



Bluegrass Downs Homeowners Association

P.O. Box 593, Hendersonville, TN 37077-0593

Architectural Standards Committee

Welcome to Bluegrass Downs! Bluegrass Downs is designed to be a distinct private community of classic and gracious single family homes. In order to ensure the high quality of the community, a plan review process has been established. The authority to review, approve, disapprove and inspect all building and landscape plans is provided by the recorded Covenants, Conditions, and Restrictions for Bluegrass Downs. The Community Covenants, Conditions, and Restrictions creates the Architectural Standards Committee but does not list specific architectural design items necessary for plan approval. These specific architectural design items are listed in this document, and any additional may be discretionary items determined by the Architectural Standards Committee for the best interest of the community.

The responsibility of the Architectural Standards Committee is to review and approve or disapprove all building plans within the community, but not to restrict creativity or preferences. The Committee's goal is to ensure a quality community with a pleasing aesthetic relationship between a building and its site and amount the homes themselves.

The Architectural Standards Committee is composed of 5 members who may or may not be members of the board of directors of the Bluegrass Downs Homeowners Association.

Design Review Process

The design review process is a simple procedure of complying with the requirements outlined in the design guidelines and submitting the necessary documentation.

1. A site plan reflecting existing trees and proposed changes, including drainage or retaining walls.
2. An elevation drawing of the structure of all four sides. All elevations should show relationship to proposed grade consistent with site plan.
3. Floor Plans
4. Landscape Plans
5. Exterior materials sheet filled out.
6. Samples of all exterior colors as outlined on the materials sheet.

The Architectural Committee will meet as frequently as necessary to promptly respond to submitted application at it's earliest convenience. The Committee's responses to the application will be in writing.

ELEMENTS OF ARCHITECTURE

1. Roof forms should be gabled or hipped with a minimum pitch of 6:12. This pitch may be lower if the roof is concealed behind a balustrade or parapet. Flat roofs are generally unacceptable and may only be used for conditions such as a sun room or connector element. Shed roofs are discouraged. All roof penetrations such as attic, dryer, and plumbing vents; and roof elements such as gutters should be treated to match the roof color or appropriate material.
2. Windows should be single, double or triple hung; casement; pivot; awning, fixed; or hopper. Jalousie windows are unacceptable for the house or garage. All windows must have either fully divided lights or simulated divided lights on the front and street sides of the house. All windows must be articulated with a lintel and sill. Lintels and sills may be of the same material as the siding or a contrasting material.
3. The main doorway should be articulated as is appropriate for the main entrance to the home. Sidelight and transoms are encouraged on most styles. Flat doors are unacceptable. Single or double doors are acceptable. The style and proportions of these doors should be in keeping with the front door and the style of the house.
4. Dormers are acceptable as an expression of an attic level and should have operable windows with appropriate pediment treatments.
5. Shutters, if used must be proportioned to cover the window completely when closed. Shutters are not acceptable on basement windows.
6. Chimneys should be designed in the same style as the house. Flue pipes are required to be encased and supported by a foundation at grade level when located on an exterior wall.
7. Overhangs should suite the style of the house and be appropriate for the roof pitch.
8. The cornice should be detailed with ornamentation appropriate for the design of the house. Under no circumstances should a cornice be omitted from the design.
9. Porches are encouraged if appropriate to the style of the house. Incorporation of the porch and the materials used for the columns should be sensitive to the design of the house.
10. A raised deck and its supports should incorporate materials which relate to the house. Columns 12" x 12" or 12" diameter built with the same material as the house are encouraged. If wood posts are used, they should be a minimum of 6" x 6" post is acceptable with base and capital detailing.
11. Delineation of the floor lines, if appropriate to the style, is encouraged.
12. Skylights and solar panels are permitted if they are flat, glazed, and curbed. The skylights cannot appear on the front elevation. The finish must match the roof color.
12. Exposed foundations are acceptable if used to elevate the first floor of the house or to take advantage of a sloping site by adding a basement level to the house. No exposed concrete block is permitted for foundations.
13. Minimum ceiling heights on the first floor are 9'-0". Minimum heights on the second floor are 9'-0".

BUILDING MATERIALS.

1. Exterior veneer may be brick, stone, stucco, or E.I.F.S. Fiberboard siding, aluminum siding, vinyl siding, or masonite are not permitted. Log homes are not permitted.
2. Roofing materials shall be slate, standing seam metal, cedar shakes, cedar shingles, tile or laminated heavyweight composition shingles. Standard 3-tab shingles are not permitted. Screw-down metal roofing, rolled tin or corrugated metal and fiberglass roofing is unacceptable.
3. Windows maybe wood, vinyl-clad wood, or aluminum clad wood.
4. Lintels and sills may be wood, brick, stone, E.I.F.S., or precast concrete.
5. Front doors must be wood. Garage man doors may be metal.
6. Brass is encourage for door hardware unless inappropriate to the style of the house.
7. Chimneys shall be brick, stone, or an E.I.F.S. type finish.
8. Vinyl facia's may be permitted if appropriate to the house.

Bluegrass Downs Associates L.P.

Date: _____ Lot# _____

Lot Owners Name _____

Mailing Address _____

Home Phone (____) _____ Business Phone (____) _____

Date of Submittal ____ / ____ / ____

Expected start date: _____ Expected Completion Date: _____

Heated Square Footage: _____

Exterior Wall Materials:

Brick Color: _____ Rock Color: _____

Stucco Color: _____ Siding Color: _____

Mortar Color: _____

Roofing Type: _____ Roofing Color: _____

Trim color: _____ Shutter Color: _____

Gutter color: _____

Window color/style: _____

Front door color/style: _____

Builders Name: _____

Phone: _____

Owner/Agent Signature: _____ Date: _____

Thank you for choosing Bluegrass Downs.