

**Architectural Control Committee Community Standards (Rev. 4 dated 10/04/18)**

Covenant(s)	Community Standard Derived from the Covenant
<p>Section 2. Residential Use. (parts omitted) No business or business activity shall be carried on in or upon any Lot at any time except with the written approval of the Board. For purposes of this Section 2, garage, porch or basement sales shall be considered a business activity. .... The Board may issue rules regarding permitted business activities.</p>	<p>1. The Board of Directors permits garage sales (or porch / yard sales), provided: 1) the hours of the sale should be between 7:00 AM and 5:00 PM, and 2) that each household will have no more than four sales events in a calendar year, and 3) the duration of the sale should last no more than 3 days, unless otherwise approved by the Board.</p>
<p>Section 3. Signs. No sign of any kind shall be erected by an Owner or Occupant of a Lot within the Community without the prior written consent of the Architectural Control Committee. Notwithstanding the foregoing, the Board shall have the right to erect reasonable and appropriate signs, "For Sale" and "For Rent" signs of not more than five (5) square feet and consistent with the Community-Wide Standard may be erected upon any Lot, and any builder may erect one (1) sign not larger than ten (10) square feet to advertise the property during the construction and sale period. This restriction shall not apply to entry signs or signs advertising the property for sale placed by the Declarant. The provisions of this Section shall not apply to any Person holding a Mortgage who becomes the Owner of any Lot as purchaser at a judicial or foreclosure sale conducted with respect to a first Mortgage or as transferee pursuant to any proceeding in lieu thereof.</p>	<p>1. It is not necessary to obtain approval of the ACC to erect temporary signs, provided: 1) those signs are not more than 5 square feet, 2) those signs are not left in place for longer than 30 days, and 3) those signs are removed within 1 week of the occurrence of the event being announced by the sign. However, the ACC reserves the right to have any sign immediately removed by the homeowner if determined by the ACC to be offensive or objectionable.</p>
<p>Section 4. Vehicles. (parts omitted) All vehicles shall be parked within garages, driveways or other paved parking areas located on a Lot. Parking in yards is prohibited. No vehicle may be left upon any portion of the Community, except in a garage or other area designated by the Board, for a period longer than five (5) days if it is unlicensed or if it is in a condition such that it is incapable of being operated upon the public highways. After such five (5) day period, such vehicle shall be considered a nuisance and may be removed from the Community</p>	<p>1. The Board of Directors has established the following rule: "Routine, persistent parking on subdivision streets is not permitted, where 'routine and persistent' is defined as being parked on the street for more than 12 hours per day for longer than a 2 week period. Vehicles routinely and persistently parked on subdivision streets shall be considered a nuisance and may be removed from the community, at the owner's expense, following a written notice."</p>
<p>Section 4. Vehicles. (parts omitted) No towed vehicle, boat, trailer, bus, camper, recreational vehicle, motor home, tractor, mower or mobile home shall be temporarily kept or stored in the Community for any period in excess of two (2) weeks unless kept in a garage or other area designated by the Board; vehicles parked in violation of this provision shall be considered a nuisance and may be removed from the Community.</p>	<p>1. Small utility trailers and other similar towed vehicles that are located in the backyard and completely hidden from view (as viewed from street and neighboring property) are acceptable without prior approval by the Board.</p>
	<p>2. Towed vehicles that are located in backyards and generally hidden from view (as viewed from street and neighboring property) are acceptable if specifically approved by the Board. This is consistent with the philosophy of the original Board, which consisted of representatives of Colby Development Company, Inc., the Developer of Franklin Station.</p>
	<p>3. Routine, persistent parking of any towed vehicle, boat, trailer, bus, camper, recreational vehicle, motor home, tractor, mower or mobile home in the community is not permitted, where "routine and persistent" is being parked in the community in excess of 14 days within a 60 day period. Such vehicles shall be considered a nuisance and may be removed from the community at the owner's expense, following a written notice. Alternatively, the Board may impose fines for such violations. The intent is to allow residents to park recreational vehicles (such as boats) in the community for short periods of time to facilitate periodic recreational weekend or vacation use.</p>
<p>Section 4. Vehicles. (parts omitted) The Architectural Control Committee may establish guidelines for pads and fencing with regard to campers and mobile homes if the Board votes to allow the same.</p>	<p>1. Generally, the ACC and Board will not approve the storage of large vehicles such as large campers and mobile homes in excess of two (2) weeks.</p>
<p>Section 4. Vehicles. (parts omitted) All garages and/or driveways must be side entry only unless prior approval from the Architectural Control Committee has first been obtained.</p>	<p>1. Deviations associated with this standard are normally only associated with detached garages.</p>
<p>Section 10. Architectural Standards. (parts omitted) <b>No exterior construction, addition, erection, or alteration shall be made unless and until plans and specifications showing at least the nature, kind, shape, height, materials, and location shall have been submitted in writing to and approved by an Architectural Control Committee established by the Board.</b> The Architectural Control Committee may, from time to time, delegate any of its rights or responsibilities hereunder to one (1) or more duly licensed architects or other qualified Persons, which shall have full authority to act on behalf of the committee for all matters delegated. <b>After submission of the above said plans and specifications complying with this paragraph; it is the intent of the Architectural Control Committee to issue an approval form similar to the one attached hereto as Exhibit "E", approving or waiving such items as elevation, architectural recommendations, brick waiver, drainage, landscaping, tree and shrub content, etc.</b></p>	<p>1. Detached Garages and Sheds. Detached Garages and Sheds shall be full brick construction, consistent with the original requirements of the ACC (the ACC was originally managed by representatives of Colby Development Company, Inc., the Developer of Franklin Station), and consistent with all existing detached garages and sheds built in Franklin Station to date. <b>This rule applies to any type of permanent or temporary storage shed or structure. Small temporary storage containers that are located in the backyard and completely hidden from view (as viewed from street and neighboring property) are acceptable if approved by the ACC.</b></p>
	<p>2. Exterior brick will match the style, appearance, and color of that used on the main portion of the house.</p>
	<p>3. Exterior roof will have architectural shingles and gutters that match the style, appearance, and color of that used on the main portion of the house.</p>
	<p>4. Exterior trim will match the style and color of the existing trim on the main portion of the house.</p>
	<p>5. It is generally required and desirable that the slope of the roof be at least 7/12.</p>

	<p>6. The ACC and Board generally prohibit alterations to street curbing, including placement of household addresses, LOGOs, symbols, artwork, etc. on curbing. Temporary markings made by utility companies are an authorized exception.</p>
<p>Section 10. Architectural Standards. {parts omitted} <b>In the event that the Architectural Control Committee fails to approve or to disapprove in writing, submitted plans and specifications within thirty (30) days after the plans and specifications have been submitted to it, approval will not be required, and this Section will be deemed to have been fully complied with.</b> As a condition of approval under this Section, an Owner, on behalf of himself and his successors-in-interest, shall assume all responsibilities for maintenance, repair, replacement and insurance to and on any change, modification, addition or alteration. In the discretion of the Architectural Control Committee, an Owner may be made to verify such condition of approval by a recordable written instrument acknowledged by such owner on behalf of himself and his successors-in-interest. The Architectural Control Committee shall be the sole arbiter of such plans and may withhold approval for any reason, including purely aesthetic considerations, and it shall be entitled to stop any construction in violation of these restrictions.</p>	
<p>Section 10. Architectural Standards (continued). Plans and specifications are not approved for engineering or structural design or quality of materials, and by approving such plans and specifications neither the Architectural Control Committee, the members thereof, nor the Association assumes liability or responsibility therefor, nor for any defect in any structure constructed from such plans and specifications. Neither Declarant, the Association, the Architectural Control Committee, 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 Owner of property affected by these restrictions 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.</p>	<p>1. This clause is generally included in any ACC approval documentation, along with the need for the homeowner to obtain any required building permits and to ensure that all Madison City rules, ordinances, regulations, and building codes are observed and adhered to in regard to construction.</p>
<p>Every Person who submits plans or specifications and every Owner agrees that he will not bring any action or suit against Declarant, the Association, the Architectural Control Committee, the Board, or the officers, directors, members, employees, and agents of any of them to recover any such damages and hereby releases, remises, quitclaims, and covenants not to sue for all claims, demands, and causes of action arising out of or in connection with any judgment, negligence, or nonfeasance and hereby waives the provisions of any law which provided that a general release does not extend to claims, demands, and causes of action not known at the time the release is given.</p>	
<p>Section 11. Antennas. No exterior antennas of any kind shall be placed, allowed, or maintained upon any portion of the Community, including any Lot, without the prior written consent of the Board or its designee. No free standing antennas shall be placed on any Lot, except that a small satellite dish is acceptable which does not exceed 24" in diameter and must be placed in side or rear yard. .... Each Owner and Occupant acknowledges that this provision benefits all Owners and Occupants and each Owner and Occupant agrees to comply with this provision despite the fact that the erection of an outdoor antenna or similar device would be the most cost-effective way to transmit or receive the signals sought to be transmitted or received</p>	<p>1. The Board of Directors recognizes that current satellite dish technology provides dishes that typically exceed 24" in diameter. The Board has also obtained information indicating that the Telecommunications Act of 1996 prohibits restrictions that impair the installation, maintenance or use of direct-to-home satellite dishes that are less than one meter (39.37") in diameter. The Board has therefore established the following rule: No free standing antennas shall be placed on any Lot, except that a small satellite dish is acceptable which does not exceed one meter (39.37") in diameter and must be placed in side or rear yard".</p>
<p>Section 13. Landscaping. Sod will be required on the front yard of each lot along with at least two trees and sixteen (16), two gallon shrubs. This requirement can only be waived by specific written waiver of the Architectural Control Committee.</p>	
<p>Section 19. Fences. No fence or fencing-type barrier of any kind shall be placed, erected, allowed, or maintained upon any portion of the Community, including any Lot, without the prior written consent of the Architectural Control Committee. The Architectural Control Committee may issue guidelines detailing acceptable fence styles or specifications, but in no event will a chain link, hog wire or barbed wire fence be approved, with the exception of chain link fencing around Community tennis courts or pool(s).</p>	<p>1. Only the standard 6' Shadowbox wooden fence may be erected. ACC approval is not required if constructed in accordance with the "Community Standard for Property Fences" available on the FranklinStation.org website. This standard is consistent with the original requirements of the ACC (the ACC was originally managed by representatives of Colby Development Company, Inc., the Developer of Franklin Station), and are also consistent with all existing fences constructed in Franklin Station to date.</p> <p>2. The fence standard ensures that neighboring properties have a uniform and consistent fence design surrounding their property in the event that all boundaries of the property are fenced.</p> <p>3. In special cases, the ACC may grant a waiver to the standard shadowbox fence design for those portions of the fence that do not lie at property boundaries, such as the front or rear portions of the fence. The existing non-standard fence located along Balch Road is an example.</p> <p>4. A less than 6' high version of the standard shadowbox fence may be erected adjacent to air conditioners, gas meters, garbage can storage areas, etc. to provide a "screen" for those items.</p>

<p>Section 21. Air Conditioning Units. Except as may be permitted by the Architectural Control Committee, no window air conditioning units may be installed.</p>	<p>1. Window air conditioning units permitted by the ACC should generally not be visible from adjacent properties.</p>
<p>Section 22. Artificial Vegetation, Exterior Sculpture, and Similar Items. No artificial vegetation shall be permitted on the exterior of any property. <b>Exterior sculptures, fountains, flags, and similar items must be approved by the Architectural Control Committee.</b></p>	<p>1. Generally, the ACC will limit the number of exterior sculptures permitted in front yards to less than 6 items.</p> <p>2. Exterior sculptures, fountains, flags, etc. can be erected without prior ACC approval, but only AT THE RISK of the homeowner, since the ACC and/or the Board maintain the right to disallow the item(s) and have them immediately removed from the exterior of the property.</p> <p>3. ACC approval is not required for signs and other decorations celebrating seasonal and religious holidays which include, but not limited to: Easter, Yom Kippur, Rosh Hashanah, July 4th, Halloween, Flag Day, Memorial Day, Labor Day, and Veteran's Day. Signs and decorations may be displayed on property for a period ranging from 4 weeks prior to and 2 weeks after the event. ACC approval is required for special exceptions.</p> <p>4. ACC approval is not required for signs and other decorations celebrating the winter ethnic and religious holidays which include, but not limited to: Christmas, Hanukkah, and Kwanzaa. Signs and decorations may be displayed on property for a period ranging from November 1st to February 1st of each year. ACC approval is required for special exceptions.</p>
<p>Section 23. Energy Conservation Equipment. No solar energy collector panels or attendant hardware, windmills or other energy conservation equipment shall be constructed or installed unless they are an integral and harmonious part of the architectural design of a structure, as determined in the sole discretion of the Architectural Control Committee.</p>	
<p>Section 24. Above Ground Swimming Pools. Except as may be permitted by the Architectural Control Committee, above ground swimming pools shall not be erected. Location of pools shall be approved by the Architectural Control Committee. There shall be no diving board(s) allowed at the pool of the Owner's Association.</p>	
<p>Section 25. Exteriors. Except as may be permitted by the Architectural Control Committee, the exterior of all improvements including, without limitation, <b>residences must be repainted in a color used in the original construction of residences within the Community.</b> No residence exterior shall be constructed of natural, untreated or stained wood. All such wood exteriors, if approved for use by the Architectural Control Committee, must be painted with two coats of exterior paint. <b>No Owner shall change the roof type, color of shingles, brick type or color of brick without the prior written consent of the Architectural Control Committee. On one story houses roof pitch on the main body of residence shall be a minimum of 7/12 and on two story houses the roof pitch on the main body of residence shall be a minimum of 8/12.</b> Drivet houses are permitted but only with a combination of stone or brick as approved by the Architectural Control Committee. <b>All one-story ranchers must be at least 75% brick including, without limitation, the front and both sides. All two-story houses must be at least 50% brick.</b></p>	<p>1. In regard to the portion of the requirement stating "no residence exterior shall be constructed of natural, untreated or stained wood", the ACC considers "residence exteriors" to be main structures directly attached to the main home, such as rooms, enclosed porches (screened, unscreened, or open), roofs, etc. The ACC does not consider "residence exteriors" to be: 1) ornamental or ancillary structures attached to the main home, such as pergolas, arbors, trellises, fences, doors, etc., or 2) structures not directly attached to the home.</p> <p>2. Definitions: Pergola - An arbor or passageway with a roof of latticework (or an open slat roof); Arbor - A shady garden shelter often made of rustic work or latticework; Trellis - a frame supporting open latticework; Lattice - An open framework made of strips of metal, wood, or similar materials interwoven to form regular, patterned spaces.</p>
<p>Section 28. Mailboxes. All mail boxes must be cast iron metal as approved by the Architectural Control Committee. These may be purchased individually by the Owners or Occupants or through a representative of Colby Development Co., Inc.</p>	<p>1. The existing mailbox design used in Franklin Station is manufactured by Mashburn &amp; Company, Ornamental Cast Aluminum Products, 42 South Ball Park Road, St. Joseph, TN 38481. Contact person is Chris Mashburn (931) 433-2357. Office and Mailing address is 89 Lovers Lane, Fayetteville, TN 37334.</p> <p>2. The mailbox described above can also be obtained from "The Weld Shop". Contact Chris Meekees at 513-2728.</p> <p>3. Restoration of mailboxes to original color scheme is permitted. Mashburn &amp; Company (Chris Mashburn) recommends using Krylon black satin finish spray paint to repaint the mailboxes. The numbers are solid brass and can be: 1) cleaned with any brass cleaner after the clear polyurethane coating is removed with paint thinner or mineral spirits, 2) repainted with bright brass colored spray paint and then coated with clear polyurethane spray paint, or 3) purchased from Mashburn &amp; Company for ~\$20 per set (includes both sides of the mailbox). Clear epoxy glue should be used to re-attach loose or removed numbers.</p>
<p>Section 29. Storage Tanks. No above ground storage tank shall be permitted on any Lot without the prior written consent of the Architectural Control Committee.</p>	