms,” green spaces and trail system corridors. The landscape is the “form giver” and is to be the main consideration behind the design of all built improvements.

Home Sites with views will be provided special consideration by the ARC to selectively remove and or prune trees but not at the expense of the common good of the community. Clear cutting shall be avoided by *all* means and areas of selective clearing should be replanted with a mix of lower height growth species native to the area.

The following sections set forth Guidelines and standards for all residential site and landscape improvements within McLemore.

2.1 Establishing and Preserving the Landscape Framework – Site, Planning and Landscape Objectives

- A. Create residential landscape and site designs that respond to the unique attributes of the Home Site.** The characteristics of each Home Site (i.e. sun orientation, light penetration, prevailing breezes, existing trees and rock formations, site contour, Home Site size and position on the block) shape the layout, building program, massing and organization of indoor and outdoor rooms. This ensures that there will be a diversity of solutions and that a varied community pattern will evolve.
- B. Design “outdoor rooms” to be extensions of indoor areas and the overall community landscape.** Residential landscapes are to be thought of as a series of private outdoor spaces that provide the gradual transition to public zones (streets, alleys, sidewalks). These rooms should unfold slowly to the viewer in order to build an atmosphere of discovery and spontaneity. This can be established by combining built elements (fences, walls, trellis, terraces, exterior stairs, building projections) with informal hedges, vines, and overhead canopy trees to create layers of edges and defined spaces.
- C. Utilize the landscape as the primary “form-giver” for all built improvements.** The existing setting, context and landscape on a Home Site is the driving force behind the design of buildings, plantings, driveways, and outdoor improvements. McLemore then will grow into a “place” nestled into the forest and have the qualities of a community that has “always been there”. This includes orienting rooms to the outside by incorporating an ample amount of windows and exterior doors, designing buildings and outdoor improvements around existing trees and rock formations, using plantings to soften and spill over built elements and organizing outdoor spaces that provide a transition between public zones and private garden areas. This principle builds in a variety and diversity of solutions that are unified by the landscape.
- D. Use natural materials, regional paving patterns, handcrafted details and plant materials that draw from local and historical landscape traditions.**

2.2 Home Site Types

In order to create a varied streetscape, the McLemore Home Site Characteristics and Standards Matrix (“Matrix”) has been prepared to identify a set of characteristics and setback criteria for each Home Site (see Appendix C).

There are currently eleven (13) Home Site Types, each defined by its location, size and unique attributes. These Home Sites and residences are to comply with all critical setbacks and requirements to preserve mountain and golf course views.

The “working names” and descriptions of these Home Site types are as follows:

- A. Canyon Villa Home Site** These Home sites are located along the Northeastern corner of McLemore. They are single family townhomes that view Golf Course holes 15, 8 and 16.
- B. Standing Bear Home Sites (Section A)** These Home Sites are suited to single-family garaged residences and are located along the front of the southwestern edge of the current development by Highway 157 in proximity to Golf Course Hole 13.
- C. Sunshine & Hawthorne Home Sites (Sections B1 and B2)** These Home Sites are located along the front of the northwestern edge of the current development by Highway 157 in proximity to Golf Course Holes 14 and 15. Primarily sized for single-family garaged residences, there are a limited number of Home Sites for single-family bungalows without garage space.
- D. Canyon Ridge Road Home Sites (Sections C and H)** These are the larger Home Sites that line Canyon Ridge Road into the center of the resort toward the entrance of The Golf Village. They would accommodate spacious garaged, single-family residences and would have expansive lawns and informal planting areas that frame views to the houses.
- E. Rushing Water Home Sites (Section D)** These single-family garaged residence Home Sites are located in the central section of the current development in proximity to Golf Course Holes 4 and 5.
- F. Cabin Home Sites (Section E and G)** These single-family residence Home Sites are located in the central section of the current development in proximity to Golf Course Holes 2, 3, 6 and 7.
- G. Arrow Branch Home Sites (Section F)** These single-family garaged residence Home Sites are located in the southeast section of the current development in proximity to Golf Course Hole 5. Dwellings to consist of single-family residences.
- I. Arrow Branch Home Sites (Section I)** These single-family garaged residence Home Sites are located in the southeast section of the current development bordering the 12th fairway
- J. Old Rocky Trail Home Sites (Section K)** These single-family garaged residence Home Sites are located along the front of the southwestern edge of the current development by Highway 157 in proximity to Golf Course Holes 10, 11 and 12.
- K. Clubhouse Lane Home Sites. (Section PRC)** These exclusive Clubhouse Lane Home Sites are set along the eastern cliff edge of the property overlooking the 18th hole and adjacent to the Clubhouse. Dwellings to consist of single-family residences.
- L. Golf Village Home Sites.** These single-family Townhome Style Home Sites are located within the Golf Village within a convenient walking distance of the Clubhouse.
- M. Founders Path Home Sites** These Home Sites are located along the rear of the eastern edge of the current development by the Pavilion. They are scaled for single-family cottages.
- N. Golf Cottages.** Located next to McLemore's driving range, four Golf Cottages are each outfitted with four spacious bedrooms with two queen beds, four full bathrooms, a comfortable dining room and living room, and kitchen.

PLEASE NOTE: Each section at McLemore may include its own specific design guidelines, as Home Site dimensions and type vary, which will be articulated by the McLemore ARC.

2.3 Home Site Patterns and Setback Criteria

Each Home Site within McLemore has been planned to insure buildings and related improvements are sited to optimize the relationship of the individual home to the overall streets, expansive views, golf course, open space and adjacent homes. In addition, Home Sites have been designed to preserve the hardwood forest that gives the community a sense of beauty and timelessness. The Matrix found in Appendix C, describes the setbacks and characteristics for each Home Site that supports these objectives.

Building frontage on streets and the golf course may vary from Home Site to Home Site. Factors influencing building setbacks may include desired proximity to the street/right of way, potential impact on adjacent trees, privacy to/from neighboring Home Sites and/or visibility from golf or more public view sheds.

Owners and their Consultants should refer to the Matrix when siting buildings and other improvements on their Home Site. Although setbacks are generally not open for interpretation, deviations from the Matrix may be approved if they provide greater tree protection, allow for improved drainage solutions or present a better overall streetscape/relationship to neighboring Home Sites.

Built improvements are to avoid impacting existing trees six inches or greater in caliper size, regardless of any designated building setbacks. Owners and their Consultants are responsible for obtaining an accurate survey to confirm site topography and tree locations. Such a survey will be required before any design is reviewed or any site improvements approved.

Setback Criteria

Setbacks, as designated on the Matrix, which will be no less than five to ten feet, depending on Home Site dimensions, will be articulated and approved by the ARC, are described below:

Main Residence

- A. Building Envelope.** The area in which all vertical improvements are to occur, as defined by the Front Setback, Rear Setback and Side Setbacks.
- B. Front Setback.** Each Home Site in McLemore contains a designated Front Setback. The Front Setback establishes where the front building facade, including porches, may be placed. Refer to later sections for Guidelines regarding landscaping, planting and fencing within this zone.
- C. Rear Setback.** The minimum distance from the rear property line where buildings may be placed.
- D. Left and Right Side Setbacks.** The minimum distance from side property lines to proposed building(s). Left and Right Side Setbacks have been established as viewed from the street facing the front property line.
- E. Combined Side Setback.** The minimum combined distance of side setbacks to be maintained between the residence and its side property lines.
- F. Maximum Building Height.** A specified maximum Building Height for each Home Site within McLemore. Refer to Section 3.2: Building Height for Building Height measurement calculation.
- G. Roof-Line Proportion.** Unless noted otherwise, all homes shall be an approved design consisting of one-story with a second floor within the roof-line and a basement. The first floor shall not be any higher than 30-inches above the highest existing and adjacent grade.
- H. Maximum Coverage Area.** The maximum percentage of the total Home Site area that may be covered by building(s) and/or impervious surfaces.

- I. **Maximum Square Footage.** The Maximum Square Footage designated for the Home Site equal to the sum of the gross horizontal areas of all floors of all buildings on a Home Site measured to the exterior face of walls or roof supports, including but not limited to lofts, stairways, fireplaces, halls, habitable attics, above-grade basements, bathrooms, closets, storage, utility/mechanical areas and roofed verandas, porches or other outdoor rooms. All garage space in excess of 300 square feet will be included in the Maximum Square Footage calculation. Basements do not count against sq ft.

2.4 Combining Home Sites

In the event two or more Home Sites are authorized to be combined, the ARC will designate new Home Site setback criteria for the Home Site based on new property lines, existing utility easements and the objectives of these Guidelines. Determined by board approval only.

2.5 Building Setback Adjustment Process

All structures are to adhere to the building setback criteria established for the Home Site on the Matrix. However, it is recognized that each Home Site presents its own unique design challenges. Owners and their Architects may develop design solutions involving encroachments into building setback areas that may be appropriate. All proposals for construction within setback areas shall be evaluated by the ARC for continuity with the Matrix, adjoining Home Sites, existing vegetation and/or the goals of these Guidelines. All decision regarding proposals for encroachments into setback areas shall be made solely at the discretion of the ARC.

2.6 Grading and Drainage

Grading and drainage improvements are to focus on minimizing impact to the site and landscape, protecting water quality, minimizing removal of the existing forest, and promoting the continued use of natural drainage systems.

The following standards are to be met in all drainage and grading plans within McLemore:

A. Grading.

- a. Extent of grading and site disturbance is to be limited to those areas immediately adjacent to approved improvements. Balancing cut and fill quantities on-site is encouraged, where feasible. Design solutions with architectural or site development that respond to the land with minimal disturbance will take precedence over designs that modify the land to fit a building that is incongruous with the land.
- b. Grading designs are to utilize natural and/or curvilinear shapes that blend into the natural landscape, rather than straight and angular solutions.
- c. Cut and fill slopes are to be re-vegetated and blended into the surrounding environment.
- d. Retaining walls may be used when it is necessary to preserve unique site attributes such as existing trees or where they are designed as extensions of the architecture. Retaining walls are to be a maximum of 4 feet in height and utilize materials that complement the architecture such as brick or stacked stone.

B. Drainage.

- a. Storm-water collection is to work with natural drainage systems to the greatest extent possible. Natural swales and native vegetation cover are to be used to absorb and filter runoff and promote infiltration while directing water to the community drainage system. Impervious surfaces are to be minimized to the fullest extent feasible to encourage water percolation into the ground. The use of more

pervious (water permeable) materials, such as pea gravel, crushed rock, porous concrete or open-celled pavers are encouraged. (See Section 2.7 for appropriate paving materials).

- b. All residences are to be designed with foundation drains. Additional measures should be taken to prevent water damage to house foundations such as sloping grades away from the house at a minimum of 1/2 inch to the foot and/or damp proofing foundation walls below grade.
- c. Consideration shall be given in regard to crawl spaces to drain ground water or the incursion of water that may enter the crawlspace area.
- d. Gutters and downspouts are to direct drainage away from foundations and paved surfaces into natural drainage systems such as river rock beds or grass-lined swales. Gutters and/or downspouts are not to direct drainage onto adjacent Home Sites or sidewalks.
- e. Grass, mulch or gravel is to be placed under the drip line of non-guttered roofs to prevent soil erosion and to increase ground absorption.
- f. During construction no off-site erosion or sedimentation is permitted. Erosion control sediment fencing must be installed before any lot clearing, material deliveries or construction begins. A single row of sediment fencing is required on the downhill side of the entire disturbed site and a double row along streams, ponds and lakes.

2.7 Driveways and Garages

Driveways, garage aprons and garage doors are to be designed to minimize their visibility from the street and the principal rooms, porches, decks or terraces of adjoining houses and to blend into the landscape through careful siting, design, use of architectural devices and use of plant materials.

Driveways are to be subordinate to the Home Site 's landscape.

- A. Driveways may only enter the Home Site from the primary street unless unforeseen site conditions exist that would justify an alternate driveway alignment and/or access.
- B. Driveway apron areas are to be flagstone with concrete base for a minimum of 15 feet from the edge of the adjoining street if a pervious material is used (such as pea gravel) to avoid materials collecting on common streets.
- C. Driveway apron areas are to be flagstone with concrete base for a minimum of 8 feet from edge of the adjoining street if impervious material is used (such as concrete).
- D. Driveways are to be a maximum of 12 feet wide except at the driveway apron to garage entrances or approved guest parking areas.
- E. No carports will be permitted.
- F. All garages must have two single car garage doors a maximum of 10 feet in width. Door quality must be good standard. Builder grade will not be accepted.
- G. Garages on Clubhouse Lane must be fully detached; or, may with ARC approval, be partially attached by low roof or breezeway connector.
- H. Driveways on Clubhouse Lane must be pavers, flagstone or exposed aggregate concrete.
- I. Garages on K Section will receive extra consideration give to variances for Front loaded garages and additional architectural detail will be required.

Pervious materials (water permeable) are to be used to the greatest extent possible. If impervious materials are used, they are to be combined with pervious paving, such as tire strips and/or open-cell pavers, to maximize water infiltration.

Approved paving materials include:

A. Pervious

- a. Pea gravel on compacted base with grid
- b. Granite, cobblestone, and/or native stone (sand set)

B. Impervious

- a. Unit/pre-cast pavers
- b. Brick - earth tone color
- c. Integral colored concrete
- d. Exposed aggregate concrete
- e. Granite, cobblestone, and/or native stone (mortared)
- f. Bluestone or flagstone

C. Edging (as required to contain loose pea gravel/brick/pavers)

- a. Brick - earth tone color
- b. Stone
- c. Steel

Inappropriate paving materials include the following:

A. Paving

- a. Modern brick with sharp, machined edges
- b. Untextured, uncolored Concrete
- c. Bomanite or stamped concrete

B. Edging

- a. Concrete block
- b. Painted rocks
- c. Low wire fencing

2.8 Parking Requirements

With the exception of Cabin, Founders Way, Clubhouse Lane, Golf Village and Sunshine Home Sites, each Home Site is to contain a minimum of two enclosed parking spaces and two visitor spaces (which need not be enclosed). If an Owner intends to have their own golf cart as transportation around the resort, enclosed cart storage that is integrated with the architecture of the home will be required.

2.9 Paths, Outdoor Stairs and Terraces

Paths, outdoor terraces and courtyards are to be combined with plant materials, fencing, walls and architectural devices such as balconies, verandas, trellises, and/or arcades to create a series of outdoor garden “rooms.” Brick, granite or cobblestone (impervious materials) may be used in areas immediate to buildings. Moving away from the house there is to be a gradual transition to pervious or “softer” surfaces such as compacted fines, compacted earth or open celled pavers. (Refer to Section 2.7 for a list of Approved Paving Materials.)

- A.** Paved areas are to minimize the number of different types of paving materials in order to produce an understated, unified design.
- B.** Vines, shrubs and ground covers are to be planted on and adjacent to outdoor stairways, paths, building projections and terraces to reinforce the dominance of the landscape and its integration with the architecture.
- C.** Impervious surface areas are to be minimized to the extent possible and pervious materials used instead to maximize water infiltration.
- D.** Paved and/or improved surfaces are not to occur within three feet of any property line, with

the exception of front entry walks and driveways and on those Home Sites with a designated build-to line.

2.10 Planting Design

Planting design emphasizes strengthening the links between indoor and outdoor rooms. Residences and related buildings are to be designed to “look outward.” Landscape designs are to augment the forested landscape, obscure service areas, and create a series of “green” outdoor rooms.

General landscape and planting guidelines include the following:

- A. The existing forest within McLemore is to be maintained, extended and enhanced on each Home Site so that all improvements are set into and viewed through the lush forested canopy.
- B. Landscape is to be pervasive and combined with built elements wherever possible. Plantings are to spill over onto surrounding site walls, paving, steps and fences to blend the built environment with the natural. Vines may be used to fill between structural components of walls and/or stairs.
- C. Existing trees and other vegetation are to be incorporated into designs and dictate the placement of buildings and related improvements.
- D. Fences and/or site walls are to be planted with low informal shrubs and intertwined with vines to establish a landscape “edge” where needed.
- E. Shrubs may be planted informally to create outdoor spaces, give definition to the street (rather than a fence) and/or to screen service and/or driveways.
- F. Plantings, particularly along house foundations, are to appear “untamed” and loose rather than formal, aligned patterns.
- G. “Next generation” hardwoods are to be included in landscape designs (See Appendix D).
- H. Plant materials should be placed to obscure views of the garage and driveway.
- I. Plant materials may be combined with wire fencing to create a “living” fence
- J. An approved plant list (See Appendix D) includes a combination of indigenous as well as naturalized or historically significant plant species. These plants are adapted to the climate, are less invasive, require less water and less maintenance. Plants not included on the aforementioned list may be used, with ARC approval, provided they are suited to the natural setting and design concept, require less water and are not invasive.
- K. Planting designs within McLemore are to extend and continue the community’s forested canopy. An integrated planting concept is to include large canopy trees, understory trees and shrubs to create a variety of levels in the landscape.

2.11 Minimum Planting Requirements

Tree planting requirements noted below are in addition to one (1) street tree provided per developed Home Site by the Owner. Street trees shall be planted with their centers located to not interfere with the drainage swale, approximately eight to ten feet from the edge of the street; and, no closer than 40 feet on center to a neighboring street tree. All street trees shall be selected from the list of pre-approved trees (See Appendix D), minimum size, bagged and balled (“B&B”), 8 feet to 10 feet tall. Existing trees retained on site and surviving through one year after completion of construction will count toward the minimum required planting. Care should be taken to place new trees to not interfere with view corridors from adjacent Home Sites.

A. Front Yard:

- a. Homesites with lot widths of 80 feet wide or greater:
 - i. 2 trees, minimum size, B&B, 8’-10’ tall
 - ii. 15 shrubs, minimum size 3 gallons
- b. Homesites with lot widths less than 80 feet wide:
 - i. 1 tree, minimum size, B&B, 8’-10’ tall
 - ii. 10 shrubs, minimum size 3 gallons

- B. Side Yard:**
 - a.** Homesites with lot widths of 80 feet wide or greater:
 - i. 1 Tree, minimum size, B&B, 8'-10' tall
 - ii. 5 shrubs, minimum size 3 gallons
 - b.** Homesites with lot widths less than 80 feet wide:
 - i. 1 Tree, minimum size, B&B, 8' – 10' tall
 - ii. 5 shrubs, minimum size 3 gallons
- C. Rear Yard:**
 - a.** Homesites with lot widths of 80 feet wide or greater:
 - i. 3 Trees, minimum size, B&B, 8'-10' tall
 - ii. 10 shrubs, minimum size 3 gallons
 - b.** Homesites with lot widths less than 80 feet wide:
 - i. 2 Trees, minimum size, B&B, 8' – 10' tall
 - ii. 5 shrubs, minimum size 3 gallons
- D. Ground Cover:**
 - a.** With the exception of the required planting beds and approved natural areas, the side yard and the front yard must be sodded. In the case of the front yard, it must be sodded to the edge of the adjacent pavement in the street. Home Sites should have a substantial portion of the rear yard either sodded or maintained as naturally wooded with the remainder used for planting beds. On Home Sites which are substantially wooded the requirement for sodded areas in the side and rear yards does not apply. Seeded Straw not allowed.
- E. Planting beds:**
 - a.** A minimum of one planting bed in the front yard to incorporate at least one (1) tree and six (6) shrubs.
- F.** Screening plants are to be in addition to minimum requirements and must be 3 feet high at planting. Minimum five (5) shrubs.
- G. Trees:**
 - a.** Unless otherwise specified, all trees must be at least 8 feet to 10 feet tall with deciduous trees having a caliper of 3 inches or more.
- H.** All plants shall be in accordance with American Association of Nurserymen's (AAN) latest edition of American Standard for Nursery Stock.
- I. Right to Reject:**
 - a.** The ARC reserves the right to reject any unsuitable plant material within ~~fifteen~~ thirty (30) days following installation.
- J. Care of specimen Trees**
 - a.** All existing specimen trees, as designated by the ARC, will be protected from damage during construction
 - b.** Batter boards will be erected and maintained around each tree so designated by the ARC.
 - c.** Excavations and installation of underground utilities will be performed in such a manner as to avoid damaging the root system of specimen trees.
 - d.** If, in the judgment of the ARC, a specimen tree is damaged or destroyed due to carelessness or avoidable activities on the part of the owner or contractor, the ARC may require the replacement of the tree with a new specimen tree (or other tree or shrub as the ARC may determine).

2.12 Tree Protection, Removal and Pruning

At the ARC's discretion, an arborist's report may be required for all trees greater than 6 inches in diameter on the Home Site within 50 feet of construction. The report should address tree health and structural stability. The health and structural integrity of trees should be a key factor in determining

the locations of buildings and driveways within the Home Site .

The removal of any tree 6 inches or greater in diameter as measured 4 feet above grade at the tree base, will require ARC approval. Built improvements are to avoid impacting existing trees 6 inches or greater in caliper size, regardless of any designated building setbacks.

Selective tree pruning and thinning may occur, with the approval of the ARC, to open up views or to maintain the health of trees. Generally, on Home Sites that occur in areas that are part of the hotel and golf club arrival sequence, preserving as much vegetation in the front yard area to allow the homes to visually recede into the site is encouraged. Limbing up trees to create “windows” for views are acceptable but will need to be reviewed and approved in writing by the ARC prior to implementing the work.

2.13 Irrigation

To aid in water conservation, planting design is to reduce water consumption while using minimal and efficient irrigation systems. Owners and Landscape Architects should consider water conservation principles when designing irrigation systems.

- A.** Each homeowner must install a central irrigation system that will irrigate the Owner’s lawn, beds, and right of way area at the street side of the Home Site. If the right-of-way is temporarily being irrigated by the HOA or Club system, these temporary heads must be removed and securely capped prior to the start of any site/construction work.
 - a.** All permanent irrigation systems are to be below ground and fully automatic. An electric, solid-state controller is required for all systems and shall be equipped with a master valve terminal and at least two fully independent programs.
 - b.** Use of water conserving systems is required. Drip irrigation and rain/moisture sensors that shut off irrigation during or after rainfall are to be installed.
- B.** Utilizing indigenous or naturalized plant materials, grouped according to water consumption needs, is required to reduce water needs and to extend the natural ecosystems and habitat of McLemore.
- C.** The use of mulch at least six (6) inches deep in planting areas is encouraged to retain moisture and reduce erosion.
- D.** Pine straw should be reserved for natural areas.
- E.** Temporary irrigation systems are required at all re-vegetation areas. These systems may be abandoned when plantings have been clearly established after a minimum of one growing season.

2.14 Landscape Edges: Fences, Walls, Shrub Screens and/or Gates

Fences, walls, shrub screens and gates are to extend the architecture of the residence, give definition and variety to the streetscape and outdoor spaces, and screen service areas.

- A.** Fences are not to be used to define property boundaries. All fences must occur within building setback areas.
- B.** All fences and walls are to be combined with an integrated shrub screen and vine planting.
- C.** Fencing solutions are to be used to block views of utilities, mechanical units, trash enclosures and outdoor work areas.
- D.** Fences are to be painted in accordance with the approved color palette (See Appendix H).

The following is a list of approved types of edge treatments, see below for specific standards regarding maximum heights and treatments in front yard, side/rear yard and alley areas.

A *Approved Walls.*

- a. Masonry types include:
 - i. Lace brick: 18” to 6 feet-earth tone colors
 - ii. Low stone: 18” to 42”
- B. *Approved Fences or Fence/Wall Combinations***
Fences need to feel like an architectural extension of the house (must have landscaping)
 - a. Fence, fence/wall combinations and/or planting designs include:
 - i. Solid Stone Walls 12” to 24”
 - ii. Handcrafted, cast iron, with high gloss enamel paint or left to rust – 3 feet to 6 feet
 - iii. Timber/stone or brick combinations – 3 feet to 6 feet
 - iv. Cast iron/brick or stone combinations – 3 feet to 6 feet
 - v. “Living Fences” (wire fencing planted heavily with vines or other vegetation) 3 feet to 6 feet
 - vi. Informal shrub screen, 3 feet to 6 feet
- C. *Approved Gates and Monuments***
 - a. Gate designs and associated monuments include:
 - i. Wood, single or double leaf, 42” to 6 feet
 - ii. Handcrafted, cast iron, single or double leaf, 42” to 6 feet
 - iii. Brick and/or stucco monuments, maximum height 6 feet
- D. *Inappropriate Fence, Gate and Wall types include:***
 - a. Concrete block
 - b. Chain link
 - c. Woven wood slat or solid board fence or solid gate designs
 - d. High walls (over 4 feet) that utilize solid, opaque masonry designs
 - e. Brick designs that utilize pre-cast concrete or manufactured brick with a sharp, machined edge

2.15 Landscape Structures

Landscape structures (gazebos, pavilions, arbors, trellises, greenhouses etc.) are to be designed to appear as extensions and/or additional building components of the residence and help to define outdoor rooms. In general, landscape elements and furnishings are to be used to link and/or connect collections of buildings or to create focal points in the landscape, add texture and color.

- A.** Landscape structures may be used to ameliorate the climate and create shade, shadow and texture.
- B.** Structures are to be designed together with a planting design that softens and integrates the structure with the outdoor areas.
- C.** The height, color, materials and style used for outdoor structures should be the same, similar to or compatible with the residence.
- D.** In general, the same Guidelines that apply to architecture apply to the design of landscape structures.

2.16 Water Features – Pools and Fountains

Water features are to be designed to complement the architecture and to enrich landscaped areas.

Water features are to draw upon the southern design aesthetic and the architecture at McLemore.

- A.** Water features should complement the overall landscape design and must utilize regional materials such as natural stone, chipped stone and/or brick.
- B.** Swimming pools and spas will be approved on a Home Site by Home Site basis, are to be in scale with the Home Site size, must be in-ground with a surrounding platform not to exceed 18 inches wide; and, may only be located within backyard areas that are not visible from the golf course, public areas and/or adjoining Home Sites. Above ground pools or spas are not

permitted.

- C. Swimming pools, hot tubs and spas are to be visually connected to the residence through the use of privacy fences or walls and courtyards.
- D. Water features are to be designed using recirculating water. Pumps and other equipment are to be screened from view and housed to prevent any noise emission.

2.17 Exterior Lighting

Exterior lighting is permitted to the extent required for safety and security, but is to be kept to a minimum to preserve the visibility of the night sky. McLemore adheres to the principles of the International Dark-Sky Organization (see darksky.org) minimizing the harmful effects of light pollution, and, outdoor lighting that should:

- Be on only when needed;
 - Only light the area that needs it;
 - Be no brighter than necessary;
 - Minimize blue light emissions;
 - Be fully shielded (point downward)
- A. Lighting luminaires, sconces and path lights are to be designed and finished using traditional precedents.
 - B. Pole-mounted luminaires, sconces and path lights are to be minimized, but may be used to illuminate backyard areas for nighttime use when integrated with landscape planting that obscures the post. Mounting heights are to be no higher than necessary to achieve lighting objectives.
 - C. “Full cut off” lighting luminaires that do not allow for up-lighting are to be specified. All direct light is to shine a minimum of 20 degrees below the horizontal plane. Up-lighting of vegetation is discouraged and may only be permitted when not visible from off-site and when light does not impact the quality of the nighttime sky.
 - D. Low-intensity light sources are to be used, preferably with translucent or frosted glass lenses. Lamps with a maximum of a 40-watt bulb are allowed for site lighting and are to be shielded with simple shade devices. Lower intensity bulbs are to be used in architectural fixtures such as step lights.
 - E. The color of light is to be similar to that of daylight, that of “warm” colored light rather than “blue” light. Sources are to be in the color temperature range of 2500 –3500 Kelvin.
 - F. Lighting that uses timing mechanisms to shut off lights automatically is encouraged in parking and/or service areas. Motion detectors may be used, where appropriate. Infrared sensors are preferable to ultrasonic types.
 - G. After installation of exterior lighting, all lighting is to be tested to ensure that there is no light spill in unintended areas.
 - H. The use of incandescent lighting is to be avoided because of its inefficient energy use. Low voltage lamps and/or; Light Emitting Diode lamps (LED) which are four times more efficient and last ten times longer than incandescents, are good alternatives. If incandescent bulbs are used they are to be installed with dimming controls.
 - I. The use of alternative power technologies, such as solar photovoltaics or fuel cells, for lighting is encouraged.
 - J. On Clubhouse Lane light posts at the street are not permitted.

2.18 Address Markers and Mailboxes

Address markers are to be installed and maintained for each Home Site according to local emergency response requirements. Mailboxes must be constructed in a manner similar to the description in

Appendix E. Owners are to obtain the approved address marker design from the ARC and follow the Guidelines provided below:

- A. The address marker must be located within 30 feet of the driveway and visible from the access road to which the driveway connects.
- B. The permanent address marker must be installed by the Owner prior to occupancy.

Alternate designs responding to individual home designs and landscape conditions may be proposed but must include the following mandatory components:

- A. A mailbox and newspaper tube constructed of copper or brass; or, a combination thereof. (See note accompanying Appendix E)
- B. A post lantern constructed of copper or brass; or, a combination thereof; and, mounted with its base no higher than 6" above the supporting pillar.
- C. A 5'-0" to 5'-8" high and minimum 1'-8" x 1'-8" pillar constructed of stone, cultured stone, brick; or, a combination thereof.
- D. Minimum 5" high copper or brass lettering indicating street number.
- E. Rough sawn cedar posts or brackets.
- F. Mailboxes are not permitted on Clubhouse Lane.

2.19 Exterior Service Areas

- A. Trash disposal, outdoor work areas, utility meters and connections, transformers, air conditioning units, pool/spa equipment and similar above-ground devices are to be completely screened from off-site views and the golf course by the use of architectural devices, fencing, walls and/or plant materials. Where feasible, these areas are to be integrated into the building's architecture. Noise emission from such devices is to be contained.
- B. Trash container storage areas must be made inaccessible to wildlife. Enclosures are to be sized to accommodate a minimum of two full-sized garbage containers and provide sufficient room for recycling program bins. Trash disposal guidelines are available from the ARC.
- C. Each residence shall provide an area or areas on the rear or side yard of the Home Site to accommodate air conditioner compressors, garbage cans, the electrical service entrance, fuel tanks or similar storage receptacles or other ancillary residential functions that by nature may present an unsightly appearance. Service areas shall be convenient to the utility services and screened from view by an enclosure that is an integral part of the site development plan, using materials, colors or landscaping that are harmonious with the residence it serves.

2.20 Utilities

Owners are responsible for providing utility service lines to their homes. Utility easements have been established throughout McLemore in order to facilitate the installation and maintenance of utilities.

- A. In order to minimize site disturbance, all utility lines are to be located underground, and when feasible, under or along driveways. Utility alignments are to minimize grading.
- B. Utility boxes, including meters, are to be attached to or incorporated into the building's architecture and screened from off-site views. All exposed metal related to utilities (meters, outlet covers, etc.) is to be painted to match adjacent natural and/or building materials.
- C. As appropriate, natural gas outlets for outdoor fireplaces, fire pits and barbecues/grills are to be compliant with applicable sections of local, county, state and federal building codes.

3.0 Architectural Guidelines

The following section sets forth guidelines and standards for all work relating to the renovation, alteration or addition to the exterior finish of an existing structure and/or new construction of building(s), including Building Heights, massing, color, materials and sustainability measures. These guidelines are to be used in concert with the Matrix.

3.1 Establishing the Architectural Fabric—The Architectural Design Objectives for McLemore

McLemore has been planned as a cluster of buildings, roads and related improvements that are subordinate to the forest landscape. This concept draws from the traditions and evolution of other rural small towns in Georgia, Tennessee and North Carolina. The architecture of McLemore should reflect this small town informality and lifestyle based on the following architectural design principles:

- A.** Draw from the refined southeastern mountain vernacular to create informal, relaxed, simple building designs, rather than overly formal, classical types. While formal or classical elements may be employed, buildings should not be designed in such a way that distracts and works against the environment. Designs should respond to the size, existing tree patterns and unique attributes of the particular Home Site.
- B.** Buildings are to incorporate one or more roofs, offsets, and porch elements to create texture and to establish an informal composition. The building masses are to be “small town” in scale and mass, sized to fit comfortably on the Home Site and nestled within the trees and the community.
- C.** Incorporate porches in building designs to respond to sun orientation, views and the streetscape. The porch has evolved as one of the most important features of the southern vernacular. It establishes a community atmosphere and reinforces the informal quality of a small town. These guidelines outline standards regarding porch placement and design considerations in order to integrate the porch feature in building designs.

3.2 Building Height

In order to respect and honor the natural setting as well as prevent structures from dominating the environment, Building Heights in McLemore are to be:

- A.** In scale with the surrounding building and size of Home Site.
- B.** Lower than the existing tree canopy on the Home Site or adjoining Home Sites.
- C.** Varied from Home Site to Home Site.

All single-family detached homes shall not exceed a maximum Building Height of 36 feet, and three stories, including walkout basements, where height is measured from grade plane to the average height of the highest roof surface. The main floor elevation cannot exceed two feet above existing adjacent grade without ARC approval.

The grade is defined as the mean of the highest and lowest elevations at which the structure meets the ground. The roof is defined as the mean of the eaves and the ridge of the highest main roofline, exclusive of dormer roofs.

Regardless of the maximum Building Height, the total Building Height of any residence is to be responsive to the building form and massing, as well as the setting.

All Building Heights shall conform to County, state and/or federal guidelines and any other applicable entitlement documents for McLemore.

Residential type units other than single-family detached homes may vary from the maximum Building Height guidelines and require approval by the ARC.

3.3 Building Forms and Massing

In order to reinforce the rural atmosphere in McLemore, building compositions that are more casual and informal are preferred over static, classical forms such as the single “box” mansions of the “in

town” areas. In general, the design intent is to “unbundle” the single, formal, rectangular form into a collection of masses and volumes.

- A.** No single-family detached home may exceed two stories in height, not including a “walk-out” basement, as defined in Section 3.2. Where a “walk-out” basement is included, the top floor shall be integrated into the roof forms with gables and dormers to effectively create a two-story mass, within the roof area bearing on the first floor walls.
- B.** Building masses are to be composed of clusters of building forms fitted to the topography and natural surroundings, with stepped foundations and roof forms. One continuous roof form and ridgeline is to be discouraged and L, T or C-shape roof structures are encouraged, though care should be taken to not overly complicate the roof structure. Do not over articulate front elevations nor under-articulate side and rear elevations.
- C.** Rear and side elevations must be articulated with windows and at least one of the following: a horizontal or vertical change of material, offsets in the wall line (minimum 2 feet), porches, decks, screen porches, or, gabled roofs.
- D.** The size, massing and placement of buildings are to be responsive to the context. Every Home Site in McLemore has particular attributes not necessarily shared by adjoining Home Sites or Home Sites across the street. This means that building arrangements respond to existing trees, available views, the character and scale of the block, and any other climatic conditions such as prevailing breezes and sunlight. Designing the building to promote effective and energy efficient use of shade, shadow, breezes and daylight will also decrease long-term energy and/or resource usage.
- E.** Structures are to be simple, rectangular volumes organized in a hierarchy of masses. The composition of structures should have a clearly dominant volume (the main body) and complementary “secondary” volumes such as wings, accessory structures and/or garages.
- F.** Buildings are to be in scale with the neighborhood and articulated with deep porches, balconies, breezeways, dormers, overhangs, vertically proportioned windows, and/or exterior stairs.
- G.** Buildings are to be directed “outward” to reinforce the indoor/outdoor relationship. This means that each room may have an exterior door and an ample amount of windows. In addition, exterior stairways and/or breezeways may be used rather than relying solely on internal stairs and/or hallways.
- H.** Home Sites may have a specified Developable Area, as indicated in the Matrix (see Appendix C). Efficient building programming to reduce the size of the building footprint is encouraged. Regardless of the prescribed Developable Area, the Massing of any residence is to be responsive to the Home Site size and setting.

Residential type units other than single-family detached homes may vary from the Building Form and Massing guidelines and require approval by the ARC.

3.4 Roofs

Roof designs are to utilize roof styles that draw from forms prevalent in the southern colonial and Georgian tradition. Those roofs were generally steep and incorporated traditional dormer or shed roof elements.

Please note: Individual neighborhoods within McLemore may have additional guidelines to which owners and builders must comply or be subject to penalties for any and all violations.

A. Roof Pitch

- a.** Roof pitches for dominant roof forms are to be 7:12 to 12:12, or steeper.
- b.** Double pitch roofs may utilize a minimum 7:12 roof for the main body of the roof and a minimum 3:12 or 4:12 roof over the porch elements.
- c.** Shed roof elements including dormers may utilize 4:12 or steeper pitches.

- d. Flat roof sections may be acceptable on porches and connecting elements.
- e. Gable dormer roof pitch minimum is 7:12 or steeper pitches.
- f. Variances to the roof pitch minimums may be considered for special designs on a case-by-case basis in the sole discretion of the ARC.

B. Roof Shape

- a. Approved roof shapes are the following:
 - i. Gable
 - ii. Gable on gable
 - iii. Partial or full hip
 - iv. Double pitched
 - v. Gambrel
 - vi. Shed roof (to be used over porch element or on outbuildings).
- b. A visible hierarchy of roof forms is to be incorporated in the overall design of individual buildings as well as the overall “collection” of forms. A dominant “primary” roof plane with “secondary” roof planes is to be established. Multi-gabled (3) three or more gables on a single elevation roof forms are discouraged.

C. Roof Materials

- a. Roof materials are to be Class A fire rated and non-reflective. Approved materials include:
 - i. Standing seam metal
 - ii. Wood shake/shingle
 - iii. Copper or Zinc standing seam
 - iv. Asphalt shingle 30-year, architectural grade (240 lb) minimum.
 - v. Natural Slate (no imitation)
- b. Colors of roofs may be weathered greens, grays, browns, black, and natural galvanized tones and are to be selected and textured to blend the building into the forest landscape. An approved color palette for McLemore can be found in Appendix H.
- c. At Clubhouse Lane all main roofs must be natural slate, no synthetic will be permitted. Accent roofs if present must be copper or solid uncoated zinc.

D. Eaves, Fascias, Soffits and Cornices

- a. All exterior trim and soffit materials must be wood, fiber cement or a wood composite such as Miratec. Aluminum or vinyl trim or soffit is unacceptable.
- b. Soffit, fascia and cornice details should be appropriate to the style but under no circumstances will a simple, boxed “pork chop” cornice return be acceptable. See Appendix F.

E. Dormers

- a. Required on one story and one and one half story homes.
- b. Dormers may utilize gable, hipped or shed roof styles.
- c. Variances to dormers may be considered for special designs on a case-by-case basis in the sole discretion of the ARC.

F. Flashing

- a. All roof sheet metal work such as roof caps, flashings, vents and chimney caps must be painted to match the roof or may be copper or solid uncoated zinc.
- b. At Clubhouse Lane all flashing must be copper or solid uncoated zinc.

G. Vents and stacks

- a. All roof stacks and plumbing vents must be placed on rear slopes of roofs; provided, however, that for good cause shown, the Developer or the ARC may make exceptions

as to the placement of such roof stacks and plumbing vents.

H. Solar panels

- a. Pole or ground-mounted solar panels are not permitted. Roof mounted solar panels are permissible provided the following:
 - i. Panels must be integrated with the roof design and low-profile, mounted no more than 3 inches off the roof.
 - ii. Panels may not be visible from the street at the front of the house

I. Gutters

- a. Gutters and downspouts draining water from roofs are to be designed to empty into natural drainage systems, such as crushed rock beds or grass-lined swales, and away from foundations and paved surfaces.
- b. Gutters must be K-shape or half-round. Gutters at Clubhouse Lane must be half round copper or solid uncoated zinc.
- c. Down spouts must be round unless otherwise approved by ARC.
- d. Drip-edge gutters required.
- e. See Section 2.6 on Grading and Drainage for further information.

3.5 Exterior Walls

Exterior walls and finishes should reflect a logical and appropriate combination of colors, textures and forms to both express the structure of the buildings and to complement the vibrant, playful architectural aesthetic in McLemore. All color and finish selections are to be reviewed and approved by the ARC. Natural stone is the preferred material.

A. General

- a. Approved materials for exterior walls are the following:
 - i. Painted and/or stained wood (clapboard, board and batten, and/or shingle applications)
 - ii. Natural Stone
 - iii. Brick -earth tone colors
 - iv. Cementitious, hard coat Stucco
 - v. EIFS or synthetic stucco is not permitted.
- b. The exterior walls of buildings are limited to a maximum of three materials. Walls are to be composed primarily of wood siding with masonry for the raised basement, foundation elements and/or wall areas. Outbuildings are to utilize the same or similar materials as the main house.
- c. At a change in wall material, there is to be a break in the plane of the surface and details appropriate to the materials. Materials are to be consistently applied to all elevations of the structure.
- d. Design and detailing of materials is to result in an authentic appearing structure, with dimensions and spans of the visible materials related to their own structural properties.
- e. Refer to Appendix G for considerations regarding the selection of sustainable materials.
- f. No masonite, vinyl or soft wood trim or siding is permitted.
 - a. Stucco and brick will require a “mock wall” to be reviewed and approved or denied by the ARC.
 - b. The foundation, basement and exterior retaining walls shall be faced with either brick, natural stone or stucco, continuous to below grade.
 - c. At Clubhouse Lane main level and foundation must be masonry, natural stone or earth tone brick.

B. Siding

- a. Exterior walls must be faced with wood, brick (earth tone colors), natural stone, fiber cement siding; or, a combination thereof.
- b. Wood or fiber cement siding may be horizontal, vertical board and batten or shingle. All horizontal wood or fiber cement siding must have a 6 inches exposure or less with the exception of fiber cement beaded horizontal or shingle siding, which may have up to a 7 inches exposure.
- c. Vinyl, aluminum or masonite siding is not permitted.
- d. All horizontal changes in siding material must occur at an inside corner.

C. Stone

- a. Stone used for exterior walls is to be indigenous to the Lookout Mountain/Chattanooga area, or as established within the palette of stone established by these Guidelines. (see Appendix G)
- b. Stone surfaces are to have a structural, dry-laid or mortared joint-appearance. Mosaic patterns are not permitted. Walls are to incorporate a mix of sizes and shapes with larger stones predominantly at lower levels. Natural bedding planes are to be laid horizontally. Horizontal and vertical joints are to be frequently interrupted.
- c. Stone is to turn outside corners to terminate at inside corners and may not be used only on one wall facade.
- d. Large boulders may be integrated with foundation walls, especially at corners, in order to tie buildings to the land.
- e. The battering of stone walls is strongly encouraged.

D. Stucco

- a. Stucco may be utilized for masonry elements and is to be combined with wood components. See Appendix H for approved colors and finishes.
- b. Stucco is to have a textured finish with a 3-coat application, (scratch coat, brown coat and sand finish coat).

E. Brick

- a. Brick is generally discouraged but may be used as long as it is painted or earth toned to match the natural color of the surrounding environment.
- b. Brick may be used alone or combined with a wood infill such as lattice or horizontal fencing.

F. Wood and Fiber Cement Board Trim and Siding

- a. Wood siding materials may be used for the primary facade elements on all buildings and may be used as infill for foundation elements. In general, wood siding is to be painted to complement the overall neighborhood. See Appendix H for approved paint colors.
- b. Only fiber cement shakes, lap (smooth or textured) and ~~stucco~~ board manufactured by Nichiha, Allura and Hardie (pending approval of the ARC) are allowed for use.
- c. Lap siding length 14 feet maximum for street, common area or golf course facing sides of the house.

3.6 Windows and Shutters

Window and shutter design is to draw from the Southern Appalachian Mountains vernacular.

G. General

- a. Windows must be aluminum clad or Andersen 200 vinyl clad wood
- b. Windows must be true or simulated divided lite facing common area property. Snap-ins are not acceptable.

- c. Windows and individual lites are recommended to be vertically proportioned.
- d. All mullions at ganged windows must be 1 3/4" wide or greater, not including the window frame or sash. Casing at windows and doors must be 3 1/2" reveal or greater at siding.
- e. Windows and doors in brick or stone must include a brickmold.

H. Windows

- a. Building designs are to incorporate generous window areas.
- b. Windows or window groupings are to be sized to be in scale with the exterior wall on which they occur. Window design is to utilize a consistent style and/or vernacular on all sides of the building. Windows on subordinate wings or on upper floors will typically be smaller than on the dominant volume and/or main floors.
- c. The window vocabulary is to be based on the traditional principles of multi-paned, vertically oriented, 6 over 6, 4 over 4 or multi-paned over single-paned designs:
 - i. Casement, double and/or triple-hung, with a 3 inch sill
 - ii. Wood or clad windows
 - iii. Large windows that are subdivided with structural members or integral (not snap-in) muntins.
 - iv. Accent windows that use a triple unit, round, octagonal or elliptical design.
- d. Large areas of glass are to be shaded with projecting roof overhangs, balconies or porches to minimize glare and decrease heat gain.
- e. Approved window manufacturers are limited to the following brands:
 - i. Andersen
 - ii. Marvin
 - iii. Jeld Wen
 - iv. Kolbe
 - v. Sierra Pacific
 - vi. Other manufacturers with ARC review and approval

I. Shutters

- a. Shutters may be used both for doors and window elements. Shutters are to appear to or be operable, with hinges and shutter-dogs wood or solid PVC and may be paneled, louvered or boarded to match the style of the house.
- b. Shutters may be painted dark grays, dark browns, blacks, or medium to dark greens (See Appendix H). Colors shall complement the exterior finish materials and trim used on the building.
- c. Double shutters are to be full sash height and half the sash width for the window or door they adjoin. Single shutters shall be full sash height and the full sash width for the window or door they adjoin.

3.7 Doors and Front Entrances

Front entrances should be emphasized and clearly stand out on the front elevation without being overstated. Entrances that recede from the front façade such that it is difficult to see the front door from the street are unacceptable. Porches or a traditional “front stoop” that are covered with accent roofs are encouraged. Entry doors must be emphasized with architectural detail trim, sidelights or transoms.

Door designs and placement are to draw from the historic traditions, which typically included multi-pane single and double door units that incorporated a panel design in the bottom third of the door. Multi-pane French doors were often used instead of windows on main floor living areas to open out to expansive porches and exterior terraces.

- a. Front door must be wood. Aluminum clad, wood or fiberglass doors acceptable elsewhere.

- b. Main entry doors may incorporate arched and/or rectangular transoms.

3.8 Chimneys and Roof Projections

Chimneys shall be scaled appropriately to the size and style of the home and shall consist of brick, stone or stucco. Exposed metal flues are not permitted.

Chimney designs and/or roof projections are to be compatible with the structure from which they project. All chimneys are to be built of masonry units drawing on prevalent historic designs, and match or be similar to the masonry foundation materials used, and shall extend completely to the ground plane. Chimneys floating above the ground plane are not allowed. Other projections such as vents and/or flues are to be located in areas not visible from the street and painted to match the roof color.

All flashing is required to be copper and/or aluminum and compliant with standards of valley flashing, step flashing and/or drip edge.

3.9 Porches, Verandas and Decks

Raised porches and/or decks are an important component of establishing McLemore character. Porches provide a transition between the indoors to the outdoors, take advantage of the cooling effects of breezes and lend texture, scale and a “social” character to the community.

- A. Porches, verandas, decks and patios are to be designed as extensions of the indoor rooms. In general, the foundation element should raise the porch or first floor level a minimum of 30 inches from finished grade.
- B. Porches will generally have a minimum depth of 6 feet.
- C. Column and railing designs are to be consistent with the detailing of the house and McLemore character – that of a relaxed, informal, small town. Highly decorated or ornate railing styles are inappropriate.
- D. If visible from the street or offsite, the underside of porches, decks and balconies shall be finished to a level consistent with the exterior materials and trim of the residence and combined with an integrated planting scheme.
- E. Porches and decks and each of the components thereof may be constructed from wood, brick, durable synthetic materials, or stone.
- F. Concrete landings are permissible for secondary side entries not facing a street.
- G. Decks shall not be constructed with more than one foot of exposed wood posts, rather support columns shall be constructed of masonry, stone, brick or heavy timbers 10” x 10” or greater.
- H. Railings may be metal with a painted finish, cable railing, wrought iron or wood. Face nailed wood pickets are not permissible. 2” x 2” wood baluster not permissible
- I. At Clubhouse Lane all railings must be wrought iron or cable railing with wrought iron newel posts.

3.10 Posts, Piers and Columns

- A. Acceptable materials for posts, piers and columns are wood, brick, natural or manufactured stone, stucco over concrete or CMU; or, pre-manufactured fiberglass.
- B. Posts, piers and columns should be topped with an entablature or beam and should never directly support a soffit.
- C. At traditional column details the entablature/beam should be the same width as the column shaft and should never project beyond the column capital.
- D. Posts must be a minimum of 6”x 6” nominal.

3.11 Outbuildings – Garages, Carriage Houses and/or Ancillary Structures

The intent at McLemore is to create an informal living environment that uses the principles behind the community patterns of small towns in Georgia, Tennessee and North Carolina. Any approved outbuilding is to be located within designated setback areas noted in the Matrix.

- A.** Approved outbuildings are to be subordinate to the main house and are to utilize the same or similar detailing and stylistic qualities.
- B.** In general, these structures are to use the same materials as the main residence, but may be more playful and whimsical in design.
- C.** Outbuildings and/or ancillary structures may have a maximum building height compliant with Section 3.2 Building Height.
- D.** Outbuildings, such as garages, must be connected to the main structure with side facing bays, unless submitted to and approved by the ARC. Such structures, if approved by the ARC may be freestanding or connected to the main house by outdoor rooms and/or architectural projections such as breezeways or trellises.

3.12 Colors and Finishes

Exterior colors should be of low-intensity with natural hues appropriate to a wooded setting. Stark white field colors are not permitted. White trim colors must be antique white or warmer with an LRV (Light Reflectance Value) of 70 or lower.

Field and accent colors are to be selected to blend buildings into the natural forest setting. An approved color palette can be found in Appendix H.

- A.** Building elements are to comply with the approved color palette and may have the following general color ranges.
 - a.** Roofs are to be medium to dark browns, grays, greens and black.
 - b.** Walls are to be in accordance with the approved color palette (including beiges, browns, light greens and grays) with a non-shiny finish, and an LRV of 60 or lower. Stone color is to relate to existing rock outcroppings around the site (typically gray and brownish-gray in color). Bright, reflective stone such as white or buff limestone is not appropriate.
 - c.** Trim and accent colors are to be lively, rich tones (greens, blues, browns, dark green, grays and/or blacks).
 - d.** Porch railings to be stained shades of brown or black in accordance with house colors.
 - e.** Timber and Stone Fences to be stained shades of brown and black.

3.13 Skylights and Satellite Dishes

Skylights and satellite dishes are to be integrally designed into the roof structure and located on the back of structures so as not to be visible from the street and/or adjoining Home Sites. Skylight glazing may not be backlit or manufactured of reflective material. Skylight framing and glazing is to be colored or coated to match adjacent materials.

3.14 Solar Equipment

Solar power generating equipment is encouraged but should be integrated into the architectural design of the roof structure and in areas less visible from the street, Golf Course or neighboring Home Sites. All solar designs and locations are to be reviewed and approved by the ARC. Security Measures Exterior high-intensity lighting, if used, must be designed to avoid prolonged periods of usage through the use of motion sensors and timers.

4.0 Design and Construction Process

This section provides a guide for the design and construction process for the McLemore community.

The process involves a series of meetings between the Owner, their design team and the ARC. The design review process begins with an informal introductory meeting and concludes with the completion of construction. Along the way are series of meetings, or check points, designed to ensure a smooth and efficient review of the building and site design. The ARC is committed to assisting Owners through the design review process, summarized in Appendix L - McLemore Design and Construction Process. The ARC should be thought of as a member of the Owner’s design team as opposed to a “regulatory review agency.”

4.1 Project Types to be Reviewed

ARC review and approval is to be obtained for all project types listed below:

- A. New construction.** Construction of any new, freestanding structure, whether as a residence, Accessory Structure or landscape structure and associated site improvements (including grading, drainage and utility improvements).
- B. Home Modifications –**
 - a.** Minor Modifications include painting the exterior of the home, installation of play equipment, statuary, fences, landscape improvements, tree removal, irrigation, etc.
 - b.** Moderate Modifications include grading (for any excavation and/or fill involving more than 50 cubic yards of dirt), swimming pools or spas, driveways, decks, porches/patios, fire pits, gazebo or outbuilding, landscape structures or drainage that alter an existing landscape.
 - c.** Major Modifications include any new construction or rehabilitation to an existing building, room addition or landscape structure that alters the original Massing, exterior finishes, window placement, roof design, exterior lighting and/or other significant design elements.

The ARC will evaluate all development proposals on the basis of the Guidelines. Some of the Guidelines are written as broad standards, and the interpretation of these standards is left up to the discretion of the ARC and the County.

4.2 Approved Design Professionals

The design team should be comprised of the following Consultants (as necessary), all of whom are to be registered within the State of Georgia, except where specifically exempted by the ARC at the Pre-Design Conference:

- A.** Architect
- B.** Landscape Architect
- C.** Structural and Civil Engineers
- D.** Contractor
- E.** Additional professional consultants as required

4.3 Design Process Overview – New Residence

The McLemore design review and construction process, unless otherwise noted, takes place in eight steps and as outlined in Appendix L - “McLemore Design and Construction Process”

- A.** Pre-Planning (see Section 4.9)
- B.** Planning – Predesign Conference (see Section 4.10)
- C.** Conceptual Design (see Section 4.11)
- D.** Final Design (see Section 4.12)
- E.** Pre-Construction (See Section 4.15)
- F.** Construction (see Section 5.0)

G. Landscape (see Sections 5.2)

H. Closeout (see Section 5.3)

Once the Owner has secured final design approval from the ARC, the Owner must receive approval from Walker County or Dade County. The Owner also must meet all submittal and approval requirements for any further approvals required by the County and any other requisite authorities.

The Owner is to commence construction within one year of final design approval. If the Owner fails to begin construction within this time period, the approval may be revoked by the ARC and a new application must be submitted to the ARC by the Owner. All landscape improvements are to be installed within one summer season of building occupancy. Written approval from the ARC is required prior to any time extensions for construction and/or landscape installation.

4.4 Design Review Process – Modifications

Specific submission requirements will be determined on a case-by-case basis as required by the nature of the improvement. Owners and/or Consultants are to contact the ARC to verify whether an improvement qualifies as a Minor or Moderate Modification and therefore may be submitted utilizing Appendix H – “Design Review Application – Modifications” and reviewed as part of an abbreviated three-step review process:

A. Final Design Review

B. Construction Monitoring

C. Final Observation

Improvements deemed by the ARC to be Major Modifications will be submitted utilizing Appendix G – “Design Review Application – New Residence” and reviewed and constructed per the eight-step process described in Section 4.3.

4.5 ARC Actions and Approvals

The ARC’s action on matters is to be by a majority vote of the ARC. The ARC will keep and maintain a record of all actions taken by it.

If an Owner disagrees with the ARC’s written conclusions from a meeting or application, the Owner and/or Consultant(s) may appeal the decision in accordance with the procedures set forth in the Declaration.

4.6 Right of Waiver

The ARC has the authority to approve deviations from portions of the Design Guidelines. Any request to deviate from these Guidelines will be evaluated at the sole discretion of the ARC. Prior to the ARC approving any deviation from the Guidelines, it must be demonstrated that the proposal is consistent with the overall objectives of the Guidelines and will not adversely affect adjacent properties or McLemore as a whole.

4.7 Non-Waiver, Inadvertent Precedents

The ARC’s approval of any plans, drawings or specifications for any work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing or specification subsequently or additionally submitted for approval. For example, the ARC may disapprove an item shown in the final design submittal even though it may have been evident and could have been, but was not, disapproved at the Preliminary Design Review. Failure to enforce any of these Design Guidelines shall not constitute a waiver of same. An oversight by the ARC of non-

compliance at any time during the review process, construction process or during its final inspection does not relieve the Owner/Developer from compliance with these Guidelines and all other applicable codes, ordinances and laws.

4.8 Application Fees

In order to defray the expense of reviewing plans, monitoring construction and related data, and to compensate consulting Architects, Landscape Architects and other professionals, the ARC has established a total design review fee for the Design Review Process payable upon submittal of the initial project application. This fee does not include any additional fees that may be payable to Walker County or Dade County for its design review process. Fees for resubmission may also be required by the ARC on a case-by-case basis. Application fees may be amended from time to time, as needed. A current fee schedule may be obtained from the ARC office. See Appendix I.

4.9 Pre-Planning

- A.** Select design and construction team (See Section 4.2)
- B.** Prior to scheduling the Pre-Design Conference, the Owner, the Architect and Landscape Architect, as necessary, are to review all applicable Declarations and Design Guideline documents for McLemore.
- C.** Obtain site survey: A property survey at a minimum scale of 1" = 20'-0" showing existing topography at one-foot contour intervals is to have been obtained by the Owner prior to the Pre-Design Conference. The survey is to include building setbacks, tree coverage and species, individual trees of 6" dbh and greater, and, any existing utilities, rock outcroppings, property lines, easements and other legal encumbrances.

4.10 Planning Pre-Design Conference

Prior to preparing any drawings for proposed improvements, Owners, their Architect and Landscape Architect, and other consultants as necessary, are to meet with a representative of the ARC on the applicable Home Site to review the site survey mentioned above, discuss proposed plans and to resolve any questions regarding building requirements or setbacks. In some cases, at the discretion of the ARC, this meeting may be conducted by conference call.

This meeting initiates the review and approval process. The parameters and directives identified at each Pre-Design Conference remain valid for one year. If the submittal of a preliminary design does not occur within twelve months of the Pre-Design Conference, a supplementary Pre-Design Conference may be required to review any changes in site conditions and/or revisions to the Design Guidelines.

Additional information may be requested by the ARC, as necessary to describe the project. The Pre-Design Conference may be scheduled by contacting the ARC at least 14 working days prior to the desired meeting date. The ARC will provide meeting minutes to the Owner within 10 business days after the site visit.

4.11 Conceptual Design

- A.** The Conceptual Design Review is to be scheduled within eight months of the Pre-Design Conference. During the Conceptual Design Review, the ARC will review application submissions to ensure that:
 - a.** All structures are sited to step with the topography, blend into the landscape and minimize grading and site impact.
 - b.** The transition between the building and the surrounding Home Sites and environment accomplishes the intent and specifics of the Guidelines.
 - c.** Building massing, roofs, materials and other site and architectural improvements are

consistent with the Design Guidelines and any adjacent buildings and/or outdoor amenities.

B. Conceptual Design Review Submission Materials

The Conceptual Design Review package is to adequately convey (as appropriate and applicable) existing site conditions, constraints, building orientation and design, vehicular and pedestrian access, the proposed use of exterior materials and the conceptual landscape design. All plans are to be prepared by design professionals as described in Section 4.5. The package is to include an electronic pdf file of all plans and documents. Applications are to be submitted a minimum of 14 working days prior to the desired meeting date. A preliminary design submittal will not be considered complete until the ARC has received ALL of the following materials:

- a. Application Form and Fee. A completed Conceptual Design Review Application form (see Appendix I). At this time the conceptual design review fee is to be paid in full (see Section 4.16).
 - b. Property Survey. (1" = 20'-0" minimum scale) A property survey prepared by a licensed surveyor indicating property boundaries, the Building Envelope (as defined by setbacks in the Matrix), the area of the property, all easements of record, utility locations, existing tree coverage, species and location of all trees greater than 6" dbh, rock outcroppings and any significant drainages, as applicable.
 - c. Site Plan. (1" = 20'-0" minimum scale) Showing the location of the Building Envelope, existing topography, proposed grading, Area of Disturbance, conceptual drainage, the building outline, proposed finished floor elevations, garage and guest parking, driveway, terraces, patios, fire pits, fences, walls, tree and vegetation coverage, including trees to be removed; and, special terrain features to be preserved.
 - d. Floor Plans. (1/8" = 1'-0" minimum scale) For all proposed structures, including proposed uses; wall, door and window locations; overall dimensions; finished floor elevations; and total square footage of all floors-
 - e. Roof Plans. (1/8" = 1'-0" minimum scale) For all proposed structures, including roof pitches, materials and the location of chimneys, satellite dishes, solar panels and other roof projections.
 - f. Exterior Elevations. (1/8" = 1'-0" minimum scale) Showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch, roof projections (chimneys, vents, satellite dishes, solar panels) and a preliminary indication of all exterior materials and colors
- C.** The ARC reserves the right to amend Conceptual Design Review submission requirements on a case- by-case basis as required by conditions and considerations particular to each Home Site and/or improvements. Once a complete submission has been received, the ARC will notify the Owner in writing of its receipt and schedule the Home Site for the next available Conceptual Design Review meeting. The ARC will review and comment on the application at the meeting and will subsequently provide the Owner with the conclusions of the meeting in writing within 10 business days of the meeting.
- D.** If required, corrected materials are to be provided to the ARC within 30 days of issuance of the meeting's conclusion. A second review meeting may be necessary to review corrected and/or new materials. An additional design review fee may be required by the ARC for any resubmission.

4.12 Final Design

- A.** The Final Design Review is to be scheduled within eight months of Conceptual Design Review approval. During the Final Design Review, the ARC will review plan submissions to ensure that:
- a. Any critical issues discussed at the Conceptual Design Review have been addressed and resolved.

- b. Building details, materials and colors are appropriate for the site and comply with the Design Guidelines.
 - c. All other improvements are designed in accordance with the Design Guidelines.
- B. Final Design Review Submission Materials**
- The Final Design Review package is to adequately convey (as appropriate and applicable) existing site conditions, constraints, building orientation and proposed improvements. All plans are to be prepared by design professionals as described in Section 4.5. The package is to include an electronic pdf file of all plans and documents. Applications are to be submitted a minimum of 14 working days prior to the desired meeting date. A Final Design submittal will not be considered complete until the ARC has received the following materials:
- a. Application Form. A completed Final Design Review Application form (see Appendix G). At this time the final design review fee is to be paid in full (see Section 4.8).
 - b. Site Plan. (1" = 20'-0" minimum scale) Showing location of the Building Envelope, existing topography, proposed grading, Area of Disturbance, all buildings, finished floor elevations, the driveway, address marker, culverts, drainage channels, parking area, outdoor areas, fire pits, protected plants and terrain features, vegetation and trees greater than 6" dbh to be removed, utility sources and connections, air conditioning and condensing units, site walls and any other improvements, as appropriate.
 - c. Grading, Drainage and Erosion Control Plans. (1" = 20'-0" minimum scale) Showing existing and proposed grades, all drainage structures and/or other drainage design solutions, and cut and fill calculations. Plans are to also indicate the size of stockpiles, where they are to be located on the Construction Site and the length of time they will remain. The extent and location of sediment fencing and measures taken to control erosion during grading and construction are also to be indicated.
 - d. Landscape Plans and Review Fee. (1" = 20'-0" minimum scale) Including irrigation plans with locations of main irrigation lines, areas of automatic irrigation, type of controls and heads; proposed plant materials, sizes, and locations; vegetation to be removed; tree protection plan; areas of planting, water features, patios, decks, courtyards, fences, walls, utility layout, service areas and any other significant design elements; top and bottom of wall elevations; and material specifications. (Submission of Final Landscape Plan may be delayed to no more than five months prior anticipated completion or CO)
 - e. Lighting Plan. (1/8" = 1'-0" minimum scale) Including locations of all exterior architectural and landscape light fixtures. Cut sheets are to be submitted for all proposed fixtures and bulb types, including wattage specifications.
 - f. Floor Plans. (1/8" = 1'-0" minimum scale) For all proposed structures, including proposed uses; wall, door and window locations; overall dimensions; finished floor elevations and the total square footage of all floors.
 - g. Roof Plans. (1/8" = 1'-0" minimum scale) For all proposed structures, including roof pitches, materials and the location of chimneys, satellite dishes, solar panels and other roof projections.
 - h. Building Sections. (1/8" = 1'-0" minimum scale) Indicating existing and proposed grades and finished floor, ceiling plate and ridgeline elevations.
 - i. Exterior Elevations. (1/8" = 1'-0" minimum scale) Showing both existing and proposed grade lines, ridge heights, roof pitch, roof projections (chimneys, vents satellite dishes, solar panels) exterior materials and colors.
 - j. Details. (1/4" = 1'-0" minimum scale) Details of doors, windows, rafter tails, rails, wall openings, retaining walls, address marker identification sign (if proposed) and other architectural elements that establish and further describe the character and overall style of the house.
 - k. Cut Sheets. Cut Sheets of all exterior materials and colors, including:

- Roofs
- Stone treatments
- Wall siding - Exterior trim
- Windows - Doors
- Railings
- Paving

1. Erosion Control. Erosion control is an important aspect of the building process. Erosion control sediment fencing must be installed before any lot clearing, material deliveries or construction begins. A single row of sediment fencing is required on the downhill side of the entire disturbed site and a double row along streams, ponds and lakes.
- C. The ARC reserves the right to amend Final Design Review submission requirements on a case-by-case basis as required by conditions and considerations particular to each Home Site and/or improvement.
- D. Final Design Review Meeting –
Upon receipt of a complete submission, the Final Design Review will be scheduled for the next available meeting (see Section 4.15 for ARC schedule). The ARC will review and comment on the application at the meeting and will subsequently provide the Owner with the conclusions of the meeting in writing within 10 business days of the meeting.

Corrected materials are to be provided to the ARC within 30 days of issuance of the meeting’s conclusion. A second review meeting may be necessary to review corrected and/or new materials. An additional design review fee may be required by the ARC for any resubmission.

Final design approval must be obtained from the ARC prior to submitting materials to Walker County or Dade County to secure County Design Review approval and, subsequently, all applicable building permits.

Owner notifies ARC of application to County, as well as any adjustments to ARC approved plans that result from County review and approval.

4.13 Subsequent Changes New Change Review Form

Subsequent construction, landscaping or other changes in the intended improvements that differ from approved final design documents, sample boards or the mock-up are to be submitted to the ARC for review and approval prior to making changes.

A non-refundable Change Review Fee per occurrence is due for any proposed exterior changes to the approved documents. Any proposed change must be documented and submitted with the fee to the ARC for approval prior to making any change. See Appendix H for Modifications Design Review Application and Appendix I for list of fees.

4.14 Compliance Deposit and Impact Fee

After the ARC approves the proposed Construction Management Plan as described in Section 4.8 and prior to commencing any Construction Activity, a Compliance Deposit in the amount of \$15,000 is to be delivered to the ARC as security for the project’s full and faithful performance during the construction process in accordance with ARC-approved final plans.

Additionally, a non-refundable fee of \$5000 is due upon approval of final plans and prior to the commencement of construction. The fee is required to cover impacts/damage to the existing road network.

The Compliance Deposit is to be made payable to the following:

The Residences of McLemore Homeowner's Association
c/o Scenic Land Company
820 Broad Street
Suite 400
Chattanooga, TN 37402

The amount of the Compliance Deposit and Impact Fee may be revised by the ARC from time to time as necessary.

The ARC may use, apply or retain any part of a Compliance Deposit to the extent required to reimburse the ARC for any cost it may incur on behalf of the project's Construction Activity. The ARC is to be reimbursed for any costs incurred to restore the Compliance Deposit to its original amount. Construction Activity shall be halted until the Compliance Deposit is brought up to the original amount.

The ARC shall return the Compliance Deposit to the depositor within 30 days of issuance of the Compliance Certificate.

4.15 Pre-Construction

- A.** The Pre-Construction Conference is to be held prior to beginning site clearing. All conditions of final design approval are to be met prior to scheduling the Pre-Construction Conference.
- B.** Pre-Construction Conference request must be submitted at least 10 working days prior to the desired meeting date.
- C.** During this meeting, the Contractor meets with an authorized representative of the ARC to review the approved final plans, the Construction Guidelines and to coordinate scheduling and construction activities with the ARC. The Contractor is to bring to and/or complete the following items prior to the conference:
 - a.** Compliance Deposit and Impact Fee (See Section 4.14)
 - b.** Construction sign details (see Section 5.0.N)
 - c.** Contractor Emergency Contact Information
 - d.** Staking and tree taping (as described below):
 - Prior to the Pre-Construction Conference, the Owner is to stake the corners of the property and Building Envelope, proposed buildings, any proposed building additions, driveway centerlines and all other major improvements. Ridgeline flagging is to indicate proposed Building Heights at all major ridgelines.
 - Tree groupings proposed for removal are to be marked in the field with red tape. Trees to be pruned and/or limbed are to have blue tape tied to the limb and/or area of trimming.
 - e.** Erosion control silt fencing installed on-site.
- D.** No later than 5 business days after the initial site meeting the ARC will provide a written response indicating the terms for proceeding with clearing of the site. Subsequent to site clearing and prior to any excavation the contractor will stake the perimeter of the house footing and excavation for ARC review and final approval.

5.0 Construction

To assure the construction of any improvement within McLemore occurs in a safe and timely manner without damaging the natural landscape and while minimizing disturbance to residents or guests, the Construction Guidelines as put forth in Sections 5.1 through 5.17 will be enforced

during all Construction Activities. The Owner of a Home Site shall be responsible for any violations of the Construction Guidelines, as well as Design Guidelines, by any Contractor, subcontractor, agent, or employee performing any activities on behalf of the Owner within McLemore, whether located on the Home Site or elsewhere within the community.

A. Construction Review Observations

During construction, the ARC will check construction to ensure compliance with approved final design documents. These observations are specified in Sections 5.2 and 5.3 of this document. If changes or alterations have been found that have not been approved, the ARC will issue a Notice to Comply.

B. Notice to Comply

When as a result of construction monitoring/observations the ARC finds changes and/or alterations to the final design that have not been approved or a non-compliance with the Construction Guidelines, the ARC will issue a Notice to Comply within three (3) working days of the observation. The ARC will describe the specific instances of non-compliance and will require the Owner to comply or resolve the discrepancies. The ARC reserves the right to issue a “stop work” order in cases of severe non-compliance.

C. Construction Parking Areas

All vehicle and parking areas are to be managed in accordance with the following requirements:

- a. All vehicles are to be parked in approved parking areas, as shown on the approved Construction Management Plan (See Section 4.8.1).
- b. Vehicles parked on the road may not impede access to normal traffic and emergency vehicles, including fire trucks. Where parking on the shoulder occurs, all damage to the shoulder and landscape is to be repaired by the Contractor continually and not left for the end of construction. Vehicles may not be parked outside of the Construction Area.
- c. No vehicle repair during construction is allowed on the Home Site except in case of emergency or within a fully enclosed garage.

D. Delivery and Storage Materials and Equipment

Each Contractor is responsible for ensuring his/her subcontractors and suppliers obey all posted speed limits and traffic regulations. Fines will be imposed by local police and/or the ARC against the Contractor, Owner and/or Compliance Deposit for repeated violations. The following additional guidelines apply to all material delivery and storage:

- a. All building materials, equipment and machinery are to be delivered to and remain within the Building Envelope. This requirement includes all building materials, earth-moving equipment, trailers, generators, mixers, cranes and any other equipment or machinery that will remain on the Construction Site overnight.
- b. Delivery vehicles may not drive across neighboring properties to access a Construction Site.

E. Fire and Safety Precautions

Fire safety standards are regulated by the County. All Contractors are to refer to County codes regarding fire safety. The following additional fire and safety precautions are to be adhered to at all Construction Sites:

- a. On-site fires are not allowed.
- b. All fires are to be reported even if it is thought to be contained, extinguished or already reported.
- c. One or more persons are to be appointed as the individual(s) responsible for reporting emergencies and/or phoning 911.
- d. Access for emergency vehicles is to be maintained at all times.
- e. Access to fire hydrants, emergency water tanks and emergency turnouts are not to be blocked at any time.
- f. Smoking materials are to be discarded in approved containers.
- g. A minimum of one shovel and two 20-pound ABC-Rated Dry Chemical Fire

Extinguishers are to be mounted in plain view.

- h. All equipment, including small tools, is to utilize a working spark arrestor.

F. Construction Trailers and/or Temporary Structures

Upon approval of the Construction Management Plan as part of the Final Design Review Submission (see Section 4.8.1) and receipt of the building permit, a temporary construction trailer or portable field office may be located on the building site within the Building Envelope, subject to the following guidelines:

- a. The type, size and color of construction trailers are to be approved by the ARC during the Pre-Construction Conference.
- b. Construction trailers or field offices may not be placed on site earlier than two weeks prior to the actual start of continuous construction activity.
- c. Provisions for temporary power and telephone line are to be installed as needed.
- d. The construction trailer is to be removed prior to application for the Certificate of Occupancy.

G. Sanitary Facilities

Owners and their Contractors are responsible for providing adequate sanitary facilities for construction workers. Portable toilets are to be located within the Building Envelope and in a discreet location, as approved on the Construction Management Plan. Sanitary facilities are not to be located within 50 feet of drainages and/or other sensitive resources.

H. Debris and Waste Removal and Recycling

The following debris and waste removal and recycling procedures are to be adhered to at all Construction Sites:

- a. Immediate access to a dumpster is required.
- b. Trash and debris are to be cleaned up at the end of each day. Trash and debris are to be removed or recycled (as appropriate) from each Construction Site at least once a week and transported to an authorized disposal site.
- c. Trash and recycling receptacles are to be located within the Building Envelope, alongside the access drive, and obscured from views off-site.
- d. Dumping, burying and/or burning trash is not permitted anywhere within McLemore.
- e. Heavy and large debris, such as broken stone and wood scraps, are to be removed or recycled from the site immediately upon completion of each work trade.
- f. Concrete washout, from both trucks and mixers, is to be contained within the Building Envelope and concealed by structure or covered with backfill. Concrete washout in road rights-of-way, setbacks or on neighboring properties is strictly prohibited.
- g. During the construction period, each construction site shall be kept neat and is to be properly policed to prevent it from becoming a public eyesore, nuisance, or detriment to neighboring properties. Owners are responsible for any cleanup costs incurred by the ARC or the Association in enforcing these requirements.
- h. Dirt, mud and/or other debris is to be promptly removed from public or private roads, open spaces, driveways and/or other portions of McLemore. All stockpile areas are to be consistent with those shown on the approved Construction Management Plan.

I. Excavation, Grading and Erosion Control

During construction, erosion is to be minimized on exposed cut and/or fill slopes through proper soil stabilization, water control and re-vegetation. To insure proper control of erosion and sedimentation, the procedures outlined below are to be followed. All measures are to comply with the local Development Code, state and federal ordinances, regulations and permits.

J. Blasting

The ARC is to be notified a minimum of two weeks in advance of any proposed site blasting. All required permits are to first be obtained from the County. Additional requirements are listed below:

- a. Blasting may only be done by licensed demolition personnel, with insurance coverage as mandated by county and state statutes.
- b. The ARC may require documentation of anticipated seismic effects, with confirmation that such effects will not be injurious to other persons or properties, public or private, and that all appropriate protection measures will be taken.
- c. The ARC may require additional insurance to cover potential damages from blasting to adjoining improvements and properties.
- d. All excess material resulting from blasting, as well as any other excess excavation materials, is to be promptly removed from McLemore.

K. Tree and Habitat Protection

The following guidelines apply to tree and habitat protection during construction operations:

- a. Trees are not to be removed without prior approval from the ARC.
- b. Before construction starts, exclusionary fencing is to be installed around the habitats and/or trees in compliance with these guidelines.
- c. Fencing material is to be highly visible and sturdy.
- d. Construction equipment or activity is not permitted within the fenced area (exclusionary zone) without written authorization from the ARC.
- e. Adequate drainage is to be provided to prevent ponding of water around the base of trees.
- f. Soil compaction is to be avoided around all trees.
- g. Mesh netting is to be used to protect trees from dust and paint drift.

L. Damage, Repair and Restoration

Damage and scarring to other property, including streets, neighboring properties, existing buildings, roads, driveways and/or other improvements will not be permitted. If any such damage occurs, it is to be repaired and/or restored promptly at the expense of the person causing the damage or the Owner of the Home Site.

- a. The Owner and Contractor are financially responsible for site restoration/re-vegetation and refuse removal necessitated on any and all adjacent properties as a result of trespass or negligence by their employees or sub-contracted agents.
- b. Any property repair costs as mentioned above, incurred by the ARC, Declarant or Association, are to be taken out of the Compliance Deposit or billed to the Owner.

M. Right to Fine – see Appendix J

The ARC reserves the right to issue fines to the Owner and/or Contractor, or to apply the fine to the posted Compliance Deposit, for the violation of any of the procedures set forth in these Construction Guidelines. All fines imposed will be responsive to the nature and consequences of the violation.

N. Construction Signs

One temporary construction sign per Home Site is permitted during construction, subject to the following guidelines:

- a. The sign is not to exceed six (6) square feet.
- b. The design and information indicated on construction signs are to conform to examples provided by the ARC.
- c. Construction signs may be free-standing or mounted to a construction trailer, but in all cases are to be located within the property boundaries and visible from the adjacent roadway.
- d. Construction signs are to be submitted to the ARC for approval at the Pre-Construction Conference and are to be removed prior to the issuance of a Temporary or Final Certificate of Occupancy.
- e. Signs are to include address information per the requirements of local emergency response agencies.
- f. Emergency contact information is to be posted on the back side of the construction

sign, out of view from the road.

5.1 On-Site Exterior Finishes Review

To assist with appropriate color selection, a sample of all exterior colors with stone, roofing, window and other materials shall be prepared for the ARC and Owner to review on site no later than completion of framing and dry-in. (See Section 2.10) Any changes in color selection as a result of this meeting will not require payment of a Change Review Fee.

5.2 Landscape

- A. For Applicants who choose not to submit a landscape plan with the Project Application, it is required that an on-site meeting with the Owner, landscape designer/architect/installer and ARC representatives is held upon completion of backfilling and rough grading and prior to beginning your design to discuss general requirements and possible design solutions.
- B. Upon completion of the Landscape Plan per Appendix D, the Plan and a Landscape Review Fee must be submitted to the ARC a minimum of 5 months prior to anticipated completion or CO.
- C. Depending upon timing and weather the Owner has up to 6 months after receiving the CO to complete landscape.

5.3 Closeout

- A. Compliance Certificate
Home construction, including landscaping, is to be completed within 18 months of commencement. Upon completion of construction, the Owner and/or Contractor are to give written notice to the ARC requesting a Final Observation (see Section xx). The ARC will make a final inspection of the property within 30 days of notification. If construction is complete and in compliance with ARC, the ARC will issue a Compliance Certificate (subject to completion of landscape installation) within this same 30-day period. The Owner is not to take occupancy of any improvement(s) until final home construction approval is obtained from the ARC. If it is found that the work was not done in compliance with the approved final design documents, the ARC will issue a Notice to Comply, specifying the particulars of noncompliance, within three (3) working days of the observation. All non-complying improvements are to be promptly corrected within 21 days of the observation.
- B. The Compliance Deposit (see Section 4.14) will be released within 30 days of the ARC's issuance of the Compliance Certificate.

Severability. If a court of competent jurisdiction determines any provisions of the Design Guidelines are illegal, invalid or otherwise unenforceable, then the remainder of these Design Guidelines shall not be affected, and each remaining provision hereof shall remain valid and enforceable to the fullest extent permitted by law; and in lieu of such illegal, invalid or unenforceable provision, there shall be added automatically as a part of these Design Guidelines a provision as similar in terms to such illegal, invalid or unenforceable provision as may be possible in order to be legal, valid and enforceable. If any provision hereof is capable of more than one construction, one of which would render the provision void and any other of which would render the provision valid, the provision has the meaning that renders it valid.

Appendix A - Definitions

ACCESSORY STRUCTURES

Any building detached from and subordinate to the main building, including Secondary Residential Units, garages, pavilions, gardening sheds, and/or art studios.

APPLICANT

An Owner and/or Owner's Consultant that is applying for approval on the new construction, renovation, alteration, addition and/or any other improvement to any building and/or Home Site.

ARCHITECT

A person licensed to practice architecture in the State of Georgia.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

See definition contained in the Declaration.

AREA OF DISTURBANCE

The area surrounding Construction Activity that is impacted by such construction.

BOARD OF DIRECTORS (BOARD)

See definition contained in the Declaration.

BUILDING COVERAGE

The percentage of total site area occupied by structures, paving for vehicle use, and all other impervious surfaces. Structure/building coverage includes the primary structure, all accessory structures (e.g., carports, garages, patio covers, storage sheds, trash dumpster enclosures, etc.). Structure/building coverage does not include eave overhangs, second-story balconies, and decks that allow for the drainage of water through the deck surface and are a minimum of ten feet above the finished grade at all points. Structure/building coverage is measured from exterior wall to exterior wall. Pavement coverage includes areas necessary for the ingress, egress, outdoor parking, and circulation of motor vehicles.

BUILDING ENVELOPE

That portion of a Home Site defined by setbacks as described in the Home Site Characteristics & Standards Matrix, within which all improvements and site grading must take place.

BUILDING HEIGHT

The dimension measure by the vertical distance from the final grade to the top of a building or structure. On sloping Home Sites or Home Sites with irregular topography, height shall be measured as the "...vertical distance above the base floor elevation or finish grade, whichever is highest, ...to a point at the average height of the highest roof having a pitch."

COMPLIANCE CERTIFICATE

Written notice given by the ARC to the Owner upon Final Observation approval.

COMPLIANCE DEPOSIT

A deposit paid by the Owner or Contractor to the ARC prior to commencing any Construction Activity.

CONSTRUCTION ACTIVITY

Any site disturbance, construction, addition or alteration of any building, landscaping or any other improvement on any Construction Site.

CONSTRUCTION AREA

The area in which all Construction Activity, including Construction Vehicle parking, is confined on a particular Home Site

CONSTRUCTION SITE

A site upon which Construction Activity takes place.

CONSTRUCTION VEHICLES

Any car truck, tractor, trailer or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site.

CONSULTANT

A person retained by an Owner or the ARC to provide professional advice or services.

CONTRACTOR

A person or entity retained by an Owner for the purpose of constructing any improvement within McLemore.

DECLARANT

See definition contained in the Declaration.

DECLARATION

The Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Residences of McLemore.

DEFENSIBLE SPACE

The area immediately surrounding all structures on a site for a minimum of 30 feet. Within the Defensible Space all vegetation and landscape are to be maintained.

DESIGN GUIDELINES (GUIDELINES)

The standards, review procedures and construction regulations adopted and enforced by the ARC as set forth in this document and as amended from time to time by the ARC.

EXCAVATION

The digging and removal of earth from its natural position, or the cavity resulting from such removal.

FILL

The amount of material used to increase an existing grade.

GROSS FLOOR AREA

The area in square feet of all floors within a building, measured from the interior surfaces of the exterior walls.

HOME SITE

See definition for "Lot" contained within the Declaration.

HOME SITE CHARACTERISTICS & STANDARDS MATRIX

The Home Site Characteristics & Standards Matrix identifies a set of development standards and setback criteria for each Home Site, which define the Building Envelope.

INVASIVE SPECIES

A species that is non-native to the ecosystem and whose introduction causes or is likely to cause economic or environmental harm or harm to human health.

LANDSCAPE ARCHITECT

A person licensed to practice landscape architecture in the State of Georgia.

MASSING

The overall size, volume, spread, expression and articulation of building forms, including the main house, Accessory Structures, covered terraces and other roofed areas, as they relate to the topography and landscape of each particular site. A building's compliance with the maximum Gross Floor Area may not be sufficient to demonstrate a building has complied with all Massing requirements as described in these Guidelines.

NATIVE PLANTS

Plants native to the site or known to naturally occur within 200 miles of the site. Naturally occurring hybrids, varieties, and cultivars of species native to the ecoregion are acceptable.

NOTICE TO COMPLY

Written notice issued to an Owner and/or Contractor of any changes and/or alterations not in compliance with ARC approved plans or the Design Guidelines, which are to be corrected as requested by the ARC.

OWNER

See definition contained in the Declaration.

SECTION

Section designations coincide with Walker County and Dade County appraisal districts' legal descriptions for properties (Home Sites).

SECONDARY RESIDENTIAL UNIT

An Accessory Structure that provides complete living facilities and amenities.

STORY

Per Walker County or Dade County Zoning Ordinance, Chapter 1:30: Definitions: General Terms: "That portion of any building included between the upper surface of any floor and the upper surface of the floor above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above."

Appendix B – Builder Qualifications and Approved Builders

GENERAL CONTRACTOR QUALIFICATION REQUIREMENTS

The following minimum criteria must be met for all general contractors seeking approval to build within a Scenic Land Company development:

1. General Contractors must at the time of approval and for the duration of construction within the development maintain insurance meeting the following limits and requirements:
 - a. Commercial General Liability of not less than \$2,000,000 aggregate and per occurrence.
 - b. Worker’s compensation coverage meeting statutory limits.
 - c. The abovementioned policies must list Scenic Land Company, the development HOA, & the development specific Scenic Land entity as additional named insured or loss payee as the context permits. At Scenic Land’s request, General Contractor shall produce copy of the policy including its declarations page demonstrating compliance with this requirement.
2. General Contractors must be prepared to provide a full-time on-site qualified company representative with at least 10-years experience as a construction superintendent, and maintain the presence of that superintendent for the duration of construction within the development. Each such on-site superintendents shall be assigned to no more than three (3) home construction projects at any one time. In the event that general contractor is found to be in violation of this requirement, Developer shall be entitled to levy a penalty in the amount of \$200/day and doubles each occurrence up to a maximum of \$1,000/day.
3. General Contractors must provide evidence of completion of the following OSHA Training Requirements:
 - a. OSHA 10 - <http://www.osha.com/courses/10-hour-construction.html>
 - b. OSHA 30 - <http://www.osha.com/courses/30-hour-construction.html>
4. General Contractors may not have had any bankruptcies in the past 10 years.
5. General Contractors must meet the following licensing requirements:
 - a. State Contractor’s License (with minimum limits of 2x contract amount for all residences under construction by the General Contractor in the development).
 - b. Applicable Local Business Licenses.
6. General Contractors must agree to and adhere to the development Design Guidelines and other Developer terms including but not limited to the following:
 - a. Provision of a \$20K+ deposit or letter of credit from a reputable banking institution for each home under construction. The terms of deposit or letter of credit will provide that, in the event that General Contractor’s work necessitates repair of damage to any home or community amenity, the deposit can be accessed or the letter of credit called and the proceeds applied by Developer toward the cost of repairs.
 - b. Marketing Fee Agreement, pursuant to which each General Contractor acknowledges and agrees that it shall pay a four percent (4%) marketing participation fee, based on the construction contract price plus approved change orders.
7. An Officer or Owner of the General Contractors with a minimum of 10 years with the company shall hold one of the following four-year degrees:
 - a. Construction Management,
 - b. Structural Engineering, or
 - c. Architecture.

8. General Contractors shall provide Letters of Recommendation from two architectural firms and five clients (within last 5 years) with respect to the construction of residences of similar size and scope to those General Contractor desires to undertake in the development.
9. Unless otherwise approved by Developer, General Contractors shall use either AIA or NAHB standard form contracts with deviation or revision notes attached. A copy of each signed contract shall be provided to Developer before commencement of construction.
10. General Contractors must submit a Formal Application with \$1,000 application fee. Should application not be approved, 50% of application fee will be refunded.
11. General Contractors must provide a list of Subcontractors and Suppliers to be utilized. General Contractor shall ensure that all subcontractors maintain levels of liability insurance appropriate for the scope of their involvement as well as worker's compensation coverage meeting statutory requirements. General Contractor shall obtain and provide evidence thereof to Developer on request.
12. General Contractors must obtain final approval by the Developer. Factors which Developer may consider in granting or withholding final approval include the following:
 - a. Whether the General Contractor has an Experience Modification Rate (EMR) greater than .90. (the lower the EMR factor the better the safety record of the company)
 - b. Whether the General Contractor has 10 years operational experience with an established place of business in commercially zoned location, open for business during normal business hours with full-time personnel to answer the phone and provide appropriate records as requested.
 - c. Whether the General Contractor can provide a letter from bank and/or CPA stating a 1.20 current ratio has been maintained each month for the previous 12 months.
 - d. Whether the General Contractor has been a BBB Member for at least 10 years and a score of A- or better.
 - e. General Contractor's history of legal proceedings, including but not limited to construction defect claims and payment disputes.

These requirements are subject to change without notification, provided however that no approval previously awarded will be revoked based on subsequent changes. Approval of a General Contractor for a residence shall not be deemed approval for a different residence. Approval of a General Contractor in one Scenic Land development does not provide a General Contractor similar approved status in another development. Only an approved General Contractor may solicit business within a Scenic Land development or utilize the marketing materials of the development.

APPROVED GENERAL CONTRACTORS/BUILDERS

Previously approved and preferred contractors/builders include:

1. GenTech Construction, 820 Broad Street, Suite 400, Chattanooga, TN 37402
phone 423.267.3373
2. T.U.Parks Construction Company, 1207 E 23rd Street, Chattanooga, TN 37408
phone 423.648.3800

Appendix C – McLemore Home Site Characteristics & Standards Matrix

McLemore Home Site Characteristics and Standards Matrix								
Type	Setbacks			Building Height (FT)	Max Site Coverage (%)		Min. Bldg. Area (SF)	Max. Bldg. Area (SF)
	Front (FT)	Rear (FT)	Side (FT)					
A. Standing Bear (A)	20	15 TO 30*	10	36	45	1-story	1800	3600
						multi-story main flr.	1400	2400
						total 2+ story	2200	5400
B1. Sunshine (B1)	20	15	10	36	60	1-story	1200	1800
						multi-story main flr.	1000	2000
						total 2+ story	1600	2500
B2. Hawthorne (B2)	25** to 30	15 to 30*	10	36	40	1-story	2200	4000
						multi-story main flr.	1600	3000
						total 2+ story	2400	6000
C. Canyon Ridge (C, H)	25** to 30	25** to 30	10	36	40	1-story	2200	4000
						multi-story main flr.	1600	3000
						total 2+ story	2400	6000
D. Rushing Water (D)	25** to 30	25** to 30	10	36	40	1-story	2200	4000
						multi-story main flr.	1600	3000
						total 2+ story	2400	6000
E. Cabin (E,G)	10	10	10	36	60	1-story	1200	1800
						multi-story main flr.	1000	2000
						total 2+ story	1600	2500
F. Arrow Branch (F)	25** to 30	25** to 30	10	36	45	1-story	1800	3600
						multi-story main flr.	1400	2400
						total 2+ story	2200	5400
I. Arrow Branch (I)	25** to 30	25** to 30	10	36	40	1-story	2200	4000
						multi-story main flr.	1600	3000
						total 2+ story	2400	6000
J. Old Rocky Trail (K)	20	25** to 30	10	36	60	1-story	1200	1800
						multi-story main flr.	1000	2000
						total 2+ story	1600	2500
K. Clubhouse Lane	20	25	10	36	50	1-story	1400	1800
						multi-story main flr.	1000	2000
						total 2+ story	1800	2500
L. Golf Village	TBD	TBD	TBD	36	TBD	1-story	TBD	TBD
						multi-story main flr.	TBD	TBD
						total 2+ story	TBD	TBD
M. Founders Way	20	15	10	36	50	1-story	1400	1800
						multi-story main flr.	1000	2000
						total 2+ story	1800	2500

(X) Section

* 30 ft setback along golf course

** 25 ft may be permitted with ARC review and approval

Appendix D – Planting Design Guidelines (Trees & Plants)

See following 2 pages

PLANT LIST for McLEMORE HOA Standards

BOTANICAL NAME (Genus species/Variety)	COMMON NAME	MATURE SIZE	FULL SUN	PARTIAL SHADE	FULL SHADE	NATIVE	DROUGHT TOLERANT	SHALLOW SOILS	WET / MOIST SOILS	NOTES
LARGER DECIDUOUS TREES										
Acer x Freemanii 'Autumn Blaze'	Autumn Blaze Maple	50-60'	X							Fast growth, Dense branching, Brilliant red fall color
Acer palmatum (hybrid)	Japanese Maple	Varies	X	X						Many outstanding hybrid varieties available
Acer platanoides 'Summershade'	Norway Maple 'Summershade'	60'	X	X			X			Heat resistant, fast growth, purple, grand scale
Acer rubrum 'Red Sunset'	'Sunset' Red Maple	50-60'	X	X						Great fall color, Can use 'October Glory'
Acer saccharum 'Lacey'	'Lacey' Sugar Maple	60'	X	X						Vertical shape, Great yellow-orange fall color
Aesculus spp.	Hackberry	Varies 20-90'	X	X						Shiny flowers various red to white, Shrub form to small trees
Betula nigra	River Birch	Eventually 50-90'	X	X						Often multi-trunked, Attractive bark, Very fast growth
Carpinus caroliniana	American Hornbeam	25-30'	X	X	X					Understory tree along streams and ponds
Carya spp.	Hickories	50-80'	X							Fall leaves bright yellow, orange, brown, Deep tap roots
Cladrastis kentuckia	American Yellowwood	30-50'	X							Slow growth, Tolerant of many soils, Deep rooted, Fall color bright yellow
Diospyros virginiana	Common Persimmon	35-60'	X							Various fall colors, Tends to sucker
Fagus grandifolia	American Beech	60-80'	X	X						Steady form, Heat tolerant, Holds brown leaves all winter
Ginkgo biloba 'Autumn Gold'	'Autumn Gold' Ginkgo	40-50'	X							Great fall color
Glodilia trichocarpa	Honey Locust	35-70'	X							Great filtered shade, Tolerates drought, cold, heat and wind
Halesia carolina	Carolina Silverbell	30-40'	X	X						Moderate growth, Snow white bell flowers hanging in spring, Yellow fall color
Ilex opaca	American Holly	Slowly to 50'	X	X		X				Classic holly tree of the south
Juglans nigra	Black Walnut	70-80'	X	X		X				High branched, Oval to round habit, Blackish brown bark
Liquidambar styraciflua 'Rotundifolia' (Hybrid of Native)	Sweet Gum 'Rotundifolia'	65'	X	X		X				Purple in fall, No fruit, Pyramidal shape
Liriodendron tulipifera	Tulip Poplar Tree	Fast to 60-90'	X			X				Needs rich soil, Shallow rooted
Magnolia acuminata	Cucumber Tree	60-80'	X	X		X				Cold hardy, Makes dense shade
Magnolia grandiflora	Southern Magnolia	to 80'	X			X				8-10" w white flowers in summer-fall, Evergreen, Pyramidal form, Skirt to the ground
Nyssa sylvatica	Black Gum	30-50'	X	X		X				Slow to moderate growth, Needs deep soil, Fall color yellow-orange to bright red
Ostrya virginiana	Hop Hornbeam	under 40'	X	X		X				Slow growth, Understory tree, Dark green turning to yellow in fall
Oxydendron arboreum	Sourwood	25-30'	X				X			Slow growth, Drooping clusters small white flowers, Fall color orange-red
Platanus chinensis	Chinese Plane	30-60'	X	X			X			Slow to moderate growth, Tolerates most soils & drought, Fall color orange to red
Platanus occidentalis	American Sycamore	40-60'	X	X		X				Very hardy, Irregular form, Drops leaves or seeds all year
Prunus serotina	Black Cherry	30-35'	X	X		X				Fast growth, Tolerates a variety of soils, Resinous
Prunus spp. (including serrulata, yedoensis and incarpa)	Various Cherry	30-40'	X	X		X				Variety of sizes, Graceful forms, Continuous greenness, spring blooms
Quercus alba	White Oak (Native)	50-80'	X			X				Slow to moderate growth, Best in rich, deep soils
Quercus coccinea	Scarlet Oak (Native)	60-80'	X			X				Moderate to rapid growth, Best in rich, deep soils
Quercus bicolor	Southern Red Oak (Native)	70-80'	X			X	X			Moderate growth, Tolerates drought & poor soils
Quercus lyrata	Overcup Oak (Native)	40-60'	X			X			X	Broad rounded crown, Likes moist soils along streams, low land, swamps
Quercus maclureana	Chickasaw Oak (Native)	50-60'	X			X				Medium to slow growth, Tolerates all soils
Quercus nigra	Water Oak (Native)	50-80'	X			X			X	Moderate to fast growth, Grows along stream banks & wet conditions
Quercus prinus	Northern Red Oak (Native)	40-60'	X			X			X	Tolerates wet and variety of soils, Pinus strobus acorns, Dark green, lustrous in fall
Quercus rubra	White Oak (Native)	50-90'	X			X			X	Fast to medium growth, Needs acid soil, Tolerates wet, Yellow to russet in fall
Quercus shumardii	Northern Red Oak (Native)	60-75'	X			X				Fast growth, Needs water, Deep rooted, Fall color dark red, ruddy brown-orange
Quercus shumardii	Shumard Red Oak (Hybrid)	60-80'	X			X	X			
Taxodium distichum	Bald Cypress	50-70'	X			X			X	Ragged, Tolerates wet, Grows well in pond or along drainage
Thuja occidentalis	American Arborvitae	40-60'	X	X						Upright conical form, 'Fastigata' grows to 25'
Tilia americana	American Basswood	60-80'	X			X				Straight trunk, Large dense trees, 30-50" width, Flowers attract bees
Tilia cordata	Littleleaf Linden	60-70'	X					X		Dense pyramidal with symmetrical crown, Tolerates shallow soil
Ulmus rubra	Slippery Elm	30-40'	X			X			X	Medicine plant also
Ulmus parvifolia	Smooth Elm	40-60'	X			X				Fast growth, Semi-evergreen, Beautiful bark, Leathery dark green leaves
Zelkova serrata	Japanese Zelkova	40-60'	X							Substitute for American Elm, Regular watering, Deep rooted, 'Hicksii' best elm form
LARGER EVERGREEN OR CONIFER TREES										
Cedrus atlantica 'Chaska'	Blue Atlas Cedar	40-60'	X							Magnificent specimen tree, silvery blue, Full Sun
Cedrus deodora 'Shastana'	Deodar Cedar	varies 25-50'	X							Very attractive lacy cedar, great character
Cryptomeria japonica	Japanese Cedar	50-60'	X							Tall conical, dense tree
Cupressus arizonica 'Carolina Sapphire'	Carolina Sapphire Cypress	40' x 20"	X				X			Upright pyramidal habit, lacy blue green foliage, fast grower, heat tolerant
Juniperus virginiana	Eastern Red Cedar	40-50'	X	X			X			Conical, dark green, tolerates drought, poor soil
Pinus taeda	Loblolly Pine	50-70'	X							Tough tree/grows light shade, Can garden under
Pinus strobus	Eastern White Pine	to 100'	X							Native, fast grower. 'Fastigata' selection among the most beautiful of upright pines.
SMALLER FLOWERING TREES										
Ampelocera x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	25'	X	X						Drooping clusters of white flowers in early spring, Fall leaves turn orange and red
Azalea x canadensis	Serviceberry	10-12'	X	X		X				Native, early spring small white blooms
Cercis canadensis	Redbud	15'	X	X		X				Native, reliable, shade tolerant
Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood (Hybrid)	15'	X	X		X				Hybrids are not diseased. Can use 'Cloud Nine'.
Cornus 'Constellation' (Innocent x florida)	Stellar Dogwood	15'	X	X						(Kousa x Florida) Blooms 2 weeks later than our native dogwood
Cornus kousa	Chinese Dogwood	15'	X	X						No diseases, Blooms 1 month later than our native dogwood
Magnolia stellata	Star Magnolia	10-12'	X	X						Deciduous, Shaggy white spring blooms
Magnolia virginiana	Sweetbay Magnolia	10-20'	X	X				X		Prefers moist, rich soil, Grows in swamps, 2-3" cream flowers June-September
Malus spp. (Native and special cultivated varieties)	Flowering Crab Apples	Varies 25-40'	X			X (some)				Select natives or disease-resistant varieties, More tolerant of wet soils than cherries
Prunus spp. (including 'Okona' and 'Autumnalis')	Flowering Cherry	15-25'	X	X						Classic cherry form, Fast growing, Yellow-orange fall color
SHRUBS										
Abelia grandiflora 'Little Richard'	Little Richard Dwarf Abelia	3'x3'		X	X					Reliable, white-pink flowers.
Abelia grandiflora 'Rose Creek'	Rose Creek Dwarf Abelia	3'x4'		X	X					Reliable long bloomer
Rhododendron azalea (Evergreen)	Garden Pink Azalea	2'x2'		X	X					Low mounding form, hardy (small evergreen)
Rhododendron azalea 'Delaware White'	Delaware White Azalea	4'-5'	X	X	X					(large evergreen)
Rhododendron azalea 'George Taber'	George Taber Azalea	4'-5'	X	X	X					Pink (large evergreen)
Rhododendron azalea (Deciduous Ebony Hybrids)										Large flowers and deciduous
Rhododendron azalea 'Gibraltar'	Gibraltar Deciduous Azalea	5'x4'		X	X					Orange flowers
Rhododendron azalea 'Mount St. Helens'	Mount St. Helens Deciduous Azalea	5'x4'		X	X					Pink-orange flowers
Rhododendron azalea 'Cascadia Pink'	Cascadia Pink Deciduous Azalea	5'x4'		X	X					Pink flowers
Rhododendron azalea 'Admiral Gannett'	Admiral Gannett Deciduous Azalea	5'x4'		X	X					
Rhododendron azalea (Deciduous Native)	Flame Azalea - includes 'My Mary', 'Lisa's Gold'	5'x4'		X	X					Flowers range from light yellow, cream, pink, orange to almost red.
Camellia sasanqua 'Chopatra'	Chopatra Sasanqua Camellia	4'x5'		X	X					Rose-pink semi-double
Camellia sasanqua 'Yuletide'	Yuletide Sasanqua Camellia	4'x5'		X	X					Bright red
Camellia sasanqua 'Kanjiro'	Kanjiro Sasanqua Camellia	4'x5'		X	X					Large rose-pink
Cleyera japonica	Cleyera	4'-5'		X	X	X				Rich green leaves all year, Tolerates Sun to Full Shade
Hydrangae quercifolia 'Baby Sippers'	Baby Sippers Dwarf Oakleaf Hydrangea	4'x4'		X	X					White flowers turning pink to red, Red fall leaves
Hydrangae quercifolia 'The Wave'	Pea Wine Dwarf Oakleaf Hydrangea	4'x4'		X	X					White flowers turning pink in fall with reddish leaves.
Ilex barbelii 'Noodinpoint'	Noodinpoint Holly	4'x4'		X	X					Great small holly
Ilex barbelii 'Nana'	Dwarf Ballard Holly	4'x4'		X	X					Great small holly
Kalmia latifolia (Native)	Mountain Laurel	5'x4'		X	X	X	X			Natives are drought tolerant once established.
Kalmia latifolia 'Olympic Fire'	Olympic Fire Mountain Laurel	5'x4'		X	X		X			Natives are drought tolerant once established.
Kalmia latifolia 'Sorah'	Sorah Mountain Laurel	5'x4'		X	X		X			Natives are drought tolerant once established.

BOTANICAL NAME (Genus species 'Variety')	COMMON NAME	MATURE SIZE	FULL SUN	PARTIAL SHADE	FULL SHADE	NATIVE	DROUGHT TOLERANT	SHALLOW SOILS	WET / MOIST SOILS	NOTES
<i>Nandina domestica</i> 'Gulf Stream'	Gulf Stream Nandina	4'x2'	X	X	X					Year round color, flowers and berries
<i>Nandina domestica</i> 'Harbor Dwarf'	Harbor Dwarf Nandina	2'x2'	X	X	X					Reliable, shade tolerant
<i>Nandina domestica</i> 'Harbor Belle'	Harbor Belle Nandina	2'x2'	X	X	X					Reliable, shade tolerant
<i>Paonia</i> (herbacuous) 'Festiva Maxima'	Festiva Maxima Peony	from 0' in winter 3' x 3'	X	X						Flowers double white with red flecks
<i>Paonia</i> (herbacuous) 'Sarah Bernhardt'	Sarah Bernhardt Peony	from 0' in winter 3' x 3'	X	X						Flowers large double pink
<i>Paonia</i> (herbacuous) 'Karl Rosenfeld'	Karl Rosenfeld Peony	from 0' in winter 3' x 3'	X	X						Flowers double rose-red
<i>Pieris japonica</i> 'Mountain Fire'	Mountain Fire Japanese Andromeda	4'x4'	X	X						Reddish new growth, clusters of hanging white flowers
<i>Pieris japonica</i> 'White Cascade'	White Cascade Japanese Andromeda	4'x4'	X	X	X					Heavy drooping clusters of white flowers
<i>Pieris japonica</i> 'Mountain Snow'	Mountain Snow Japanese Andromeda	4'x4'	X	X	X					Hanging clusters of white flowers
<i>Pissa nippo nippo</i>	Mughal Pine	Most to 4'	X	X			X			Low shrub form or short sculptural tree, Very slow growth, Only pine in part shade
Rhododendron 'Anah Kruschke'	Anah Kruschke Rhododendron	5'-8'	X	X	X					Heat tolerant, Lavender-purple blooms
Rhododendron 'Anna Rose Whitney'	Anna Rose Whitney Rhododendron	8'	X	X	X					Heat tolerant, Huge trusses of rose flowers
Rhododendron 'English Roseum'	English Roseum Rhododendron	6'	X	X	X					Heat tolerant, Lavender flowers
Rhododendron 'Nova Zembla'	Nova Zembla Rhododendron	5'	X	X	X					Heat tolerant, Profuse red blooms
Rhododendron 'Roseum Elegans'	Roseum Elegans Rhododendron	6'	X	X	X					Hardy to cold and heat, Pinkish-lilac flowers
Rhododendron 'Scintillation'	Scintillation Rhododendron	5'	X	X	X					Heat tolerant
Rhododendron 'Valcum'	Valcum Rhododendron	4'	X	X	X					Heat tolerant, One of the best red flowers
Viburnum 'Shant'	Shant's Doublefile Viburnum	8'x12'	X	X						Amazing array of mid-spring white flowers
Viburnum 'Summer Snowflake'	Summer Snowflake Viburnum	6'x4'	X	X						White blossoms all summer
GROUND COVERS										
<i>Ajuga reptans</i> 'Carlin's Giant'	Rebwever (large leaf form)	4"-6"	X	X	X					Dwarfing, large green-bronze w/blue flowers
<i>Dryopteris erythraea</i>	Autumn Fern	18" to 2'	X	X	X				X	Dwarfing, New fronds are bronze, copper.
<i>Epimedium alpinum</i>	Alpine Epimedium	6"-9"	X	X	X					Dwarfing, Partial to Full Shade
<i>Galium aparine</i>	Carolina Jessamine	2-3', varies (vine)	X	X	X					Shrubby evergreen, an array of bright yellow spring flowers
<i>Hieracium hybridum</i> (Transect)	Hieracium	various	X	X	X					Partial to Full Shade
<i>Juniperus conferta</i> 'Blue Pacific'	Blue Pacific Shore Juniper	12" x 3"	X	X	X		X			Prostrate form, Great color, tolerates heat and drought once established
<i>Juniperus horizontalis</i> 'Blue Rug'	Blue Rug Horizontal Juniper	4"-6" x 3"	X	X	X		X			Ground hugging, Great blue color, heat tolerant
<i>Pachyandra terminalis</i>	Pachyandra	4"-8"	X	X	X					Reliable red ground rosette, needs light Shade, water
PERENNIALS / SMALL ACCENTS										
<i>Achillea millefolium</i> 'Moonshine'	Moonshine Yarrow	2'	X							Light yellow blooms
<i>Achillea millefolium</i> 'Primrose Beauty'	Primrose Beauty Yarrow	30"	X							Pale yellow blooms
<i>Achillea millefolium</i> 'King George'	King George Yarrow	30"	X							Cream blooms
<i>Aquilegia x hybrida</i>	Columbine (hybrids)	12"	X	X						Various colors, 'Soughbird' Bluebird (large blue)
<i>Actinella arvensis</i>	Actinella	18"-24"	X	X						Part Shade to Sun, Plumes of white, pink, rose
<i>Dicentra spectabilis</i>	Bleeding Heart	2'-3'	X	X	X					Best in Part Shade, Dormant in winter.
<i>Festuca ovina</i> 'Glauca'	Blue Fescue	6"	X							Great blue color with very fine texture. Full sun.
<i>Helleborus orientalis</i>	Lenten Rose	18"x2"	X	X	X					Blooms March-April; mauve to pink to white Shade
<i>Heuchera</i> 'hybrida'	Coral Belle	6"-8" x 1'	X	X						Dwarfing, Choose solid colored leaves: bronze, purple, plum, red
<i>Leucanthemum superbum</i>	Shasta Daisy (hybrid)	18"-30"	X							'Snow Lady' Full Sun
<i>Rudbeckia hirta</i> 'Tocky'	Tocky Black-Eyed Susan	18"-30"	X							Full Sun
<i>Rudbeckia hirta</i> 'Goldsturm'	Goldsturm Black-Eyed Susan	18"-30"	X							Full Sun
<i>Sedum</i> 'hybrida' (small leaves) 'Sedum'	Sedum (Variety of Hybrids)	various	X	X			X			various Red Carpet, 'Angelica' (light green) Sun to Part Shade
<i>Seyritschium atlanticum</i>	Blue-eyed Grass	6"-8"	X	X						Naturalizing, grasslike leaves, small blue flowers.
TURF GRASS (NATURAL AND MOWED)										
Scottish Links Turf Grass	Hybrid short tussock that will usually blend with grasses on the golf course									(Required for ALL LAWNS adjacent to McLEMORE GOLF COURSE)
BERMUDA grass of any hybrid or variety shall NOT be used.										Bermuda is to only be used on the golf course
<i>Andropogon virginicus</i> (Used only in naturalized areas.)	Broom Sedge -- Can be used in limited amounts.									
WILDFLOWERS NATIVE TO GEORGIA										
<i>Dicentra spectabilis</i>	Bleeding Heart	2'-3'		X	X	X				Best in Part Shade, Dormant in winter.
<i>Geranium maculatum</i>	Wild Geranium	12-18"	X	X	X	X				Pink to purple flowers in April-May on stems 12-18"
<i>Hepatica acutifolia</i>	Hepatica	6"	X	X	X	X				White to pink to blue star flowers in March-April
<i>Iris cristata</i>	Crested Dwarf Iris	4-6"	X	X	X	X				Rich blue to lavender miniature Iris in April-May
<i>Ochilus spectabilis</i>	Shawy Orchid (Orchid)	6-8"	X	X	X	X				Pink and white multiple flowers in April-May
<i>Phlox stolonifera</i>	Creeper Phlox	8-10"	X	X	X	X				Blue to pink to purple flowers in April-May
<i>Podophyllum peltatum</i>	May-apple	10-18"	X	X	X	X				Blue two prominent pallete leaves with flower and small edible fruit below
<i>Polygonatum biflorum</i>	Solomon's Seal	16-20"	X	X	X	X				2 foot long arching stems with solitary greenish flowers in April-May
<i>Sagittaria canadensis</i>	Heedroot	8"	X	X	X	X				Beautiful clear white flowers on 8" stems in moist woods, April-May
<i>Seyritschium angustifolium</i>	Blue-eyed Grass	6-8"	X	X	X	X				Small blue flowers on flattened grass-like stems, June-July
<i>Senecio racemosa</i>	False Solomon's Seal	15-25"	X	X	X	X				Terminal flower cluster distinguishes this from true Solomon's Seal, May-June
<i>Trillium catesbaei</i>	Catesby's Trillium	10-12"	X	X	X	X				White pendant flowers on 10-12" stems in May (Takes 6 years to flower)
<i>Trillium cuneatum</i>	Hager's Trillium	8-12"	X	X	X	X				Brownish-purple petals on top of 3 mottled leaves, April-May
<i>Trillium grandiflorum</i>	Large-flowered Trillium	10-15"	X	X	X	X				Big bell-shaped white flower turning to pink in April-May
<i>Trillium vaseyi</i>	Vasey's Trillium	up to 30"	X	X	X	X				Largest 4" dark maroon-purple flower hanging below leaves, May to early July
ANNUALS										
<i>Brassica oleracea</i> 'hybrida'	Ornamental Cabbage & Flowering Kale	6-8"	X	X						Most vivid after first frost
<i>Cathartanthus roseus</i> (Vinca rosea)	Madagascar Periwinkle	1-2'	X	X			X			Drought tolerant once established
<i>Chrysanthemum maritimum</i>	Garden Mum	1-2'	X	X						Can be used as a perennial. Beautiful fall colors
<i>Coleus</i> 'hybrida' 'hybrida'	Coleus (standard and dwarf strains)	1-2'	X	X						Unusual leaf colors and vibrant leaf patterns and forms
<i>Inquansia hawkeri</i> 'hybrida'	New Guinea Inquansia 'hybrida' 'Sarpatiens'	1-2'	X	X						Large, light flowers
<i>Inquansia</i> 'hybrida'	Inquansia (standard & dwarf strains)	1-2'	X	X	X					Needs shade. Many colors from which to choose
<i>Lantana camara</i> 'hybrida'	Lantana 'hybrida'	6"-2' up to 3' spread	X	X			X			Drought tolerant once established
<i>Polargonium hortorum</i> 'hybrida'	Geranium hybrids	1-3'	X	X						
<i>Potentilla fruticosa</i>	Potentilla 'hybrida'	1-3'	X	X						
<i>Potentilla</i> spp.	Potentilla (all forms, especially 'Wave')	4-12"	X	X						
<i>Portulaca oleracea</i>	Portulaca	2-4" x 2' spread	X	X			X			Very drought tolerant after being established
<i>Tagetes patula</i>	French Marigold (standard & dwarf strains)	6-18"	X	X						
<i>Viola</i> spp.	Pansy, Viola (all forms)	6-8"	X	X						Hardy all winter: Nov-April. Smaller flowers will have more blooms than larger flowers.
<i>Zinnia elegans</i>	Zinnia (standard & dwarf strains)	1-3'	X							

* spp. is for other species and can only be used with plants as noted

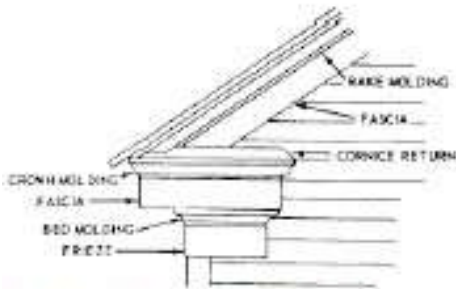
Appendix E Cornice Returns



Pork Chop Cornice Return – Unacceptable



Pork Chop Cornice Return – Unacceptable



Greek Cornice Return – Acceptable



Greek Cornice Return – Acceptable



Colonial Cornice Return – Acceptable



Colonial Cornice Return – Acceptable



Pediment – Acceptable



Cornice Return – Acceptable

Appendix F – Approved Paint Color Palette

McLemore homes are to blend with their natural environment due in part to their woodland inspired **earth-tone colors**. These understated shades of brown, tan, taupe, gray, black and green are to have a matte or satin finish. An eggshell finish may be used on trim only. Color schemes are to reflect the traditional homes of Lookout Mountain and the Southern Appalachian Mountains design aesthetic. White or light base color (LRV 70 or above) is not to be used on any home. Painted and stained homes are to utilize dark to medium base colors with compatible corresponding trim. A monochromatic palette with minimal contrast between base and trim colors may be considered.

Light Reflectance Value (LRV) refers to how light or dark a color will look and is measured on a 0-100 scale: the higher the number, the lighter the color. The base color of McLemore homes shall have an LRV no greater than 60 with trim colors no greater than 70. Because of the lower coating absorption of composite materials, colors on these will be limited to an LRV of 40.

Color chips for all exterior paint and stain choices are to be submitted with all new home project applications as well as with all applications for repainting existing homes. The ARC will review the initial color choices and may provide feedback or suggestion. **Before exterior painting is begun, sample boards or in-place paint samples are to be prepared for on-site review by the Owner and the ARC.** These boards are to show examples of each type of exterior siding or trim material with the applied coatings viewed in the home's natural light. Primary color sample boards are to be at least 2'X2'. Trim sample colors are to be shown on their respective materials and are to be at least 2' long. Sample boards or in-place samples are also to include stone, roofing and other materials so that the entire color palette may be reviewed within the home setting. Should the Owner wish to change colors from their initial project submission, samples showing both colors are to be prepared and shown at this time.

Owners may repaint in accordance with their originally approved color scheme, *if* the colors are congruent with current Guidelines. An ARC project request must be submitted for any changes to exterior colors. Consider the following three-color categories:

BASE COLOR

This is the home's primary color. This is the color that the siding will be painted or stained.

TRIM COLOR

The color for the home's window and door trim and when appropriate, the roof trim components.



DESIGN REVIEW APPLICATION – NEW RESIDENCE

Conceptual Design Submittal _____ Final Design Submittal _____

APPLICANT INFORMATION

Owner(s) Name _____

Application Date: _____ Lot Number: _____ Lot Size _____

Address of Lot (if known) _____

Mailing Address: _____

E-Mail: _____

GENERAL CONTRACTOR INFORMATION

Name _____

Address: _____

E-Mail: _____ *Phone Number: _____

License Number: _____

REQUIRED DOCUMENTS

For new construction and large projects please submit Conceptual Design Documents as outlined in Section 4.11 and Final Design Documents as outlined in Section 4.12.

AREA OF HOUSE (GROSS SQUARE FEET)

Heated: _____

First Floor: _____

Unheated: _____

Second Floor: _____

Total: _____

Basement: _____

HOME EXTERIOR MATERIALS AND COLORS

SIDING MATERIAL:

Primary Siding:

Manufacturer: _____ Color/Stain: _____ LRV: _____

Type/Name: _____ Sheen: Flat/Matte ___ Eggshell ___ Semigloss ___

Secondary Siding:

Manufacturer: _____ Color/Stain: _____ LRV: _____

Type/Name: _____ Sheen: Flat/Matte ___ Eggshell ___ Semigloss ___

Stone Siding:

Manufacturer: _____ Color: _____

Type/Name: _____

EXTERIOR TRIM MATERIAL:

Manufacturer: _____ Color/Stain: _____ LRV: _____

Type/Name: _____ Sheen: Flat/Matte ___ Eggshell ___ Semigloss ___

ROOF MATERIAL:

Manufacturer: _____ Color: _____

Type/Name: _____

FOUNDATION FINISH MATERIAL:

Manufacturer: _____ Color: _____

Type/Style/Name: _____

WINDOWS:

Manufacturer: _____ Color: _____

Type/Name: _____ Fixed Exterior Grills Required: ___ Yes

Shutters: ___ Yes ___ No

EXTERIOR DOORS:

Manufacturer: _____ Color/Stain: _____

Type/Name: _____

GARAGE DOOR (if applicable):

Manufacturer: _____ Color/Finish: _____

Type/Style: _____

DRIVEWAY:

Material: _____ Color: _____

DECK/STOOPS:

Type/Material: _____ Color: _____

EXTERIOR CHIMNEY(S):

Manufacturer: _____ Color: _____

Type/Material: _____

Expected Construction Start Date: _____

Expected Construction Completion Date: _____

The Residences of McLemore Homeowners' Association (HOA) and Architectural Review Committee (ARC) representatives are authorized to enter onto Owner's Home Site in connection with the review and/or approval of the requested construction and completed project. Furthermore, by submitting this application, Applicant covenants that all representatives of Applicant, including, but not limited to, Applicant's architect, engineer, contractors, subcontractors, and their agents and employees, shall be made aware of, by the Applicant, and shall comply with applicable HOA and ARC requirements, including the Declaration and Design Guidelines.

Owner / Applicant Signature: _____

Date: _____

Notes and Additional Information:

For use by the Architectural Review Committee or review architect:

Date Application Received: _____

Date Application Returned: _____

Log Number: _____

Dispositions:

Approved: _____

Approved as noted: _____

Revise & Resubmit: _____

Note: Review and approval of plans and specifications by the Architectural Review Committee shall not be construed as an approval or certification that the plans and specifications are technically sound or correct from an engineering, architectural or regulatory viewpoint. Each Homeowner shall be individually responsible for the technical aspect of the plans and specifications; and, for compliance with all applicable local, state and federal rules and regulations.

Architectural Review Fee

The Architectural Review Fee is a two-part non-refundable fee with the first fee of \$400 due with the conceptual design submission. An additional fee of \$800 is due with the Final Design Submission.

All fees should be paid by separate checks with Lot number or address and purpose on memo line. Checks should be made payable to The Residences of McLemore HOA and be mailed to:

The Residences of McLemore HOA

Attention: Architectural Review Committee

820 Broad Street, Suite 400

Chattanooga, TN 37402

Appendix H – Design Review Application – Modifications



Design Review Application – Modification

Owner/Applicant: _____

Project Address: _____

Lot Number: _____

Owners Address: _____

Telephone Number: _____

Date Application Submitted: _____

Type of Modification Being Requested

Refer to McLemore Design Guidelines Section 4.1.B “Home Modifications”.

Minor Modifications (circle all that apply):

Refer to McLemore Design Guidelines Section 4.1.B “Home Modifications”.

Play Equipment Paint (exterior) Statuary Wall/Fence Tree Removal Other
Architectural Review Fee

This application is subject to a discretionary fee by the Architectural Review Committee (ARC). The application will first be reviewed administratively to ensure completeness and clarity of the information provided. Administrator will confirm if a deposit of \$250 is required and if the deposit becomes refundable.

Moderate Modifications (circle all that apply):

Deck/Porch Firepit/Patio Gazebo/Out Building Pool/Spa Other
Architectural Review Fee

This application is subject to a discretionary fee by the Architectural Review Committee (ARC). The application will first be reviewed administratively to ensure completeness and clarity of the information provided. Administrator will confirm if a deposit of \$500 is required and if the deposit becomes refundable.

Modification Description (Attach additional pages as needed):

The Residence of McLemore Homeowners' Association (HOA) and Architectural Review Committee (ARC) representatives are authorized to enter onto Owner's Home Site in connection with the review and/or approval of the requested modification and completed project. Furthermore, by submitting this application, Applicant covenants that all representatives of Applicant, including, but not limited to, Applicant's architect, engineer, contractors, subcontractors, and their agents and employees, shall be made aware of, by the Applicant, and shall comply with applicable HOA and ARC requirements, including the Declaration and Design Guidelines.

I have discussed this modification with my neighbor(s) who will be directly impacted by the proposed modification.

Owner/Applicant Signature: _____ Date: _____

Neighbor(s) Signature(s) (if required): _____ Date: _____

_____ Date: _____

For use by the Architecture Review Committee or Community Design Review Consultant:

Date Application Received: _____ Date Application Returned: _____

Log Number: _____

Dispositions:

Approved: _____ Approved as noted: _____ Revise and resubmit: _____

All fees should be paid by separate checks with Lot number or address and purpose on memo line. Checks should be made payable to The Residences of McLemore HOA and be mailed to:

The Residences of McLemore HOA

Attention: Architectural Review Committee

820 Broad Street, Suite 400

Chattanooga, TN 37402

Appendix I – Schedule of Deposits and Fees

All fees should be paid by separate checks with Lot number or address and purpose on memo line. Checks should be made payable to The Residences of McLemore HOA and be mailed to:

The Residences of McLemore HOA
Attention: Architectural Review Committee
820 Broad Street, Suite 400
Chattanooga, TN 37402

NEW CONSTRUCTION OR LARGE PROJECT

Architectural Review Fee

The Architectural Review Fee is a two part non-refundable fee with the first fee of \$400 due after the initial site meeting, and sent with the conceptual design submission. An additional fee of \$800 is due with the Final Design Submission. The fee covers the cost of processing and reviewing an application through the required steps. It also includes assistance to Owners submitting an application, document control, the cost of review by the Community Design Review Consultant, and, necessary construction observation and final project administration.

Construction Compliance Deposit

A potentially refundable deposit of \$15,000 is due upon approval of final plans and prior to the commencement of construction. The deposit will be held in escrow throughout the duration of the project in a non-interest-bearing account. The deposit may be refunded if there are no accidents caused by any party involved in the construction process and no design violations have occurred. However, if there is a need to administer/process a violation in accordance with the McLemore Charter or these Design Guidelines, the associated costs will be deducted from this deposit.

Impact Fee

A non-refundable fee of \$5000 Is due upon approval of final plans and prior to the commencement of construction. The fee is required to cover impacts/damage to the existing road network.

Field Change Request Fee

A non-refundable review fee of \$75, per occurrence, is due for any proposed exterior changes to the approved documents. Any proposed change must be documented and submitted with the fee to the ARC for approval prior to making any change.

Landscape Plans Fee

A non-refundable Landscape Plan Review Fee of \$300 is required upon submission of the Landscape Plan.

HOME MODIFICATION / MODERATE PROJECT

Structural Improvements, including garages, out buildings or accessory structures, decks, patios, porches, retaining walls, fire pits, and significant changes to the existing structure such as shape, additions, and roof work (except for regular maintenance) require ARC approval and fees:

Architectural Review Fee

This application is subject to a discretionary fee by the Architectural Review Committee (ARC). The application will first be reviewed administratively to ensure completeness and clarity of the information provided. Administrator will confirm if a deposit of \$500 is required and if the deposit becomes refundable.

Construction Compliance Deposit

This application is subject to a discretionary fee by the Architectural Review Committee (ARC). The application will first be reviewed administratively to ensure completeness and clarity of the information provided. Administrator will confirm if a deposit of \$1,500 is required and if the deposit becomes refundable.

Impact Fee

This application is subject to a discretionary fee by the Architectural Review Committee (ARC). The application will first be reviewed administratively to ensure completeness and clarity of the information provided. Administrator will confirm if a deposit of \$500 is required and if the deposit becomes refundable.

HOME MODIFICATION / MINOR PROJECT

Smaller construction projects requiring ARC approval and fees include, but are not limited to, siding or material changes, shutters, statuary, fountains, walkways, etc. Minor changes to the exterior of the home including, exterior paint/stain color changes, or, changes that do not alter the exterior of the home itself require DRC approval but no fee.

Architectural Review Fee

This application is subject to a discretionary fee by the Architectural Review Committee (ARC). The application will first be reviewed administratively to ensure completeness and clarity of the information provided. Administrator will confirm if a deposit of \$250 is required and if the deposit becomes refundable.

Construction Compliance Fee

This application is subject to a discretionary fee by the Architectural Review Committee (ARC). The application will first be reviewed administratively to ensure completeness and clarity of the information provided. Administrator will confirm if a deposit of \$500 is required and if the deposit becomes refundable.

Impact Fee

\$0

Appendix J – Construction Schedule of Fines

The following is a schedule of fines, which may be imposed daily and are legally assessable. Liens may also be filed and enforced. Fines may be issued at the one-day fee after serving the first notice of alleged violation in writing as required by the Charter. Reasonable time for correction will then be allowed before daily fines are imposed. Fines shall be doubled upon issuance of the second notice of alleged violation. Fines shall be tripled upon issuance of the third notice of alleged violations.

No Dumpster:	\$500.00
Littered Site:	\$500.00
No Erosion Control:	\$500.00
No temporary sanitation (job-site toilet):	\$500.00
Parking in right-of-way:	\$500.00
Building Material in right-of-way, subject to cost of repair:	\$500.00
Damage to right-of-way:	\$500.00
Parking on adjacent property:	\$500.00
No job sign:	\$500.00
Damage to small trees, vegetation or natural areas:	\$500.00
Unauthorized removal or destruction of trees six (6") inches DBH or larger, per tree:	\$2,000.00
Unauthorized plan change (minor):	\$1,000.00
Unauthorized plan change (major):	Revocation of Permits and Forfeiture of all funds remaining on deposit.
Unauthorized finishes:	Revocation of Permits and Forfeiture of all funds remaining on deposit.
Incomplete or non-complying landscaping:	Forfeiture of all funds remaining on deposit.

Appendix K – Preferred Designers

- Arthur Rutenburg Homes, 820 Broad Street, Suite 400, Chattanooga, TN 37402
phone 423.267.3373
- James B. Stewart AIA, NCARB, 4481 US Highway 221 S, Blowing Rock, NC 28605
phone 704.609.8135
- Tinker Ma, LLC, 719 Cherry Street, Suite 200, Chattanooga, TN 37402
phone 423.708.8736
- Hart Howerton, 13911 Ridgedale Drive, Suite 220, Minnetonka, MN 55305
phone 415.740.1711

Appendix L – McLemore Design and Construction Process – Preferred Builder

Table 4.1			
McLemore Design and Construction Process - Preferred Builder			
Step	Requirement	Responsibility	Response Time
A. Pre-Planning	Select design/build team	Owner	Owner controlled
	Review CCRs, design guidelines and plat	Owner/Contractor	Owner controlled
	Obtain topographic and tree survey	Owner	Owner controlled
B. Planning (optional)	On-site Pre-Design Conference w/ ARC	Owner, Designer, Contractor	14 business days prior to owner requested date
	Identify site specific issues	ARC, CDRC	10 business days after site visit
C. Conceptual Design	Conceptual design submission	Owner	Owner controlled
	Submit: 1. Conceptual Design review fee (\$400)		
	2. completed application		
	3. conceptual design and site plan	ARC, CDRC	10 Business days from scheduled ARC review meeting
Conceptual design review, response to owner			
D. Final Design	Final design submission	Owner	Owner controlled
	Submit: 1. Final Design review fee (\$800)		
	2. Completed application		
	3. Final design and site plan		
	Final design review, response to owner	ARC, CDRC	10 Business days from complete submittal
	Obtain Walker/Dade County Building Permits	Owner, Contractor	County controlled
E. Pre-Construction	Submit Compliance Deposit (\$15,000) & Impact Fee (\$5000)	Owner, Contractor	Owner/Contractor controlled
	House site staking, tree marking, erosion control	Owner, Contractor	maximum 20 days before desired inspection
	ARC on-site review and written response (optional)	ARC, CDRC	10 days post request, 5 days post site visit
	Site clearing, Staking of footers	Contractor	Contractor controlled
	ARC on-site review and written response (optional)	ARC, CDRC	10 days post request, 10 days post site visit
F. Construction	Construction schedule to ARC	Owner, Contractor	Within 20 business days of project approval
	On-site exterior finishes and colors review	Owner, Contractor, ARC	After framing to dry-in
	Finishes review response	ARC, CDRC	Within 5 business days of site visit
	Periodic ARC inspections	ARC, CDRC	

G. Landscape	Submit landscape plan and review fee (\$300)	Owner	Minimum 5 months prior to anticipated completion or CO
	ARC landscape plan review and response	ARC	20 business days
	Landscape completed per plan	Owner	Within 6 months of CO
H. Closeout	Notify ARC of substantial completion or CO	Owner	Minimum 10 days before desired inspection
	Final observation and written response by ARC	ARC, CDRC	30 days after inspection
	Resolution of Compliance Deposit	HOA	30 days after inspection

*All references to "days" are business days unless noted otherwise.

ARC = Architectural Review Committee

CDRC = Community Design Review Consultant

Appendix M – – Minor and Major Home Modifications-Homeowner Schedule of Fines

Any violations of the Design Guidelines can be fined, up to \$50 per day, which is legally assessable as described below per GA Planned Community Act*. (See below) Liens may also be filed and enforced. If a fine is imposed, the fine may, but need not, first be assessed against the contractor; provided in such event, that if the fine is not paid by the contractor within the time period set by the Board, the Owner shall pay the fine upon notice from the Board. Reasonable time for correction will then be allowed before daily fines are imposed.

O.C.G.A. 44-3-223 (2010)

44-3-223. Compliance with provisions of instrument and with rules and regulations; penalties for noncompliance:

Every lot owner and all those entitled to occupy a lot shall comply with all lawful provisions of the property owners' association instrument. In addition, any lot owner and all those entitled to occupy a lot shall comply with any reasonable rules or regulations adopted by the association pursuant to the instrument which have been provided to the lot owners and with the lawful provisions of the bylaws of the association. Any lack of such compliance shall be grounds for an action to recover sums due, for damages or injunctive relief, or for any other remedy available at law or in equity, maintainable by the association or, in any proper case, by one or more aggrieved lot owners on their own behalf or as a class action. If and to the extent provided in the instrument, the association shall be empowered to impose and assess fines and suspend temporarily voting rights and the right of use of certain of the common areas and services paid for as a common expense in order to enforce such compliance; provided, however, that no such suspension shall deny any lot owner or occupants access to the lot owned or occupied.