

**Walnut Bend Property Owners' Association**

**Architectural Review Committee (ARC)**

**Dated 01/01/2008**

Lot Owner (s): \_\_\_\_\_ Lot # \_\_\_\_\_

Submittal Date: \_\_\_\_\_ Review Date: \_\_\_\_\_

Final Approval Date: \_\_\_\_\_

The Committee shall have no affirmative obligation to be certain that all of the restrictions contained in this Declaration are fully complied with and no member of the Committee shall have any personal liability, responsibility, or obligation, whatsoever, for any decision or lack thereof, in the carrying out of duties as a member of such Committee. Such Committee and its members shall have only an advisory function, and the sole responsibility for compliance with all of the terms of this Declaration shall rest with the Lot Owner. Each Lot Owner agrees to save defend, and hold harmless the Committee and each of its members on account of any activities of the Committee relating to such Lot Owner's Lot or improvements to be constructed on such Lot.

\_\_\_\_\_ Submit four (4) complete sets of preliminary sketches showing floor plans, exterior elevations and an outline of specifications of materials and finishes (10.2.1)

\_\_\_\_\_ Show size, dimensions and style of, by way of illustration, the dwelling and attached garage, outbuilding, and gazebo, if any (10.3.i)

\_\_\_\_\_ Show the exterior design and building materials (10.3.ii). Show the exterior color scheme (10.3.iii)

\_\_\_\_\_ Show the location of, by way of illustration, the dwelling, attached garage, outbuilding (Including gazebos) if any (10.3.iv)

\_\_\_\_\_ Show location of driveway, parking areas and landscaping (including fences, walls, rec. areas) and the types of materials to be used (10.3.v)

\_\_\_\_\_ Show the vegetation proposed to be removed or altered in order to accommodate construction, complete landscaping and enhance views (10.3.vi)

\_\_\_\_\_ Above-ground swimming pool is not permitted, unless said pool is engineered and constructed in such a fashion as to blend into the plan for the development of the Lot and in such a manner so as to be aesthetically and architecturally pleasing and using a masonry or stone retaining wall on the exposed vertical portion of the pool (4.16)

- \_\_\_\_\_ One (1) single family dwelling for residential purposes only with a two (2) or more car attached garage. Minimum finished first floor (above grade) living area is at least 1,600 sq. ft. excluding garage, basement, and any porches for a single story dwelling. If it is a multiple-story dwelling it has a minimum total of 1,800 square feet of finished living area, excluding any garage, basement and porch, on the floors wholly above grade, of which a minimum of 1,200 square feet is on the first floor wholly above grade (5.3)
  
- \_\_\_\_\_ Outbuildings? No larger than 750 sq. ft., not to exceed 25' in height and situated in an area not to block another Lot Owner's view (5.4)
  
- \_\_\_\_\_ Exterior is composed of natural wood, brick, stone, stucco or masonry shake or other high quality materials approved by the ARC (5.6)
  
- \_\_\_\_\_ No aluminum or vinyl clapboard siding except for gutters, trim, soffits & fascia boards (5.6)
  
- \_\_\_\_\_ No exposed concrete on exterior; except foundation walls at a maximum of 18" above the ground level grade (5.7)
  
- \_\_\_\_\_ Roof pitch is at least 7:12. All roofing materials are dark or weathered, natural appearance. Roofing materials are a minimum 25-year rated architectural-grade laminated shingle with raised relief surface. Metal roofs in darker shades of red, brown, green or other colors are at the discretion of the ARC (5.9)
  
- \_\_\_\_\_ Driveway is a minimum of 12' wide (paved) (5.13)
  
- \_\_\_\_\_ Structures are located entirely within the permitted building area/setbacks
  - \_\_\_\_\_ 30' from road ROW of the Roadways
  - \_\_\_\_\_ 15' side and rear lot lines
  - \_\_\_\_\_ In the case of a Lot that directly abuts the TVA boundary, no part of any building shall be located closer than the 1080 foot contour elevation line or within fifteen (15) feet horizontally of the 1075 foot contour elevation line, whichever is greater (5.14)
  
- \_\_\_\_\_ No more than 50% of the trees over 12" or more in diameter may be cleared from any Lot (6.1)
  
- \_\_\_\_\_ The grade of the Lot is in harmony with the topography of the Development and with respect to adjoining Lots (6.4)

Indicated on each line above, is either a “check” or a chronological number. A “check” indicates that it appears there is compliance with that standard. A number indicates that there is a comment or concern. These numbers are listed below, with further explanation and what needs to be done to be compliant.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_

During construction, the Lot Owner and Contractor will be responsible for the cost of repairing all damages done to any of the roads located within the development that are caused during the time frame of your construction. Please make sure your contractor and sub-contractor know **that no truck fully loaded shall be permitted within the development that weighs more than 25 tons. Fines may be levied by the WBPOA if violations are discovered.**

Reviewed By: _____	Date: _____
ARC Committee Member	
_____	Date: _____
ARC Committee Member	
_____	Date: _____
ARC Committee Member	
_____	Date: _____
ARC Committee Member	
_____	Date: _____
Received by Lot Owner	

**Walnut Bend  
Architectural Review Committee (ARC)  
Acknowledgement Form**

The undersigned (the "Lot Owner and Contractor") acknowledge:

- that they have read and fully understand the Declaration of Easements, Permits, Covenants, Conditions and Restrictions that were recorded for Walnut Bend in the County of Hawkins, located in the State of Tennessee;
- that there may be other local, state and/or federal laws and/or regulations that apply to development of Lot #\_\_\_\_\_ at Walnut Bend and that it is the Lot Owner's and Contractor's responsibility to comply with those laws and/or regulations and to obtain any required permits and/or approvals;
- that the Architectural Review Committee (the "Committee") of Walnut Bend has reviewed or will review the Lot Owner's plans to develop the Lot, but that the final approval of the plans represents only the Committee's most diligent effort to assure that the plans comply with the Documents; and
- that the Committee shall have no affirmative obligation to be certain that all of the restrictions contained in the Documents are fully complied with and that it is the Lot Owner's and Contractor's ultimate responsibility for compliance.

Furthermore, the Lot Owner and Contractor agree and understand that no member of the Committee shall have any liability, responsibility, or obligation, whatsoever, for any decision or lack thereof, in the carrying out of his duties as a member of the Committee and that the Lot Owner and Contractor agree to save, defend, and hold harmless the Committee and each of its members because of any activities of the Committee relating to the development of the Lot.

- During construction, you and your builder will be responsible for the cost of repairing all damages done to any of the roads located within the development that may be caused by contractors working on your home. **Please specify to all subcontractors, that we do not allow loads over 25 tons (especially the concrete trucks) on these private roads.**

Lot Owner		Contractor	
Date		Date	

Lot Owner		ARC Committee Member	
Date		Date	