



EAGLE BLUFF HOMEOWNERS ASSOCIATION  
P.O. Box 16187  
Chattanooga, TN 37416-0187

Date: \_\_\_\_\_

Subject: Request for Approval of Building Plans-Eagle Bluff

Welcome to Eagle Bluff. This will confirm receipt by the Architectural Review Committee of your request for approval of construction of a new home on EB lot \_\_\_\_\_ at \_\_\_\_\_.

Please be aware that no trees, shrubs, or other vegetation of any type may be cut or removed from the proposed site and no construction is to start before obtaining EBHA Board's approval in writing.

Approval of your request is subject to the following:

1. Receipt of your \$3000.00 per lot "Builders Security Deposit" made out to "Eagle Bluff Homeowners Association". Approved March 6, 2007, Amendment registered March 20, 2008
2. Submittal of house plans, plot plan (showing set back dimensions), drainage, and landscaping plan. All setbacks outlined in the subdivision covenants and by-laws must be met. Single Family homes are: front or side to street **property line** - 30 ft., side lot **property line** - 10 ft., rear property line - 25 ft. Any changes to the above plans or plot must be approved by the committee prior to implementing the change. Approved November 19, 2007. Revised October 20, 2008
3. All dwellings must meet the minimum square footage requirements as stated in the attached Covenant Pocket Guide and shall be calculated per ANSI standard Z765-2003. In summary this is inside heated and cooled square footage.
4. Front and sides of house must be of brick, stone or stucco or other natural or artificial masonry materials that have the appearance of brick, stone or stucco. Siding may be used on rear of house and in limited use on dormers only; this must be declared on plan submission and is subject to the approval or disapproval for the ARC. No exposed concrete, cinderblock or any other form of foundations is allowed. Approved March 6, 2007, Amendment registered March 20, 2008.
5. Mailbox and foundations must match the exterior of house. Approved July 16, 2007.
6. Retaining walls must be of brick, stone, or dry seam architectural stacking blocks.
7. Each residence must be served by a driveway constructed of hard surface materials such as concrete, brick, exposed aggregate or pre-cast pavers. All other hard surface materials must be approved by the Board (or Board appointed Architectural Review Committee).
8. Front and side yards must be sodded and have automated in ground irrigation. Approved July 16, 2007.
9. All construction must be completed within 12 months from the date of poured footings. Approved March 6, 2007, Amendment registered March 20, 2008.
10. Contractors who are licensed in TN must perform all construction work.

During construction you must provide:

11. Gravel in the area of the driveway must be laid early in the construction to prevent mud from being tracked on the main streets. Any mud or debris must be removed from the subdivision street(s) immediately.
12. A construction dumpster is required to be on site until construction is complete. The building site must be kept clean of debris. Debris blown into street or neighbor's yards must be removed immediately without neighbors having to complain. Any damage to roads, Common Properties, or property owned by others caused by the owner or owner's contractor or other parties providing labor or services to the owner shall be repaired by the Owner or in default of the Owner's performance, at the Owner's expense. Approved March 6, 2007, Amendment registered March 20, 2008
13. Silt fencing or hay bales, where needed, must be installed adjacent to street and/or run around the perimeter of the lot.
14. Concrete deliveries are to be ordered one yard short of truck capacity to minimize spilling when entering the steep hills in Eagle Bluff sub-division. Any wash down from concrete trucks shall not be left on roads nor deposited on any other property in the subdivision.
15. Restroom facilities (portable toilet) must be made available on your building lot during the entire period of construction and must be located a minimum of 10 feet off the road.
16. If the violation is not expeditiously terminated, the Association may fine the violators up to \$25.00 per day for each violation and may engage legal counsel to bring an appropriate action, including any appeals, to enforce these covenants and regulations. Violators shall be obligated to reimburse the Association in full for all its direct and indirect costs. Approved March 6, 2007, Amendment registered March 20, 2008.

**Additional Special Provisions:**

The following provisions are applicable to all Lots in the Declaration except the Townhouse Properties.

1. All the dwellings on any lot shall be limited to single family residential use.
2. No unit shall be located on any lot nearer than thirty (30) feet to its front property line (ROW, not street curb) or any side street nor ten (10) feet to any side lot or property line nor nearer than twenty-five (25) feet to the rear property line.
3. The improvement erected on each lot shall be one of the following:
  - (A) A two-story residence with an attached double-automobile garage with at least one thousand five hundred (1,500) square feet on the first floor and a minimum total of three thousand (3,000) square feet for the entire house;
  - (B) A one-story residence with double-automobile garage in the basement and at least two thousand six hundred (2,600) square feet on the main floor;
  - (C) A one-story residence with an attached double-automobile garage and at least two thousand four hundred (2,400) square feet;
  - (D) A one and one-half story residence with an attached double-automobile garage and at least one thousand eight hundred (1,800) square feet on the first floor and a minimum total of two thousand six hundred (2,600) square feet for the entire house; or
  - (E) A one and one-half story residence with a two (2) automobile garage in the basement and at least two thousand three hundred (2,300) square feet on the first floor or a minimum total of three thousand two hundred (3,200) square feet for the entire house.

The measurement of square footage in each of the above-described improvements shall be calculated per ANSI standard Z765-2003 and is to be exclusive of porches, basements, or unfinished rooms, breezeways, garages and similar areas. All square footage shall be considered to mean enclosed heated living area. In the event of

any question as to the amount of square footage of enclosed living area, the decision of the Board (or Architectural Review Committee designated by the Board) shall be final.

4. Any building or structure of any kind constructed on any Lot shall have full masonry foundations and no exposed block, concrete or plastered foundation shall be exposed to the exterior above grade level. All exposed concrete foundations or retaining walls must be covered with stone, brick stucco or other natural or artificial masonry materials that have the appearance of brick, stone or stucco. Approved July 16, 2007.
5. An eighteen (18) inch satellite dish may be approved by the Board (or Architectural Review Committee) subject to requirements regarding location and screening which it may impose.

[Part III, Article II, Section III: Landscape Requirements

That portion of any Golf Fairway Residential Area and/or Lot or tract within twenty (20) feet of the property line bordering the golf course shall be in general conformity with the overall landscaping pattern for the Golf Course Fairway established by EBHA Board including landscaping plans for which EBHA Board Approval must be obtained. No fences shall be allowed on lots sharing a property line with the golf course.

The following requirements are in addition to phase one and two and are applicable to the Townhouse Property of Eagle Bluff designated in the Declaration as Phase Three (3). Approved July 16, 2007.

1. All dwellings on any lot shall be limited to townhouses and used for residential purposes.
2. No townhouse shall be located on any lot nearer than twenty-five (25) feet to its front property line nor ten (10) feet to any side lot or property line nor nearer than twenty-five (25) feet to the rear property line.
3. All front yards and side yards, if fronting a street shall be sodded with Bermuda grass rather than seeded and there shall be additional ornamental shrubs and trees plants to coordinate with existing townhouses.
4. The coloring and composition of the roof and exterior paint shall be uniform. Siding, windows, mountain stone trim, mailbox posts and garage doors must coordinate with existing Townhouses. Driveways and walks shall be concrete with exposed aggregate surface using pea gravel as the aggregate. There shall be no carports. Each unit shall have a two (2)-car garage.
5. Once a townhouse is approved by the Board (or any Architectural Review Committee designated by the Board) and completed, no further external expansion shall be allowed without the written approval of the Board or the Architectural Review Committee as appropriate which shall consider the effects of the external expansion on adjoining units.
6. The minimum square footage for each townhouse shall be one thousand six hundred fifty (1,650) square feet for a two (2) bedroom, one (1) level townhouse or one thousand six hundred fifty (1,650) square feet on the main entrance level of a two (2) level townhouse, exclusive of patios, porches, decks, breezeways and garages.

No flat roofs shall be allowed except as a floor for a functional second story porch or balcony.

The following requirements are in addition to phase one, two and three and are applicable to the Property of Eagle Bluff designated in the Declaration as Hickory Tract.

1. The coloring and the composition of the roof and exterior need not be uniform with existing townhomes but is subject to the prior written review and approval of the ARC.
2. Driveways, walks and mailboxes must be constructed in accordance with phase 1 and 2 requirements.
3. The minimum square footage for each one (1) level townhouse shall be one thousand six hundred fifty (1,650) square feet for a two (2) bedroom, exclusive of patios, porches, decks, breezeways and garages.
4. The minimum square footage for each townhouse shall be one thousand six hundred fifty (1,650) square feet with a minimum of one thousand five hundred (1,500) square feet on the main entrance level of a multi level townhouse, exclusive of patios, porches, decks, breezeways and garages.

- The Hickory Tract shall be considered four (4) building lots for the purposes of assessments and voting until such time as the Board approves the plat division.

Please complete the following information:

Homeowner Provided Information		EB ARC Information	
Homeowner Name:		House Plan submitted?	
Homeowner Phone:		3 or 4 side's brick or stone?	
Homeowner Email:		Plot Plan submitted?	
Lot #:		Landscape Plan submitted?	
Lot Address:		House Type/Min Sq ft:	
Golf Course Lot?		Actual Sq ft:	
Builder Name:		Deposit Rec'd?	
Builder Phone:		Date this Info Received:	

**I would encourage you to often review the attached Pocket Guide to ensure knowledge of all building stipulations and requirements. Also, I would like to emphasize that housekeeping will be strictly enforced and we will be insistent that building debris and mud on the streets be cleaned up immediately.**

Please acknowledge your receipt of this letter by supplying missing information requested above, signing below, and returning with your \$3000.00 deposit, house plans, landscape and plot plans, building permit and septic system approval forms.

We will maintain a copy of your approved plans on file for at least 30 days following return of your deposit. Please advise when requesting return of deposit if you desire to have your plans returned or destroyed.

Sincerely,

Eagle Bluff ARC Chairman

Signed: \_\_\_\_\_  
Applicant

Date: \_\_\_\_\_

Revision Date 02/20/09