

# Clearwater Creek Property Owners' Association

## Architectural Review Form

### Notes

1. I/we understand that construction of certain major projects require that I/we obtain a building permit from Rutherford County. Applications to and approval of a project by the Clearwater Creek Architectural Review Board (CCARB) does not affect or alter that requirement.
2. I/we understand that an aggrieved party has ten (10) days from the date the CCARB decision on an application to file an appeal with the CCARB in writing. Construction by the applicant during this appeal period is at the applicant's own risk.
3. I/we understand that if I/we disagree with a ruling, that I/we have ten (10) days from the CCARB's decision on an application to file an appeal with the Board of Directors in writing. I/we further understand that an appeal ruling by the Board of Directors shall be final and shall supersede all former CCARB rulings on any application.
4. I/we understand that any construction activity undertaken prior to CCARB approval is not allowed and that if alterations are made, I/we may be requested to return the property to its former condition at my/our own expense if this application is disapproved wholly or in part, and that I/we may be required to pay all legal expenses incurred.
5. I/we understand that members of the CCARB are permitted to enter my/our property to make reasonable inspection of proposed construction locations with at least 48 hours notice or other mutually agreed upon time.
6. It is understood that I/we, am/are, aware of the Clearwater Creek Architectural Guidelines and the Covenants and Restrictions in regard to the approved review process.
7. The alteration authority granted by this application will be revoked automatically if the alteration requested has not commenced within six (6) months of the approval date of this application and/or has not been substantially completed within twelve (12) months.
8. I/we understand that any approval is contingent upon construction or alteration being completed with reasonable workmanship and care, with minimal disturbance to neighboring areas.

Home Owner \_\_\_\_\_

Builder/Contractor \_\_\_\_\_

CCARB Member \_\_\_\_\_

**To Restate the DECLARATION OF COVENANTS AND RESTRICTIONS OF CLEARWATER CREEK the following conditions and restrictions:**

SECTION 1:

- a) No manufactured housing (i.e. Single or double wide mobile homes) that are initially sold with title or certificate of origin will be allowed to be placed on any lot in Clearwater Creek. However, Modular homes with all wood framing (i.e. Floor support beams and floor joist) along with Log and Custom built homes having at least 1,200 square feet of heated living space not including decks, garages and/or basements will be allowed.
- b) Any painted or vinyl siding on any home must be of earth tone colors (i.e. No white, pink, etc).
- c) No large satellite dishes will be allowed, only the small satellite dish is permissible (i.e. no larger than thirty (30) inches).

SECTION 4:

- b) Grant variances for any provision of these covenants and restrictions to any individual lot owner by providing the variance in writing in recordable form to the said owner. Variances may be granted by a majority vote of the elected officers of the association after the property has been turned over to the association as provided in paragraph 7 hereafter (it will be the new owners responsibility to record said variances for it to become effective).

SECTION 14:

No recorded lot in the subdivision will be allowed to have more than one (1) single family residence constructed on it, however a mother in law or garage apartment will be allowed so long as it is not constructed prior to the construction of the main home and does not count towards the 1,200 square foot minimum. (The developer only guarantees one septic approval per lot).

SECTION 19:

- a) A utility easement of 40 feet is reserved along interior lot lines, 20 feet either side of line. A utility easement of 20 feet on the interior side of the line is reserved on exterior lines.
- b) The right of way of all roads is 45 feet unless shown otherwise on plot plan.
- c) Building setbacks are as follows: 35 feet from all streets right of ways lines; 20 feet from all rear lines; 20 feet from all outside boundaries; 35 feet from all creek boundaries; and 20 feet from side lot lines that are not outside boundaries.

SECTION 35:

- a) Custom built, log, or modular homes constructed on the property must have the exterior completed within six (6) months from start of construction.
- b) Out buildings may be constructed prior to the construction of main house but must not be equipped in any way to be a living unit (i.e. No kitchen or bath).

# Instructions

Adopted 4/8/2014

Please consult the Covenants prior to submitting your Architectural Review Form. In addition to the Clearwater Creek Architectural Review Form, you will be expected to be familiar with and adhere to the following guidelines: \*\*\*

1. Details of proposed improvements, reason and /or purpose.
2. Legal Site plan with location of improvement drawn to scale. Show distance from property lines and relation to neighboring areas.
3. Scale drawings showing design of improvement.
4. List type of exterior material and color. Only earth tones are permitted.
5. Grading and landscaping plans. No changes in grades allowed that will affect neighboring property.
6. No free standing metal carports, sheds, or out buildings, All out buildings should match in style and color to home.
7. No flag poles, antennas high enough to fall on any other properties.
8. All dues, monies, and fees owed to the CCPOA must be paid before any construction.
9. No vehicles of any type may be parked on the roadway over-night. During the day time of working days, vehicles should be parked on the right-of-way.
10. Storage of building material may not be on the right-of-way\*\*\*
11. Any infringement on the road way, must be so marked as to provide safety to all other traffic.
12. If construction requires getting on adjoining property, consent must be obtained from that owner. Any damage to that property must be repaired before the CO is approved.
13. Any damage to the existing roads or rights-of-way belonging to the CCPOA must be repaired before the CO is approved.
14. All construction trash must be controlled and disposed of regularly.
15. Driveways may not be closer to property line than 20 feet.

Prior to construction, a meeting of the home owner, builder/contractor, and a member of the Review Board will take place. This will serve the purpose of everyone being on board as to all the responsibilities required to ensure a good working relationship. All papers and documents will be initialed at that time. It will be explained that a member of the Review Board will make weekly visits to ensure that construction is proceeding as expected. Any problems can be addressed at that time.

\*\* \* Any special needs can be addressed at this time. The Board realizes that there are some cases that will make it difficult to adhere to some of the above instructions and these issues can be resolved prior to any problems arising.

Home Owner \_\_\_\_\_ Builder/Contractor \_\_\_\_\_ CCARB \_\_\_\_\_ Date \_\_\_\_\_

# CLEARWATER CREEK PROPERTY OWNERS' ASSOCIATION

## ARCHITECTURAL REVIEW FORM (Rev. 4/8/2014)

Submitted Date \_\_\_\_\_ Best Time to Contact \_\_\_\_\_

Homeowners Name \_\_\_\_\_ Phone # \_\_\_\_\_

Homeowners Address \_\_\_\_\_

Email \_\_\_\_\_

Lot # \_\_\_\_\_ & Street Address of Construction \_\_\_\_\_

### NEW HOME:

\_\_\_\_\_ Cabin \_\_\_\_\_ Stick Built \_\_\_\_\_ Modular \_\_\_\_\_ Log  
Living Area  
\_\_\_\_\_ Square Footage \_\_\_\_\_ Size Outside \_\_\_\_\_ Bedrooms \_\_\_\_\_ Baths

Siding Type and Color \_\_\_\_\_

Roof Type and Color \_\_\_\_\_

### ADDITIONS:

\_\_\_\_\_ Porches \_\_\_\_\_ Deck \_\_\_\_\_ Patio \_\_\_\_\_ Roof over Deck/Patio

### OUTBUILDINGS:

\_\_\_\_\_ Garage \_\_\_\_\_ Pole Car Cover \_\_\_\_\_ Shed

Size \_\_\_\_\_ Siding Type/Color \_\_\_\_\_

Roof Type/ Color \_\_\_\_\_

Builder/Contractor \_\_\_\_\_ Phone # \_\_\_\_\_

PLEASE SUBMIT A COPY OF PLOT PLAN SHOWING WHERE BUILDINGS OR CHANGES ARE BEING MADE.

**ALL BUILDING MATERIAL TRUCKS *MUST* USE BACK GATE (MOUNTIAN CREEK ROAD) WHEN MAKING DELIVERIES!! NO EXCEPTIONS....**

**Action taken by the Clearwater Creek Architectural Review Committee/Board:  
Rev. 4/8/2014**

**Application:**

- Approval as Submitted – the application and accompanying documentation is approved as submitted
  
- Not Approved - The application and accompanying documentation is not approved and no work may Commence. Homeowner must resubmit with additional **information and/or changes made.**

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

Comments:

---

---

---

---

---

Signature \_\_\_\_\_

Title \_\_\_\_\_

Signature \_\_\_\_\_

Title \_\_\_\_\_

Signature \_\_\_\_\_

Title \_\_\_\_\_

*Approval by the Clearwater Creek Architectural Review Committee does not relieve any homeowner from compliance with local building codes and regulations. Approvals subject to ten (10) day appeal period. Construction by the applicant during this appeal period is at the applicant's own risk.*