

WOODGROVE

ARCHITECTURAL GUIDELINES

Collierville, Tennessee

PURPOSE:

These architectural guidelines are to ensure neighborhood preservation and encourage neighborhood aesthetics. Additionally, the architectural guidelines are to ensure the improvements within the development, **WOODGROVE**, are generally harmonious, aesthetically consistent, conform to good architectural standards and provide for a residential development with common elements and/or features in order that the properties within the development enhance the value of one another. The architectural guidelines set forth herein shall apply to each Lot and/or Parcel to ensure the best use and consistent development of each.

ARCHITECTURAL CONTROL GUIDELINES

The covenants and restrictions require all proposed designs be submitted to and approved by the Architectural Committee or its representative. This requirement encompasses all construction, initial designs, later additions or alterations of any home, structure, wall, fence, walks, driveways, or exterior element. Additionally, this includes, but not limited to, the existing home, fencing, outdoor lighting, service buildings, storage buildings, accessory structures, pools, swings etc.

REVIEW PROCEDURE

Approval to start any type of improvement, new construction, change, addition or alteration will not be given until a set of plans showing the full nature and impact of the proposed improvement has been submitted as required, appropriately reviewed and approved by the Architectural Committee or its designated representative. All proposed construction, new or otherwise, must be submitted by one of the following professionals unless otherwise approved by the Architectural Committee or its designated representative:

Archimania

Jeff Blackledge and Todd Walker
356 S. Main St.
Memphis, TN 38103
Phone: 901/527-3560

Looney Ricks Kiss

J. Carson Looney
175 Toyota Plaza, Suite 600
Memphis, TN 38103-5105
Phone: 901/521-1440

(Woodgrove Architectural Guidelines Continued)

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| Douglas T. Enoch | 5050 Poplar Ave. Memphis, TN 38157 Phone: 901/685-7636 |
| John Millard | 766 S. White Station Rd, Suite 2 Memphis, TN 38117 Phone: 901/682-5631 |
| Charles Shipp | 4646 Poplar Avenue Memphis, TN 38117 Phone: 901/680-0204 |
| Lavelle Walker | 5119 Summer Ave., #408 Memphis, TN 38122 Phone: 901/683-7529 |
| Shapiro & Company | Brad Shapiro 4646 Poplar Ave. Suite 517 Memphis, TN 38117 Phone: 901/685-9001 |
| Larry Perry | Larry Perry 5100 Poplar Ave. Memphis, TN 38137 Phone: 901/682-3351 |

The Architectural Committee utilizes a simple review process that is designed to assure smooth coordination between the Committee and the Owner's professional representative. The committee may ask for two submittals:

1. Schematic submittal. (Homeowners ideas, not highly detailed.)
2. Final submittal. (Final working drawings suitable for a building permit.)

Choosing a professional to draw the proposed design, design changes and/or alterations is very critical to the approval process. Over the years, we have found most approval problems stem from poor design submittals. To avoid such problems, we strongly recommend that all new construction, design changes and/or alterations be done by one of the aforementioned design professionals.

(Woodgrove Architectural Guidelines Continued)

SUBMISSION CONTENT

Unless waived in writing by the Architectural Committee, the following items must be on the proposed submittal and submitted to the Architectural Committee:

- A. Owners name, phone number, street address, and lot number.
- B. Firm preparing the submittal with the address and phone number.
- C. Scale for drawing and detail.
- D. Submission stage i.e., schematic and/or final.
- E. Site plan or plot plan showing accurate improvement locations to scale.
- F. Any proposed site grading at two-foot intervals.
- G. Details of all site improvements (lighting w/fixture design, walks, drives, fencing, pool, swings, all accessory structures etc.).
- H. Existing trees, 8" or greater (DBH), to be removed shall be identified and marked.
- I. Detailed submittals and plans must include finished details such as brick color, roof color, siding color, trim color, fence color, wrought iron color etc. All improvements must match the colors and the materials on the existing home. Service buildings and/or storage buildings must be of new construction and must be constructed on site. No buildings of any type may be moved on or to the property.

The Architectural Committee reserves unto itself the right to waive, at any time, any of the aforementioned submission requirements or to add other submission requirements/contents as necessary.

LIAISON AND TIMING

To speed the review and approval process, all submittals should be as complete and clear as possible. It is hopeful that an outright or qualified approval will be given on the first submission. All approvals shall be in writing and signed by an Architectural Committee member or its representative. Until further notice, all submittals should be delivered or mailed to:

**DAVID GRIBBLE
WOOD GROVE ARCHITECTURAL COMMITTEE
6745 LENOX CENTER COURT
SUITE 100
MEMPHIS, TENNESSEE 38115**

(Woodgrove Architectural Guidelines Continued)

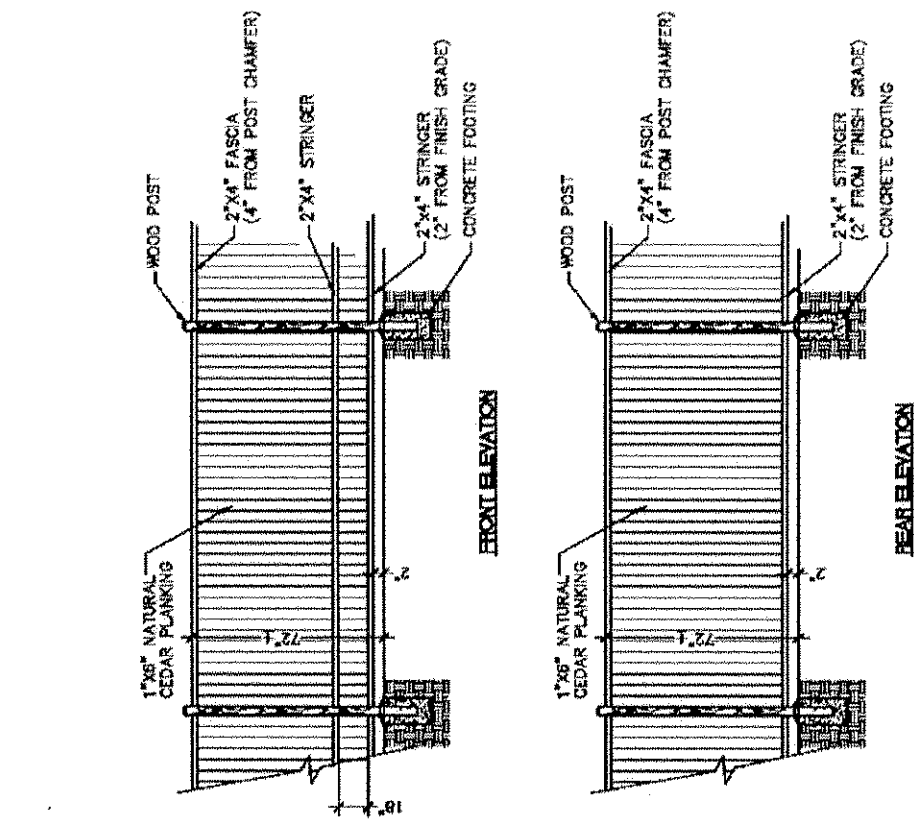
GENERAL LIST OF APPROVED MATERIALS AND SPECIFICATIONS

- A. Roofs: GAF Timberline 25 dimensional shingle. No fake architectural shingles.
Pre-approved roofing:
Celotex (Dimensional Shakes 25, 30 and 40 year)
GAF (Timberline Color Tones and Shadow Accent)
Driftwood Blend, Midnight Green Blend, Pewter Gray Blend, Slate Blend.
Weather Wood.
Owens-Corning (Oakridge Plus & Oakridge II)
Estate Gray, Driftwood, Onyx Black, Driftwood.
- B. Cladding: It is recommended, but not required, the brick be wood mould or a simulated wood mould brick. However, the minimum allowance is \$240.00 per 1,000 brick. The brick may be painted but the paint color **must** be approved by the Architectural Committee. Regarding additions and/or new construction, the color **must** match the existing home and the allowance shall be a minimum of \$240.00 per 1,000 brick. Again, the brick may be painted but the color must be approved by the Architectural Committee. Siding must be 4" or 8" smooth horizontal lap siding in wood or Hardy Plank. Colors must be approved by the Architectural Committee or its designated representative.
- C. Foundations: Where block walls are required – Veneer must be brick over block. Entrance to home must be 24" above the curb.
- D. Chimneys: Chimneys must be brick, stucco or 4 x 8 stucco board of an approved color. No lap siding can be used on chimneys.
- E. Flashing: All flashing must be painted to match the roof color unless otherwise approved by the Architectural Committee or its designated representative.
- F. Windows and Doors: Windows are to have wood frames, but may be vinyl or aluminum clad. True divided light or simulated light windows must be used on the front of the home unless it is a corner lot. Then they must be used where visible from the street. No snap in grids shall be used on windows visible from the street.
- G. Driveway and Patio: All driveways and walks must be of 3,500 psi concrete with a washed pea gravel finish. Other finishes for driveways will be considered on a case-per-case basis. Expansion joints or controlled joints are required.

(Woodgrove Architectural Guidelines Continued)

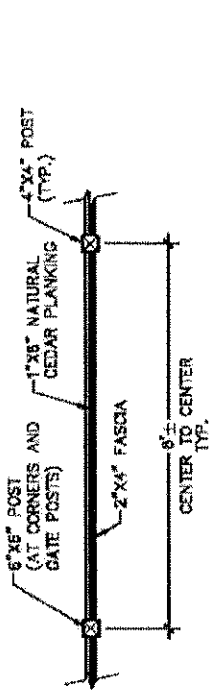
- H. Shutters: Shutters shall be paneled, plank (French) or louvered in configuration and shall appear to be operable but hinges are not required. Shutter dogs are required. Shutters are to be made of wood or an approved synthetic similar to those manufactured by J&L Shutters in Memphis. Louvered wood shutters are prohibited due to the difficulty of maintenance. PVC louvered shutters must have blades that are 2.5" wide.
- I. Gutters and downspouts: Galvanized or Pre-finished aluminum 5 inch guttering, where applicable.
- J. Fences: To be constructed in accordance with the Town of Collierville fence ordinance and the design approved by the Architectural Committee or its designated representative. All fence posts and rails must be treated Southern Yellow Pine, Grade C or better. It is recommended all corner posts be 6"x 6" treated but no less than 4"x 4" in size and treated. (See Residential Wood Fence detail attached). No chain link or wire fence is allowed between lot owners.
- K. Mailbox: Antique Green, double stacked fluted with ball on top with # 1½ box as manufactured by Pickle Iron.
- L. Satellite Dishes and Flag Poles: Size and location must be approved by the Architectural Committee or its representative. Placement must also conform to the Town of Collierville standards regarding satellite dishes and flag poles. Satellite dishes cannot be more than 18" in diameter and their locations must be approved prior to installation by the Architectural Committee or its designated representative. Radio, television transmission or receiving towers and/or antennas are not acceptable and will not be approved or allowed. Location of flag poles must be approved by the Architectural Committee or its designated representative.
- M. Railings: Must have well proportioned square or turned balusters and shall be made of wood or an approved synthetic. Iron railings and combination masonry and iron railings are also acceptable. Color and material must be approved by the Architectural Committee or its designated representative.
- N. Garage Doors, Third Car Garage and Accessory Buildings: No garage or accessory building door openings shall be taller than ten (10) feet unless approved by the Architectural Committee or its designated representative. Third car garages must have a special door or an arbor installed as a decorative feature. Regardless, the door and the arbor must be approved by the Architectural Committee or its designated representative.

**WOODGROVE ARCHITECTURAL COMMITTEE
DAVID GRIBBLE**

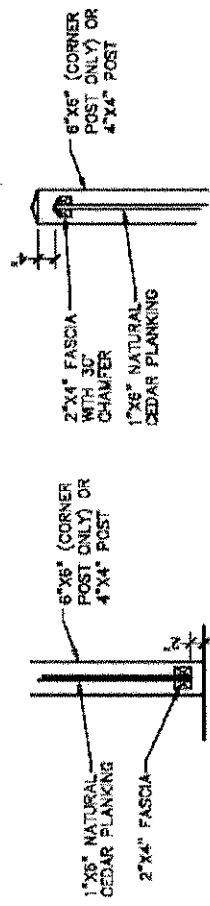


FRONT ELEVATION

REAR ELEVATION

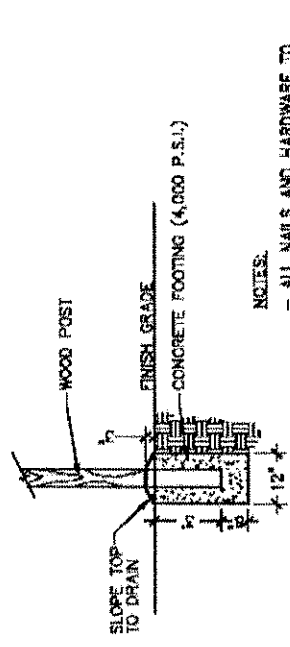


PLAN



BOTTOM RAIL SECTION

CAP SECTION



CONCRETE FOOTING SECTION

- NOTES:
- ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED
 - ALL STRUCTURAL WOOD MEMBERS TO BE TREATED SOUTHERN YELLOW PINE, GRADE C OR BETTER

RESIDENTIAL WOOD FENCE

SCALE: NONE