

**Daventry**  
**Architectural Standards**

**Adopted by Daventry Architectural Review Board  
June 10, 2020**

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## ***I. INTRODUCTION***

### ***Purpose of the Architectural Standards***

One of the primary purposes of the Declaration of Protective Covenants, Conditions and Restrictions for Amelia Park (the “Declaration”) is to provide for a method of determining certain ***Architectural Standards*** that will assure that the property within the Development will be developed and maintained in a fashion that will protect the investment of every homeowner. One important aspect of maintaining the integrity of a residential community is provided by the Declaration in authorizing the formation and duties of the Architectural Review Board (“ARB”). The ARB has the right to review and approve changes to the exterior of homes within the Development. The Declaration strictly prohibits the addition of any structure, or the alteration of any structure, on any lot without the written approval of the ARB. The prohibition is very broad, including, but not limited to, the changing of exterior paint colors on a home. The Declaration further states that the ARB has the right to develop and disseminate architectural guidelines for the Development. These guidelines are referred to specifically in the Declaration as the “***Architectural Standards***” and should be considered an extension of the Declaration. This document is not an all-inclusive list of restrictions but is a set of guidelines to be followed by homeowners when planning landscaping or the construction or alteration of any Structure located on their property. These guidelines do not include any approvals or restrictions required by local governmental authorities.

The ***Architectural Standards*** set forth herein have been developed and published pursuant to the Declaration in accordance with Section 10.3. Their purpose is to publish guidelines related to (I) the use and maintenance of the property within Daventry and (II) the construction of improvements (including the alteration of Structures) upon lots within the Development. As guidelines, these standards may not be determinative of whether or not a particular use of one’s property is acceptable, or whether or not the plans for a proposed improvement will be approved. Because of the uniqueness of each lot within the Development, including variations in size, topography and location, certain uses, improvements, or modifications suitable for one lot may be inappropriate for another lot. Therefore, despite the guidelines offered by these Standards, the ARB is authorized to apply or adopt different standards for different lots to reflect those differences. As an example, the ARB may allow an improvement, modification or change to a Structure which cannot be seen from any street or other lot within the Development, but prohibits the same improvement if it can be seen from any street or any other lot.

All changes which require approval of local City, local County or any other governmental authority must be approved by the ARB before submission to such authority. Evidence of ARB approvals must accompany all requests for approval by the authority.

### ***The Architectural Review Board***

The ARB is made up of members appointed by the Declarant as authorized by the Declaration. The Declaration grants the ARB discretionary powers regarding the aesthetic impact of design, construction and development including architectural style, colors, textures, materials, landscaping, and overall impact on surrounding properties.

It is not the intent of the ARB to impose a uniform appearance within Daventry nor to discourage creativity on behalf of the homeowners. Its intent is to promote and assure that all improvements are aesthetically compatible and reflect the image of a quality Development. During the plan review process, the ARB intends to be fair, impartial, and understanding of individual goals.

### ***Overview of the Change Request Process***

#### ***General Information***

Homeowners are requested to provide as much detail as possible when submitting an Architectural Review Application to the ARB. This will eliminate confusion and reduce the time required to respond to the requesting homeowner. Plans should be specific in nature and include such items as types of materials to be used, planned start/completion dates, types of plants, size of plants and actual photographs of swings or arbors when applicable. Plans should also be limited in size to work that can be completed in a 30-day period unless a longer time is requested due to an exceptionally large project. All submissions must be accompanied by appropriate governmental approvals.

The ARB will meet as necessary or within 30 days from submittal of a new application and may conduct homeowner site visits. Every change request will be responded to in writing within 30 days from the day all final documentation has been received.

#### ***Step 1 - Submitting Plans***

Homeowners are requested to submit photocopies of all plans and documentation. All submitted plans become the property of the ARB and will not be returned but filed for future references and verification. Homeowners should deliver their Architectural Review Application and all necessary documentation, including plans, architectural drawings/photographs, property survey showing improvements and description of materials to:

Daventry Homeowners Association  
c/o JC Enterprise AMS Inc.  
P.O. Box 331822  
Murfreesboro, TN 37133-1822  
Phone: 615-274-2673      Fax: 615-274-6873  
or by email to:  
jcenterprise@comcast.net

Once plans are received, they will be date stamped and reviewed by the ARB in the order in which they are received. In most cases, the homeowner's participation is not required for an on-site review if necessary but is always welcome and will be notified if scheduled.

### ***Step 2-On-Site Review Process***

The purpose of the on-site review is for the ARB members to assess the impact the request may have to neighbors and the general quality of the Development. The onsite process is usually brief (5-20 minutes) with no or limited homeowner involvement. However, we recommend that a homeowner be available for questions for complex plans.

### ***Step 3-Decision Process***

Upon completion of the site review, the ARB will document the change request with one of four decisions and will contact the homeowner to explain the decision.

**Plan Accepted** - The plan was accepted as documented and the homeowner can begin the requested changes immediately upon obtaining all necessary governmental permits. All work must be done in accordance with the plans as approved by the ARB. All changes or modifications to plans must be reviewed and approved by the ARB.

**Plan Accepted with Specific Conditions** - The plan was accepted with specific conditions. The homeowner should review the conditions of approval. If the conditions of approval are not acceptable to the homeowner, then the plan is automatically denied.

**Plan Denied with Explanation** - If the homeowner's plan was denied, an explanation will be provided. In many cases, the ARB will recommend one or more alternative solutions. If the homeowner is receptive to one of these solutions, they simply need to resubmit an AR Application detailing the plan within 60 days.

**Plan Pending** - If a plan was submitted incomplete, the homeowner will be notified, and the plan will be held until the required documentation has been received. Upon receipt of a complete request, the ARB will have up to 30 days from the day all final documentation has been received to respond.

### ***ARB's Right to Verify Construction in Accordance with Approved Plans***

While under construction or after completion, the ARB does reserve the right to review approved plans to make certain the actual construction adheres to the approved plan.

### ***Violation Fines***

The discretionary powers of the ARB are also coupled with the ability to establish and levy fines and penalties for noncompliance and, with the cooperation of the Board of Directors of the Association, also include the right to suspend membership rights, including the right to vote or to use the recreational facilities, if applicable. Although not limited to the following, "noncompliance" would include the failure to obtain approval of a new Structure in conformance with approved plans. Homeowners who are in violation of the Declaration and the standards set forth in this document will be notified in writing of the violation and will be fined and penalized in accordance with the Declaration.

### ***Disclaimers***

Approval of any Structure by the ARB is in no way a certification that the structure has been built in accordance with any governmental rules or that the Structure complies with sound building practices. Homeowners are required by law to obtain a building permit for all new construction.

These Architectural Standards set forth herein have not been reviewed for engineering or structural design or quality of materials. In fact, it is very likely that certain standards have been adopted solely on the basis of aesthetic considerations. Therefore, no one should use or rely upon these Architectural Standards as standards for structural integrity or soundness of design for any construction or modification of a Structure or for ensuring compliance of any activity or construction with building codes, zoning regulations and other governmental requirements. These things must be determined by and are the sole responsibility of each homeowner within the Development.

Please remember that, like the Architectural Standards, plans and specifications are not reviewed for engineering or structural design or quality materials. By approving such plans and specifications, neither Declarant, the Association, the ARB, the Board, nor the officers, directors, members, employees and agents of any of them shall be liable in damages to anyone submitting plans and specifications to any of them for approval, or to any homeowner of property affected by the Declaration by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such plans or specifications.

It is the sole responsibility of the homeowner to ensure that structures are safe. Approval of any type of Structure including children's playsets by the ARB in no way guarantees the safety of the individual.

In accordance with the Declaration, every person who submits plans or specifications, and every homeowner have agreed that they will not bring any action or suit against Declarant, the Association, the ARB, the Board or the officers, directors, members, employees and agents of any of them to recover any such damages.

## ***II. EXTERIOR STANDARDS***

### ***Construction***

All construction requires the homeowner to complete an Architectural Review Application and may require an on-site visit from members of the ARB if necessary. The purpose of the visit is to ensure that the construction adheres to ARB standards and is in harmony with the external design and general quality of the Development.

### ***Driveways/Walkways***

Any changes to existing or new hardscapes including, but not limited to, driveways, walkways, and patios, require specific approval of the ARB prior to construction. A professional contractor must complete all hardscape construction.

### ***Doors/Windows/Shutters***

Any alterations to the exterior of the house including, but not limited to, doors, shutters, trim and exterior siding must be approved by the ARB. Aluminum/glass storm doors are permissible so long as they are the same color as or complement the doors. Storm doors must remain full glass. Screens are not permitted to be installed on the front of the homes.

All window treatments facing the street must be lined in white or off-white to give the Development an uncluttered look from the outside. The type of window treatments may include, but is not limited to a white sheer, white blinds, white plantation shutters or white-lined curtains.

Stained glass windows are not permitted in doors or windows that are visible from the street. All requests for lead glass doors, glass blocks or windows should be submitted to the ARB.

### ***Exterior Lighting***

All exterior lighting shall be consistent with the character established in Daventry and be limited to the minimum necessary for safety, identification, and decoration.

Outside light posts should remain black in color. Colored lens, lamps or bulbs of any type are not permitted. Accent lighting must be metal, LED up lights or spotlights directed towards the home or similar in nature to the landscaping of the community. Plastic pathway lights are not approved.

### ***Paint/Siding/Brick/Roof***

All alterations to the exterior color of the house including, but not limited to, doors, shutters, trim, brick, and siding must be approved by the ARB.

New roofs should follow the same style and color standard originally installed by the Builder/Declarant. The roof should include at least a 20-year shingle warranty and all exceptions must be approved by the ARB.

### ***Mailboxes/Street Numbers***

Individual mailboxes are not allowed on any lot. The installation of street numbers if not already installed by the Builder, must follow the common design as originally installed by the Builder/Declarant. Any proposed replacement must be approved by the ARB prior to installation.

Street numbers or surnames are not permitted on the curb.

### ***Decks/Patios/Lattice Work***

All decks should remain natural in color, be made of pressure-treated pine, be located on the back of the house, and not extend out past the sides of the house. Any variance from this standard must be approved by the ARB.

All plans to build new or expand existing decks, patios and lattice work must be submitted to the ARB for approval. Also, homeowners shall submit a landscape plan to address areas under and around the deck.

Storage areas of any type under installed decks require the approval of the ARB.

***Accessory Structures.***

Arbors/swings are permitted in rear yard only and must be located where it will have minimum impact on adjacent properties and streets. Homeowners are encouraged to include a landscaping plan with the arbors/swings to minimize the neighboring view. Detached structures may be limited, restricted, or not permitted on corner or cul-de-sac lots that may result in offensive views from neighboring lots.

All lawn furnishings and Structures including, but not limited to, bird baths, fountains, frog ponds, artificial plants, bird houses, rock gardens or similar types of accessories must be located in the rear of the yard only and require ARB approval.

Storage sheds and dog houses shall not be permitted within the community.

***Fences***

Fences are permitted in the rear yard only and must meet all standards established by the ARB regarding type, color, height, and locations. All fence application will require the homeowner to obtain appropriate governmental authorization and submit written governmental approval to the ARB prior to construction. Submissions should include a site plan showing the fence location in relationship to property lines.

**All proposed fences must follow the Franklin, TN Zoning Ordinances and the ARB fence standards as defined below.**

**Placement**

- Fences may not be set any closer to the front of the home than the rear corners
- Fences must run laterally to the property lines.
- Fences must be a minimum of one foot from all side or rear property lines.

**Corner Lots:**

**Corner lots are subject to special restrictions. The restrictions are as follows:**

- **Fences must be no closer to the street than the side of the existing residence facing the street.**
- **Fence must run straight back towards rear property setback lines. (Fencing on corner lots may not run towards side property lines and curb.)**

**Permitted Fences:**

- **Approved fencing must be five-foot (5') in height black aluminum fencing.**

**Additional Requirements:**

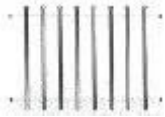
- **No more than one style of fence is permitted to be placed on a lot.**
- **Lots adjacent to common areas must allow for a minimum of a one-foot (1') easement between the fence and common areas.**
- **No fence may be placed within any section of a recorded public utility, drainage,**



or detention pond easement, unless authorized in writing by the city engineer.

- Owner is required to maintain grass and weeds on both the interior and exterior portions of the fence.
- All fences shall be maintained in a safe, structurally sound, and upright condition, and present a uniform appearance so as not to constitute a hazard, blight, or condition of disrepair. Examples of hazards, blight or conditions of disrepair shall include, but not limited to: leaning fences; fences that are missing parts, or blocks; holes; breaks; rot; cracking or peeling paint; rust; graffiti; or other broken, damaged, or removed material.

**Examples of permitted fence styles:**



5 ft. Black Aluminum

Invisible electrical fences for dogs are pre-approved.

**III. LANDSCAPE STANDARDS**

***Developing a Landscape Plan***

If requesting landscape improvements, homeowners are encouraged to develop a long-range (3-9 months) landscape plan to be reviewed by the ARB. Many professional landscape companies provide landscaping planning services for a reasonable fee. Professional assistance is encouraged to assist in reducing plant loss. The landscape plan should be detailed and include such items as plant type, size, quantity, estimated time to complete project and the physical location of each plant. While many landscaping plans can be all encompassing, please limit requests to work that can be completed in three months.

***Lawns***

All lawns shall be the same as was originally installed by the builder in Fescue sod to ensure consistency in the Development.

Trimming of your grass, which would include any type of growth such as dandelions, weeds, etc. must include the perimeter of the home around the edges of the home, around all flower beds and trees also along sidewalks, curbs and driveways and mailboxes. Lawns are to be mowed weekly. Grass should never be growing overlapping the curbs or into the sidewalk or driveway areas.

***Landscape Islands/Trees/Bushes***

All new or expansion of existing islands or beds require a landscape plan to be submitted for approval. No landscape plan is required to plant existing islands or beds. Landscape islands/beds should be maintained regularly with fresh mulch and edging.

Landscaping should relate to the existing terrain and natural features of the lot, utilizing plant materials native to the Southeastern United States.

The preferred landscape bed edging is either a neat 4" - 6" deep trench for natural living plant life. All plant beds will be covered with pine straw, natural chopped bark, or mulch. Rocks, boulders, stones, bricks, or wood blocks are not permitted to line or cover islands/beds that are visible from the street unless approved by the ARB. Natural stone, tan or gray stone is acceptable. Metal edging for beds must match the mulch. Mailbox landscaping should be no more than 2 feet by 2 feet and maintain the same border standards as other mulched beds.

Landscaping walls require ARB approval.

### ***Removal of Trees***

No viable tree with a diameter greater than 6" (measured 2' from the ground) may be removed without written permission of the ARB. The removal of live branches greater than 8' above the ground also requires ARB written approval. In addition, zoning conditions imposed by governmental agencies may require approval of such agencies.

No trees shall be removed from any non-disturbance buffer or common areas.

## ***IV. RECREATIONAL EQUIPMENT***

### ***STANDARDS Children Playsets/Bikes/Toys***

Children's play equipment including trampolines, and swings must be surrounded by a buffer of landscaping, or by burying the supports so that the trampoline is level or almost level with the ground so as to have minimum visual impact on adjacent properties and streets. Installation of all such equipment must be approved by the ARB.

All children's bikes and toys shall be considered pre-approved and placed out of public view when not in use to have minimum impact on neighbor's and adjacent properties.

Installation of basketball goals must be approved by ARB. Portable basketball goals are prohibited.

### ***Pools/Spas/Whirlpools***

Permanent above ground pools of any type are not permitted.

All in-ground pools, spas or whirlpools must be approved by the ARB and must fit naturally into the topography of the proposed lot. Homeowners must submit a detailed plan including site layout and landscaping to obtain approval. All pump, filter, etc. equipment for pools must be located where it will not cause a nuisance to neighbors and must be screened from view with landscaping. The pool/spa/whirlpool must also be located to provide minimum visual impact to the surrounding properties and streets. Pool enclosures are not permitted.

## ***V. MISCELLANEOUS***

### ***ITEMS Flags/Flagpoles***

Decorative flags cannot be visible from the front of the house with the exception of those displayed for generally recognized holidays on which flags are customarily displayed shall be

permitted for a period of one (1) week prior to the date of such holiday until one (1) week after the date of such holiday. Stand-alone flagpoles are not permitted.

**For Sale/Rent Signs:**

No signs, advertising posters, flyers, or billboards of any kind shall be erected, placed, or permitted to remain on the Property. One standard "For Sale" sign is permitted to be displayed or erected on the front yard of a homesite not to exceed four square feet in size and three feet in height. For Rent signs are prohibited.

***Common Areas/Signs***

No sign or emblem of any kind may be kept or placed on a Homesite or attached to any dwelling. No temporary sign is permitted in any common ground area. Any permanent sign placed on common ground must be approved by the ARB.

***Security Signs:***

Homeowner may display one (1) professional security sign in front of the home. The security sign shall be placed in the shrub area immediately in front of the home.

***Portable On Demand Storage Units***

Homeowners at Daventry will be allowed to use Portable On Demand Storage Units (PODS) as follows:

- 1) New Homeowners must close on purchase of home before POD is delivered to the property.
- 2) POD may remain for no more than seven (7) days.
- 3) POD must be stored in the driveway of the home.

***Radio Antennas***

No exterior antennas for the transmission or reception of radio signals may be will be permitted.

***Television Antennas and Satellite Dishes***

Antennas, satellite dishes or any other apparatus for the reception of television or satellite signals may be installed by Owners without prior approval of the ARB; provided, however, Owners do so at their own risk, and in accordance with any local, state or federal law or regulation. Owners are encouraged to obtain ARB approval prior to installation if the following guidelines are in questions. Owners are encouraged to place such devices so that they are not offensive to neighbors or visible from the streets. In the event such devices are installed outside of these guidelines the ARB may take such actions deemed appropriate and within the

scope of any law or regulation to cause a correction to be made by the responsible Owner. Further, neither the Association, nor the ARB shall be responsible for repairs necessitated by the improper installation of such device on the exterior of any lot. Owners should also be aware that improper installation of such devices may invalidate any warranty given by suppliers of materials or your builder.

All other items not listed in this document or the declarations are subject to approval from the ARB. Any inconsistencies between this document and the declarations, the more restrictive condition shall take precedence unless brought to the attention of and otherwise approved by the ARB. Any interpretation, intention, or additional explanation of these items or those in the declarations must be submitted in writing to the following:

Daventry Homeowners Association  
c/o JC Enterprise AMS Inc.  
P.O. Box 331822  
Murfreesboro, TN 37133-1822  
Phone: 615-274-2673      Fax: 615-274-6873  
or by email to:  
[jcenterprise@comcast.net](mailto:jcenterprise@comcast.net)