



ARCHITECTURAL CONTROL GUIDELINES

Adopted & approved by the Board of Directors of
the Halle Plantation Homeowners Association in
Collierville, TN on December 2, 2014

**Developed by
Robbins Halle Kostka Venture**

Version 7.20.21

The Covenants and Restrictions established for Halle Plantation require that all proposed changes / designs be submitted to and approved by the Architectural Review Committee (ARC). These Architectural Control Guidelines are based on the "Declaration of Covenants", Article VI – Architectural Control, Article VII – Exclusive Residential Use and Setbacks, Article VIII – General Prohibitions and Requirements, Article IX – Easements, and Article X – Enforcement.

This requirement encompasses all initial exterior designs, later additions or alterations of any home, structure, wall, fence or other exterior element. Examples include proposed fencing, swimming pools, gazebos, pergolas, outdoor kitchens, large play equipment, etc., which require the same approval as a residence. Minor repairs & maintenance using same materials and colors do not require ARC approval. Designs will not receive final approval unless the conditions contained herein are followed. All changes must comply with Collierville/county regulations.

The Architectural Review Committee will hereinafter be referred to as ARC. The Halle Plantation Homeowners Association of Collierville, Inc. will hereinafter be referred to as HPHA.

Review Procedure

Final approval for starting any type of improvement or change will not be given until a “Full Set of Plans” (Final Working Drawings) showing the full nature and impact of the proposed improvement has been submitted, appropriately reviewed and approved by the ARC committee. For small DIY projects lay person drawings are sufficient.

The ARC utilizes a simple review process that is designed to assure a smooth coordination between the ARC and an Owner's Architect or Builder/Contractor. The ARC normally requires that a minimum of two sequential submittals be made per the following:

- 1) Preliminary Design
- 2) Final Construction Documents (after preliminary design approval).

All communication with and submittals to the ARC may be in electronic or paper format.

Submission Content

All submissions for Preliminary and Final approval must contain the following basic information and shall be submitted on the Design Review Application (DRA) Form (see pages 5 & 6) along with appropriate plans:

- A. Owner's name, street address (within Halle Plantation), lot number (if known), present address (if other than Halle Plantation), telephone number(s), and Email address(s).
- B. Builder/Contractor/Architect preparing plans with address, telephone number(s), contact person's name, and Email address(s).
- C. Completed DRA Form and two (2) sets of plans (2 sets of plans required only if submitted in paper format).

D. Measurement Scale for each drawing or detail must be provided.

Preliminary Submission

The preliminary submission should represent the homeowner's "idea" of what he or she plans. It is understood that these plans, once approved, will be carried to the "final working stage", and in order to alleviate the probability of design issues arising after working drawings are complete, the preliminary drawings are not required to be highly detailed but, should be fully representative for the committee to assess the design implications of the proposal.

The intent of the ARC at this stage is to weed out all proposed designs that clearly would not be in harmony with existing natural features or surrounding homes - so that the Submitting Homeowner or Builder will not spend valuable time and money on a proposal that has no chance of becoming a reality.

The Site Plan portion of the submittal should include the following information:

- A. Accurate improvement locations.
- B. Proposed site grading.
- C. Details of all site improvements (to include outdoor lighting fixtures, mailboxes, walkways, driveways, fencing, landscape screening, pool and pool deck).
- D. Storm drainage (where applicable).
- E. Proposed floor elevations.
- F. Landscape plans.
- G. Location of "Required Tree/Trees".

The plans at this stage should show all scaled elevations and plans, as well as accurate indications of colors and materials.

Final Construction Document Submission

Final working drawings to be submitted for building permits must be reviewed and preliminarily approved by the ARC "prior" to Application for City Building Permits. The intent of this is to alleviate the homeowner from securing permits from the Town of Collierville for projects that have not yet received approval from the ARC.

The "Final Submission" should respond positively to all comments made by the ARC during the Preliminary stage. The Site Plans and Architecture should include Contract Documents containing all necessary details and specifications for construction. The Architectural Elevations should show grading lines corresponding to the Site Plan and must be accompanied by color and material indications.

Liaison and Timing

To speed the review and approval process, all submittals should be as complete and clear as possible. It is hoped that outright or qualified approval will be given on first submission. However, submittals will be returned when insufficient information is supplied, and the entire review phase shall be repeated.

Approvals or Disapprovals

All approvals or disapprovals, complete and final, conditional or qualified, shall be communicated electronically or in writing and signed by an ARC representative.

Architectural Review Committee Address

All submittals can either be transmitted electronically or by mail.

If electronically transmitted, send documents in a standard file type (.txt, .doc, .xls, .pdf, .jpg, or .png) to "office@halleplantation.org".

If submitted in paper, documents may be delivered or mailed to:

Halle Plantation
Architectural Review Committee
2490 Dibrell Trail Drive
Collierville, Tennessee 38017
Phone: (901) 853-4664
Fax: (901) 853-4837

After Construction Starts

1. A trash "dumpster" is required and must be placed on the construction site at all times during construction unless an exemption is received from the ARC. Construction site should be kept clean during all phases of construction.
2. A toilet is required for large construction projects such as pools, remodeling projects, etc. and must be placed on the construction site at all times during construction unless an exemption is received from the ARC. Toilet must be serviced regularly by rental agency. Placement of the toilet must be done so as to ensure that it is kept out of direct sight from street as much as practical.
3. When construction is begun, inspections may be commenced by a representative of the ARC to ensure that all work conforms to the approved plans.
4. Upon completion of the work called for by the final plans, the ARC should be notified. A "Certificate of Compliance" will then be issued.

HALLE PLANTATION
DESIGN REVIEW APPLICATION FOR ARCHITECTURAL CHANGE

Date: _____
Homeowner: _____ Lot Number: _____
Address: _____ Home Phone: _____
Email: _____ Mobile Phone: _____
Phase: Preliminary _____ Final _____

The Declaration of Covenants requires that you submit all proposed exterior additions, changes or alterations to your house and lot to the Architectural Review Committee for approval. Your application must include detailed information describing the proposed changes. Minor repairs & maintenance using same materials and colors do not require ARC approval.

Type of Proposed Change:

- | | |
|--|---|
| <input type="checkbox"/> Outside Walks / Stairs | <input type="checkbox"/> Fences: (cedar, shadowbox style or Wrought iron) Brick columns at every 90 degree angle) |
| <input type="checkbox"/> Retaining Walls | <input type="checkbox"/> Decks /Patios |
| <input type="checkbox"/> Garage Doors / Exterior Doors | <input type="checkbox"/> Landscape Front and/or Side Yard (Bermuda & Zoysia but Fescue must have ARC approval) |
| <input type="checkbox"/> Driveway / Walkways (aggregate concrete (pea gravel) | <input type="checkbox"/> Painting House or Trim |
| <input type="checkbox"/> Roofing Replacement (architectural shingles & list color) | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Swimming Pool | |
| <input type="checkbox"/> Sunrooms/Patio Covers (show roof slope) | |
| <input type="checkbox"/> Window Replacement (all metal are prohibited) | |

Description of Proposed Change:

Required documents for consideration:

- * Elevations – Include front, side and rear elevation drawings to-scale
- * Site plan – Show improvement in relation to the home and setbacks to-scale
- * Color Samples – Show color samples (Manufacture name & color #) of all exterior finishes
- * Extras – Include sketches, clippings, pictures, and/or catalog illustrations for clarity

Builder/Contractor:

Company: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Contact: _____ Phone: _____
 Email: _____ Mobile Phone: _____

Architect (If different from Builder):

Company: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Contact: _____ Phone: _____
 Email: _____ Mobile Phone: _____

Landscaper:

Company: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Contact: _____ Phone: _____
 Email: _____ Mobile Phone: _____

The Applicant understands the requirements of the Halle Plantation Design and Development Standards and has submitted all required information herein.

It is the Owner's responsibility and obligation to obtain all required building permits, to contact the utility and cable companies, and to construct the improvements in a workmanlike manner in conformance with all applicable building and zoning codes.

If the work described herein is approved by the Halle Plantation ARC, the applicant must contact the ARC for a "Certificate of Compliance" upon completion of the work.

 Applicant

 Date

1. Architectural Design

- a. Architecture throughout the development will be restricted to TRADITIONAL DESIGN or STYLE and should be consistent with the overall existing character of the development. All changes/alterations to a lot or structure must always conform to all applicable Town zoning provisions and permitting

processes; and not materially/adversely affect the neighborhood, especially those properties that are in the immediate vicinity. Concerns over adverse impacts from an alteration by neighbors or the ARC are sufficient grounds for disapproval of a request for an exterior change/alteration.

- b. Front loading garages are prohibited. That is, no main garage door opening(s) will be approved which is not on a perpendicular line with the curb. It is preferred that garage interior access doors be on a perpendicular line with the golf course.
- c. The main entry for homes shall face a street designed for vehicular traffic within the neighborhood.

2. Minimum Square Footing (Heated Area) Requirements

	Lot Size	Minimum Square Footage	Ground Floor Heated Area
a.	15,000 +	3,000 Sq. Ft.	1,000
b.	20,000 +	3,600 Sq. Ft.	1,500
c.	40,000 + (1 Acre)	4,000 Sq. Ft.	
d.	50,000 +	4,400 Sq. Ft.	
e.	80,000 + (2 Acres)	5,000 Sq. Ft.	
f.	120,000 + (3 Acres)	6,000 Sq. Ft.	

3. Building Materials

- a. Exterior Brick, Stucco, or as approved by the ARC.
- b. Trim/Siding Brick, Stone, or Wood. Concrete/Masonite board may be used as siding on upper stories only. Other materials may be approved by the ARC.
- c. Soffit and Fascia Wood, Concrete Board, Vinyl or as approved by the ARC.
- d. Roofing Dimensional Style (also known as architectural or laminated) Asphalt Shingles Only. Metal, Tile, Wood/Fiberglass “Shake” Style, or standard 3 tab shingles may not be used as a primary roofing material. The ARC must approve all roofing material as it is the intention of the ARC to maintain uniformity of all roofing material style / color throughout the development. All replacement roofs must be in compliance with all applicable laws and regulations of the Town of Collierville.
- e. Windows Wood, Vinyl, Paintable Vinyl/Aluminum Clad, or Composite. Windows are required on all house elevations. Windows that are all metal are prohibited. Replacement windows other than those described herein must be approved by the ARC.
- f. Chimneys Matching Brick or Stucco are the only approved materials. Wood, Metal or Metal Clad Chimneys are prohibited.

- | | | |
|----|-----------------------------|---|
| g. | Walkways/Patios | Natural Stone, Slate, Brick, or Exposed Washed Aggregate (Brown Pebble Rock) must be used on any Walkways / Patios visible from the street. |
| h. | Alterations | Exterior alterations of <i>any</i> existing building will NOT be permitted without "prior" approval from the ARC. Additional windows, platforms, etc., which may invade the privacy of adjacent dwellings, are NOT permitted. Minor maintenance & repairs will not be considered as alterations. |
| i. | Columns/
Ornamental Work | Wood, Fiberglass, Composite, or Iron |
| j. | Doors | Wood, Fiberglass, Composite, or ornamental iron/metal. No screen doors allowed facing street. |
| k. | Shutters | Wood, Fiberglass, Composite, Vinyl clad, or as approved by ARC. |
| l. | Trim/Siding Colors | White/Earth tones (Must be approved by ARC if changed). |
| m. | Exterior Colors | Any paint colors used on brick or stucco surfaces of house must be approved by the ARC. All applications for brick replacement or painting any exterior surfaces will not be approved if either of the adjacent homes are the same color or close to the same color. The intention is to maintain diversity in our neighborhood with respect to the approved colors within Halle Plantation. |

Additionally, applications that specifically request homes to be painted or repainted white, you must ensure that the color code is an off white or a warm white. Pure whites or bright white colors will not be approved.

Suggested colors:

Sherwin Williams:

- Oyster White - SW 7637
- Snow Bound – SW 7004
- White Duck – SW 7010
- Natural Choice – SW 7011
- Snowbelt – SW 9623

Benjamin Moore:

- White Dove – OC 17
- China White – OC 141
- Simply White – OC 117
- Decorator's White – CC 20

- **White Opulence – OC 69**

- n. Exterior Lighting Must not negatively affect neighboring properties or as approved by the ARC.
- o. Awnings Must not be visible from street.
- p. Driveways See Paragraph 7 of these Guidelines.
- q. Fences See Paragraphs 8 and 10 of these Guidelines.

4. Landscape & Planting Requirements

All major landscaping plans **MUST** be submitted to the ARC for Approval. All landscape designs must take into account plant growth over time and must not create a safety hazard by blocking vehicular or pedestrian sight lines.

The landscape design shall be according to the following specifications and submitted with Preliminary Plans:

- a. Grass / Sod Bermuda, Zoysia, or as approved by the ARC. Whole yard shade tolerant fescue may be considered on a case by case basis as approved by the ARC. Each lot owner is required to install sod on all Front Yards and Side Yards bordering streets. Total sodding is required on rear yards on golf course lots.
- b. Shrubs/Plants All Shrub/Plant Materials must meet American Standard for Nursery Stock Specifications. Adequate foundation shrubs/plants must be planted and maintained on front and sides of house visible to the street. Neutral color (shades of brown or black) mulch may be used in shrubbery/plant beds.

Raised shrubbery/planting beds using landscape timbers or railroad ties is not appropriate outside of the private fenced in yard of the homeowner. The entire yard outside of private fenced areas should not be converted to planting beds. Maintaining a portion of the lot facing the street with grasses previously discussed is necessary.

- c. Trees Each lot owner is required to plant and maintain (and if necessary, replace) a tree or trees of the following specifications in the front/side yard of their residence:

Type: Hardwood (Oak / Maple) or ornamental trees as approved by ARC

Diameter: 3.5 to 4 inches caliper

Height: 14 to 18 feet

Quantity: Per the following:

	Lot Size	Number of Trees	Required Uniform Set Back From Curb For Planting	Required Set Back From Side Property Line For Planting
1.	2 Acres	4	30 feet	6 feet minimum
2.	1 Acre	3	30 feet	6 feet minimum
3.	Under 1 Acre	1 or 2	20 feet	6 feet minimum

NOTE: Cove lots which have smaller front yards may have only one (1) tree with a minimum setback from curb of 15 feet.

5. Mailbox

Each residence will have a uniform mailbox and supporting post which shall be designated by the ARC for use throughout the development. (See Appendix E). Mailboxes and supporting structures shall be maintained by the homeowner and periodically painted using the approved uniform color as determined by the ARC.

6. Lighting

All yard and exterior lighting shall be according to the following specifications and submitted with preliminary plans to the ARC for Approval.

- a. During construction, each lot owner will install the required lighting posts and lanterns which will operate automatically from an electric eye.

Light post(s) and lantern(s) shall be located on the lot ten (10) feet back from the curb on the LEFT PROPERTY LINE as viewed from the street or as approved by the ARC.

All corner lots are required to install two (2) light posts and lanterns. One (1) shall be located on the lot consistent with the above requirements and one (1) shall be located at the intersection of public roads.

The specifications for posts and lanterns will be uniform throughout the development as designated by the ARC. (See Appendix E).

Light post(s) and lantern(s) shall be maintained by the homeowner and kept in good working order. Lantern(s) shall be kept clean to maximize light output. Light post(s) must be periodically painted using the approved uniform color as determined by the ARC.

- b. No lighting of a pool or other recreation area will be installed without the approval of the ARC. If allowed, lighting will be designed for recreational character so as to buffer the surrounding residences from any adverse effect of lighting.
- c. No exterior light will be installed or maintained on any lot where light is found to be objectionable by the ARC. If any exterior light is considered to be objectionable, the owner of the lot on which same is located will immediately remove said light or have a shield installed in such a way that lighting is no longer objectionable.

7. Driveways

All residential driveways and turnarounds shall be constructed of exposed washed aggregate concrete (pea gravel) and be uniform throughout the development. Decorative stone, slate, brick, pavers, or stamped/colored concrete may be utilized as enhancements to any driveway or turnaround. Other materials may be considered by the ARC. Any new or additions to existing driveways must be approved by the ARC.

8. Swimming Pools / Hot Tubs

The construction plans of all swimming pools /hot tubs shall be approved by the ARC. All swimming pools shall be fenced in a manner to comply with applicable laws and regulations of the

Town of Collierville and to prohibit easy access by small children. All such fences must be manufactured from iron or powder coated steel, be a minimum of four (4) feet and not exceeding six (6) feet in height above grade, and be installed a minimum of five (5) feet inside of any parallel wooden shadow box fence (if installed). Detailed swimming pool / hot tub fence construction plans must be submitted to the ARC for approval. All fences must also comply with Paragraph 10 of these Guidelines. No above-ground pools shall be allowed.

9. Detached Structures

Open-air structures designed for outdoor enjoyment purposes are the only detached structures permitted. Gazebos and pergolas are examples of these types of structures. These structures must be in compliance with all rules and regulations of the Town of Collierville to include dimensional restrictions and setbacks. In addition, detached structures must meet the following:

- a. Designs reviewed and approved by the ARC.

- b. Materials and colors matching existing house materials and colors (shingles, trim paint, etc.)
- c. A maximum of two such structures may be erected in a back yard only.
- d. Located to minimize line of site from any street or common area.
- e. Constructed and located in such a way to not be intrusive to neighbors.
- f. Height of the structure must not exceed 14 feet and be setback from any existing structure a minimum of 5 feet. The property line setback must be equal to or greater than the maximum height of the structure.

Enclosed or partially enclosed detached structures are not permitted. Structures of any size used for storage, workshops, wooden playhouses, changing or bathroom facilities, or dwelling purposes of any sort, either temporarily or permanently, are not acceptable. No trailer, shack, outbuilding, or barn shall be erected on any lot within the development.

10. Fence Construction

All fences, before construction, must be submitted to the ARC for plan review and approval. The review submittal shall include: Plot plan with fence location shown, gate locations, fence elevation view indicating all dimensions and materials. For fencing surrounding swimming pools, see Paragraph 8 of these Guidelines.

No fence, tall hedge, or other separating device shall violate the front yard setback line as shown on the final plot plan. The fence setback line for a front yard (and side yard for corner lots) shall be ten (10) feet back from the face of any structure bordering a street. (See Appendix A, B & C).

No fence, hedge, tree, or other separating device shall be constructed within twenty (20) feet of the top bank of a lake as originally constructed. No fence shall obstruct the natural flow of drainage.

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All fences facing any street and those between lots must be constructed of wood, iron or powder coated steel. No chain link, vinyl, or chicken wire fence will be allowed. Iron or powder coated steel fences shall be an approved uniform color as determined by the ARC. Wood fences will be constructed with cedar (or other variety as approved by ARC) having treated pine posts, both of which must be aged naturally or treated with clear preserving stain. All wood fences must be constructed in the shadow box method unless otherwise authorized by the ARC. All wood fences (except surrounding a tennis court or pool), regardless of location, shall be a minimum of five (5) feet and a maximum of six (6) feet in height unless otherwise authorized by the ARC. (See Appendix D). All fences shall be kept in good condition by the homeowner. Iron fences must be periodically painted using the approved uniform color as determined by the ARC.

A brick column shall be constructed at all ninety (90) degree fence corners and be a minimum of seven (7) feet in height, be a minimum of 12" above the height of the supporting fence, and be a minimum of 16" x 16" square, unless otherwise specified by the ARC. Brick material shall be the same as principal structure or other as approved by the ARC (See Appendix D).

NOTE: The HPHA shall (unless discontinued at some time in the future) maintain, repair, and replace (as needed from time to time) the split rail wooden fence which was initially constructed by the Developers along the boundary of the golf course and common area property. Such fences shall be maintained in a uniform design and constructed consistent with the original installation thereof, and the cost of such maintenance, repair, and replacement shall be included as part of the HPHA Dues. All costs for repairs due to VANDALISM shall be borne by the responsible party.

- a. Golf Course Lots: All lots with golf course frontage shall be allowed a minimum of five (5) feet and a maximum of six (6) feet high wood shadow box, iron or powder coated steel fence along perimeter property lines except along the designated rear property line adjacent to the golf course. All fences adjacent to the golf course or common area adjacent to the golf course shall be transparent in character (iron or powder coated steel only) and be a minimum of four (4) feet high and a maximum of five (5) feet high. This fence adjacent to the golf course shall be located ten (10) feet inside the designated property line. Each property owner shall install a fence gate to allow the owner access to the lot area between this fence and the rear property line of their lot for owner maintenance. (See Appendix A).
- b. Common Area Lots: All lots with common area frontage shall be allowed a minimum of five (5) feet and a maximum of six (6) feet high wood shadow box, iron or powder coated steel fence along perimeter property lines with brick columns spaced twenty (20) feet on center. The property line fencing shall be located ten (10) feet inside the property line. Each property owner shall install a fence gate to allow owner access to the lot area between this fence and the property line of their lot for owner maintenance. (See Appendix B).
- c. Adjacent Residential Lots: All lots adjacent to other residential lots shall be allowed a minimum of five (5) feet and a maximum of six (6) feet high wood shadow box, iron or powder

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coated steel fence along residential property lines with brick columns located at all ninety degree (plus or minus a few degrees) corners. The side yard and rear yard fencing bordering other residential lots may be located on property lines to provide for better yard care maintenance.

If a natural hedge is used as a fence on the property line between adjacent residential lots, the hedge must be kept trimmed so as not to exceed a maximum of six (6) feet high.

11. Screening

All garbage / recycle containers, equipment, air conditioning units, backflow preventers, pool equipment, dog houses, wood piles, or storage piles shall be kept screened by adequate planting or fencing (wood fence or wood lattice aged naturally or with clear protective stain) so as to conceal them from view of streets, common areas, golf course, or any other lot. All rubbish, trash, or garbage shall be regularly removed from the premises and shall not be allowed to accumulate thereon.

12. Maintenance

The Owners will maintain the exterior of all structures on their Lot and their Yards, Hedges, Plants and Shrubs in a neat and trim condition at all times. See Section 8.2 of the Covenants.

13. Yard Art

Moderation and consideration of how a yard's appearance is viewed by your neighbors is key to outdoor decoration. Avoiding a cluttered look with multiple and/or varied yard art accessories is essential. Examples of yard art would be fountains, bird baths, planters, religious icons, etc.

14. Satellite Dishes / Antennas

The ARC shall have the full right to review and approve the size, location, and color of any proposed satellite dish / antenna of any kind. Any approved satellite dish / antenna must be installed on the rear side or back side of the house / roofline only so as not to negatively affect the view of neighboring properties. Satellite Dishes / Antennas cannot be installed on a pole / tower that is not directly supported at its base by the structure of the residence.

15. Clothes Lines

No clothing or any other household fabrics shall be hung in the open on any lot, front or rear.

16. Outside Burning

Outside or open burning of trash or refuse upon any lot is prohibited.

17. Window Fans / AC Units

Window fans or window air conditioning units must not be visible from the street, golf course, or common areas.

18. Solar Panels

Use of solar panels for generation of electrical current, for heating of household water, or for heating of pool water may be installed on any rear facing roof structure of the dwelling and must receive prior approval of the ARC before installation. Free standing panels or pole installations are prohibited.

19. Play Sets & Basketball Goals

All play sets (including plastic playhouses, trampolines, and batting cages) should be temporary and portable in nature and should be placed on the side or rear of the property so as not to have an adverse effect on neighboring properties.

No basketball goals will be installed on any home or garage. In ground basketball goal posts shall not be installed beyond the front yard setback of the home and the location must receive approval from the ARC prior to installation. If allowed, they will be installed in such a way as to buffer the surrounding residences from any adverse effect of the goal / noise. Portable basketball goals must be kept upright position when visible from the street. When not in use, they must be stored behind the front face of house where they cannot be seen from the street. All basketball goals must be maintained by the homeowner, kept in good working order, and periodically painted.

20. Boats, Trailers, & Recreational Vehicles

Boats, utility trailers, and recreational vehicles (Travel Trailers / Motor Homes) may not be parked or stored on any lot in excess of 24 hours unless stored in a garage or concealed from view from the street, golf course, or common areas by a method (landscaping, fencing, etc.) that has previously been approved in writing by the ARC. See Section 8.9 of the Covenants. No motorized vehicles are allowed on common areas within Halle Plantation.

21. Flagpoles

A single flagpole may be installed on a lot. The pole must not exceed 20 feet in height above the ground and must comply with the National Association of Architectural Metal Manufacturers' Guide Specification for Design of Metal Flagpoles Manual. It must be located at a distance away from the nearest property line equal to or greater than the height of flagpole as installed above the ground and cannot be installed in an easement. Flag sizes must be proportional with the height of the pole. Flagpoles must be kept in good working order by the homeowner and any flag flown must be kept in good condition.

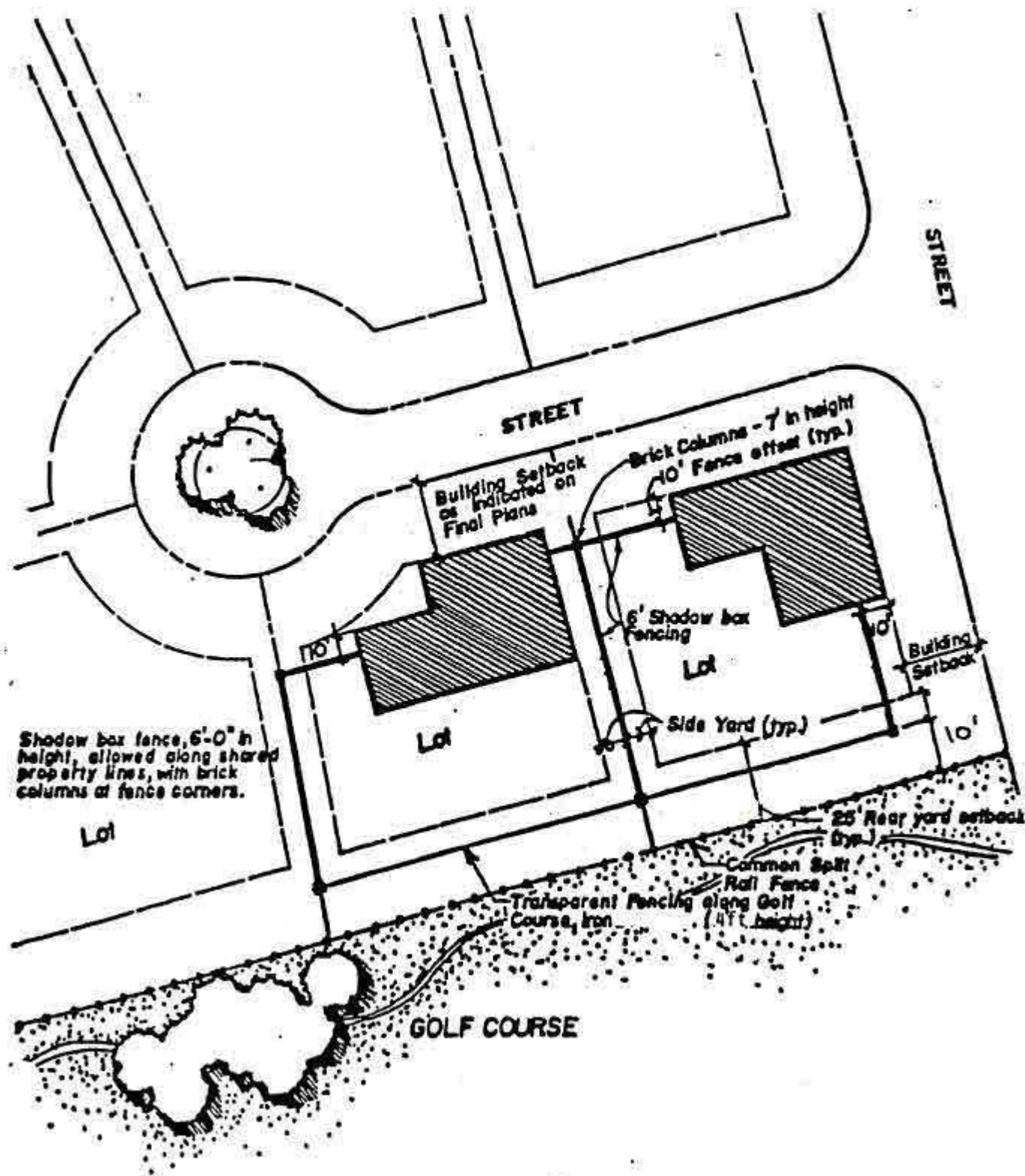
22. Courtesy and Security

As a courtesy to your neighbors and for security purposes, garage doors should be kept closed when not in use.

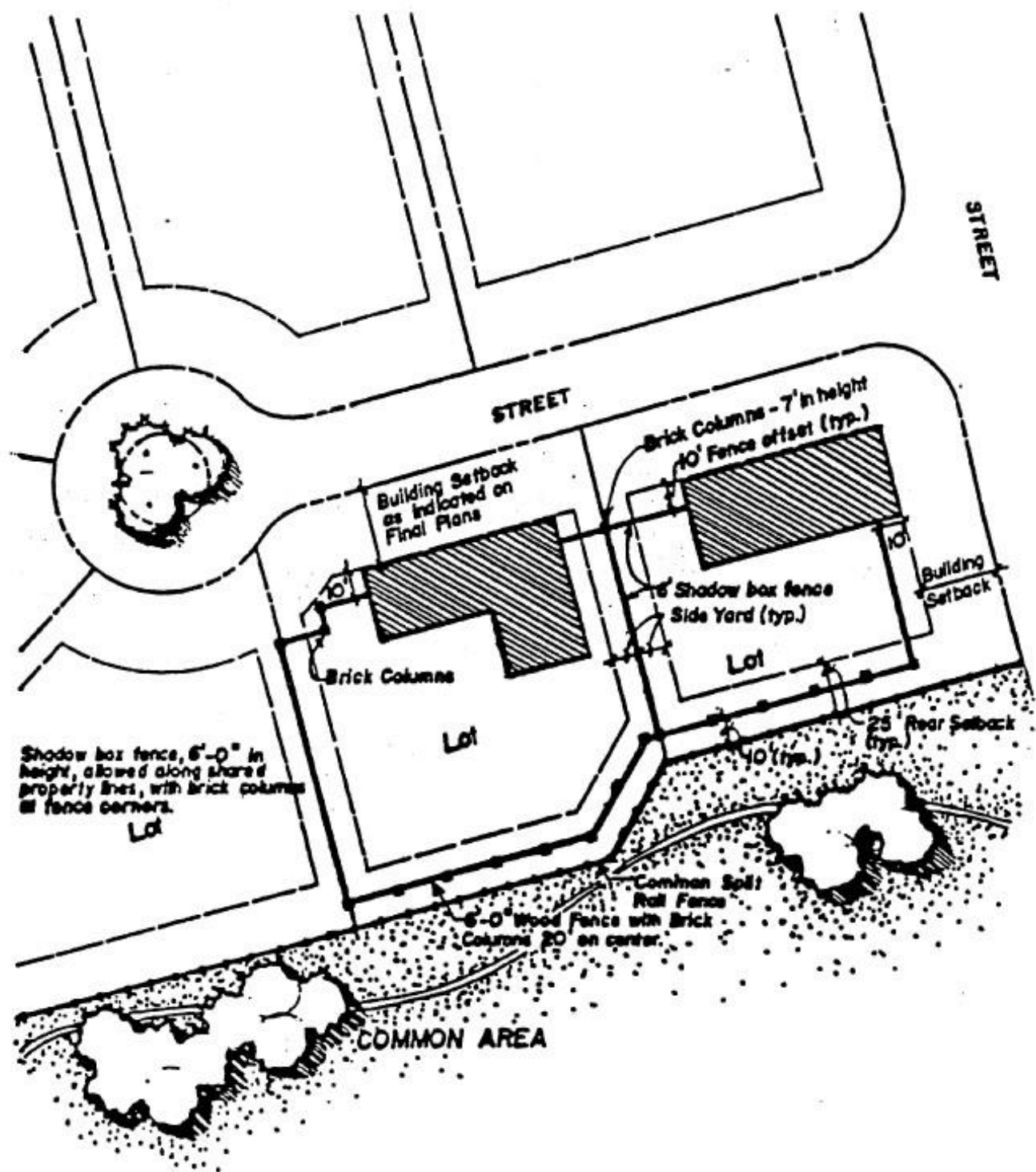
23. Penalties

Penalties as established by HPHA will be assessed for violations of architectural or covenant regulations. See Section 10.1 of the Covenants.

Appendix A
Residential Fencing along Golf Course

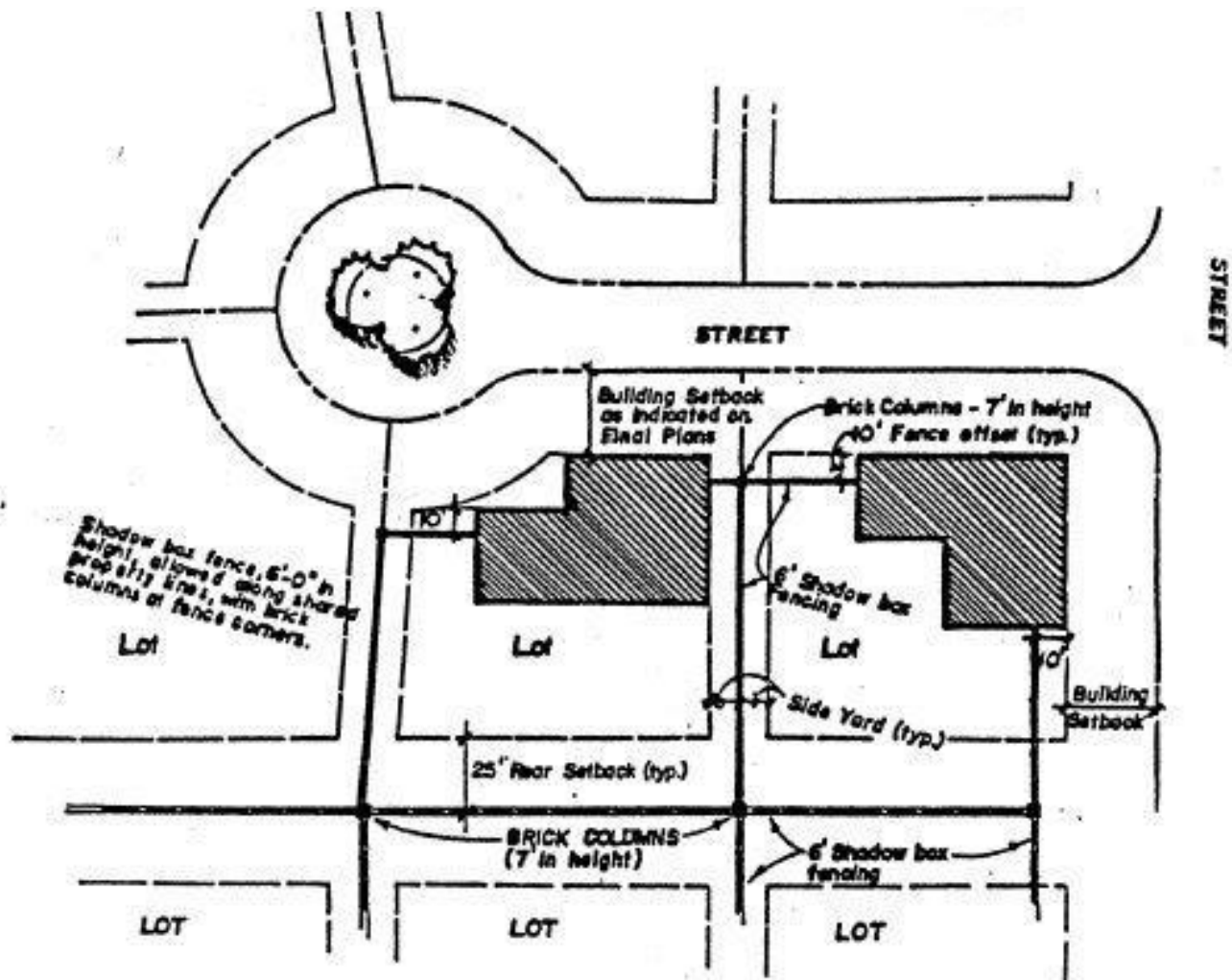


Appendix B
Residential Fencing along Common Areas



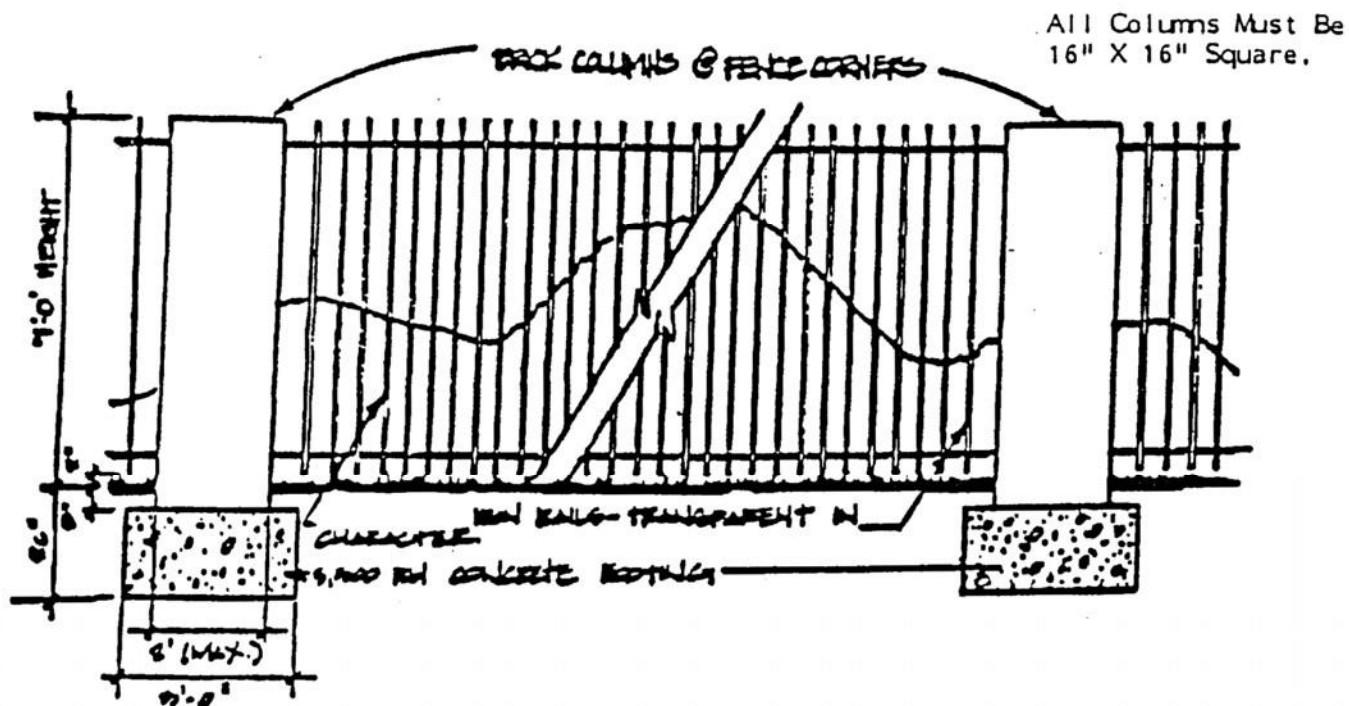
Appendix C

Residential Fencing



Appendix D (Page 1 of 2)

Fencing Guidelines

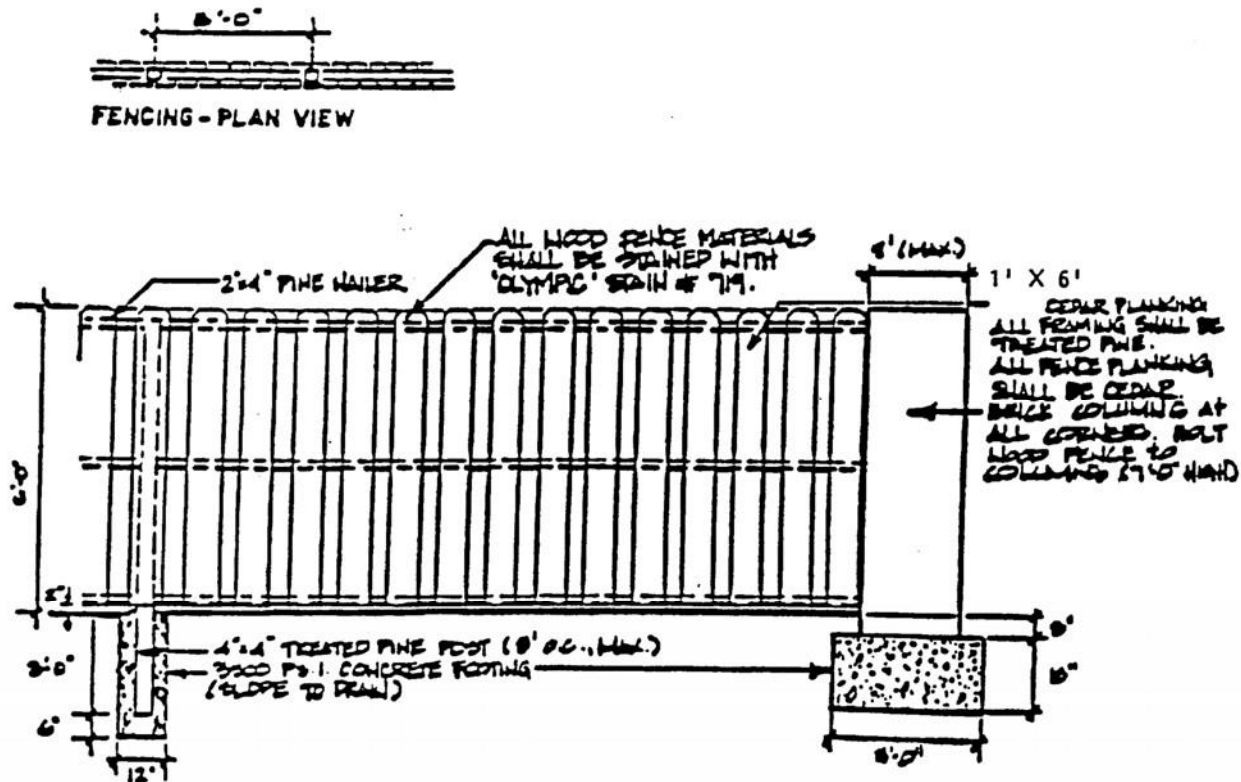


Iron Supports shall be Installed 8'0" O.C.
No Transparent Wood Fences

Transparent Fencing

Not to Scale

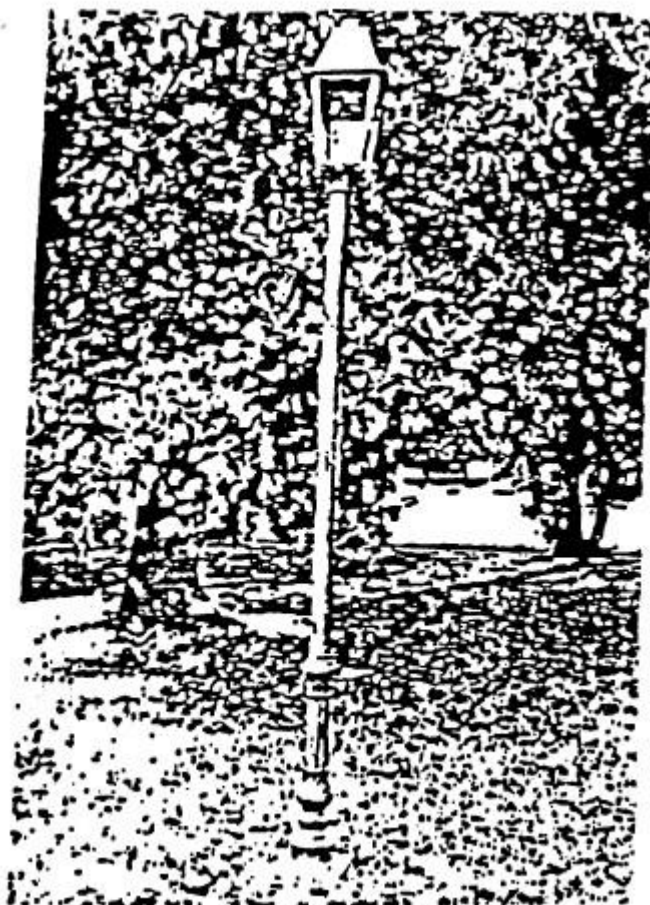
Appendix D (Page 2 of 2)
Fencing Guidelines



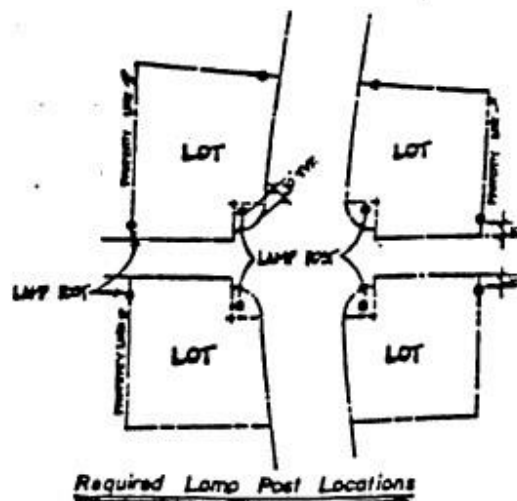
Wood Privacy Screen

Not to Scale

Appendix E (Page 1 of 2)
Lamp, Mailbox, and Post Guidelines



REQUIRED LAMP AND LAMP POST



Lamp Posts and Light Fixtures Available at:

Graham Lighting Fixtures, Inc.
550 Cooper Street
Memphis, TN 38104
(901) 274-6780

-- or --

Graham Lighting Fixtures, Inc.
8150 Macon Road
Cordova, TN 38018
(901) 757-2465

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Lamp, Mailbox, and Post Guidelines



Mailbox Posts Available at:

Pickle Ornamental Iron Company
3177 Summer Avenue
Memphis, TN 38112
(901) 452-3754

-- or --

A & H Iron Works
1175 Big Orange Road
Cordova, TN 38018
(901) 752-6634