



# Architectural Guidelines & Home Maintenance Requirements

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This document complements the Covenants, Codes & Restrictions for Fieldstone Farms, outlining the Maintenance, Use, and Restrictions for homes within the community. The intent is to offer homeowners guidelines for acceptable home and lot improvements, as well as the rules governing the care and maintenance of the home. If there are any questions, email [PM@Myfieldstonefarms.com](mailto:PM@Myfieldstonefarms.com). Remember to submit an Architectural Control Advisory Committee (ACAC) Request, as required, for all additions and/or changes to the exterior of your home or lot.

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## Introduction

Fieldstone Farms is an 850-acre master-planned community development located in historic Franklin, TN.

Fieldstone Farms can offer one of the best lifestyle opportunities in Franklin since the development was guided through a conceptual master plan. This master plan establishes the long range goals for the community. The basic framework of the plan is a network of major thoroughfares, with connector and loop streets and cul-de-sacs providing an optimal residential layout. Homes are grouped in neighborhoods to combine the benefits of a master-planned community. In addition, 20 percent of the 850 acres is to be preserved in its natural state with landscaped walks and common green areas enhancing the hometown atmosphere.

Master planning not only preserves the natural beauty of the community, it also provides Fieldstone Farms' residents with the amenities that only a master-planned community can provide. Homeowners can enjoy landscaped walking trails, and membership in the Fieldstone Farms Swim & Tennis Club, complete with exercise facilities and party/meeting rooms.

## Intent of the Guidelines

These Architectural Guidelines and Maintenance Requirements (hereinafter the "Guidelines") provide builders and homeowners with suggestions and restrictions that will help protect the hometown atmosphere at Fieldstone Farms. The intent of the guidelines is to ensure that the homes in Fieldstone Farms continue to complement each other with compatible styling and are maintained to the highest standard. By harmonizing the homes from the beginning, we hope to avoid stark contrast that can lead to a cluttered appearance in the neighborhood.

House and lot improvements are addressed on the following pages. The restrictions on these improvements are aimed at providing an attractive, harmonious physical environment both during and after construction. Size, style, color, materials, parking and other visible elements are addressed, not to restrict personal preferences, but to preserve the unity of Fieldstone Farms. In limited circumstances, exceptions to these guidelines may, therefore, be granted by the Architectural Control Advisory Committee (ACAC). An architectural review submission form for the ACAC may be found in the Appendix of these guidelines for your convenience.

Since these guidelines are provided for the benefit of the residents at Fieldstone Farms, the residents are responsible for reporting any violations of the guidelines to the current property management company or to the Board of Directors of the Fieldstone Farms Homeowners Association.

The Architectural Control Advisory Committee will attempt to enforce items that are brought to its attention. However, failure to enforce any portion of these guidelines does not alter the content of the guidelines and does not affect the ACAC's ability to enforce the guidelines. The Architectural Guidelines are constructed and adopted by the Board of Directors; and may be altered by a majority vote of the residents of Fieldstone Farms.

*Revised September 2020*

Violations may be reported to the current property management company whose phone number and address may be found on our web site by going to [www.MyFieldstoneFarms.com](http://www.MyFieldstoneFarms.com).

**NOTE: SOME NEIGHBORHOODS MAY HAVE MORE RESTRICTIONS RELATING TO THESE AREAS.**

**PLEASE REFER TO YOUR NEIGHBORHOOD COVENANTS TO DETERMINE IF THEY EXIST.**

## **Section I: PROPERTY MAINTENANCE**

*In order to maintain the property values at Fieldstone Farms, a high level of upkeep is required. Since realtors and potential home buyers may be touring Fieldstone Farms at any time, and out of respect for your neighbors, it is important to remember to keep your home and lot well maintained.*

*Many other issues are important to maintaining the overall appearance of Fieldstone Farms. The ACAC reserves the right to require that residents comply with requests to improve the appearance of Fieldstone Farms Homeowners' homes and lots.*

### **A: Exterior Home Structure Maintenance**

1. Home should be well maintained.
2. Wood trim must be in good condition and painted to match the home.
3. Exterior walls, as well as driveway, sidewalks, steps, porches, decks and the like, must be clean and also free of mildew and algae.
4. Windows must be covered from the inside and the coverings in good condition.
5. All broken windows and screens must be repaired at the earliest convenience within one week of damage.
6. Broken or missing shutters must be repaired or replaced.
7. Siding must be maintained in good condition.
8. Eaves troughs are to be maintained in good condition.
9. Ivy and other climbing plants are only permitted on trellises and other garden structures and must be approved by the Architectural Committee.
  - a. No ivy or climbing plants are allowed to be attached or growing on the house.
  - b. Any home with ivy or other climbing plants growing prior to November 26, 2018 must submit a request to the Architectural Committee for approval with the understanding the plants are grandfathered until the sale of the home; at which time the climbing plants must be removed.
  - c. This section on climbing plants is made effective by the Board November 26, 2018.

### **B: Lawns, Landscaping & Lot Maintenance**

1. Mowing is to occur at regularly scheduled intervals, so that grass appears to be trimmed at 3 to 4 inches in height.
2. Lawn should be grassed turf, free of weeds.
  - a. Barren spots of land should be quickly reseeded or landscaped.
  - b. If lawn needs major restoration, submit a plan of action for restoring the lawn to Property Management; include treatment, timetable, and any contracted services (such as True Green), as a part of the plan.

- c. As additional options, there may be certain areas of your lawn where it is difficult to grow grass. In your plan, you may consider limbing up your trees, removing trees or enlarging your landscaped area with something other than grass to enhance that difficult area. An approved ACAC Request is required for these options. Contact property management for assistance.
3. Sidewalks, driveways and curbs must be edged and clear of any grass or weeds in the cracks.
4. Shrubbery should be neatly pruned.
  - a. Shrubbery, in the front beds, should not be higher or cover more than the lower half of any first-floor window.
5. Dead trees, shrubs, and plants must be removed and replaced as quickly as possible.
6. Stumps of felled trees must be ground down and the area repaired to match the rest of the landscaping.
7. Every home must have landscaped beds with shrubs and/or bushes across the front of the house structure. Beds should be at least two feet deep, mulched/pine straw, with well-defined borders. (added 3/2/20)
  - a. Stone may be used as “mulch” in the beds under the following rule:
    - i. An ACAC request is required for using stones as mulch.
    - ii. Size, type and coloration of stone must be specified in the application.
    - iii. Stone mulch beds must be secured by a hard edge barrier or vertical stone block barrier that prevents the stone from escaping the bed.
    - iv. There must be plants within the beds; plain stone beds without plants are not permitted.
    - v. Stones must cover the entire bed and be dense enough to cover all of the ground within the bed.
    - vi. No landscape border can be more than 8” high unless approved by the ACAC; (See Section III Site Improvements C: 1. Of these Guidelines).
    - vii. Stone as mulch added 9/21/20
  - b. Rubber mulch may also be used
    - i. Size, type, and color must be included in the request.
    - ii. Color should be a “natural” mulch color in the brown, black, and redwood palette, blending into the landscape of the house.
    - iii. Bright colors, fluorescent colors, reds, blues, pinks and the like will not be allowed.
    - iv. Rubber mulch added 9/21/20
8. Shrubbery in the front beds, should not be higher or cover more than the lower half of any first-floor window.
9. Landscape beds should be free of weeds.
10. Ivy and other climbing plants are only permitted on trellises and other garden structures and must be approved by the Architectural Committee.
  - a. No ivy or climbing plants are allowed to be attached or growing on the house.
  - b. Any home with ivy or other climbing plants growing prior to November 26, 2018 must submit a request to the Architectural Committee for approval with the understanding the plants are grandfathered until the sale of the home; at which time the climbing plants must be removed.
  - c. This section on climbing plants is made effective by the Board November 26, 2018.
11. Lot should be free of leaves. Leaves should be raked and disposed of regularly.

- a. Leaf pick up by the City of Franklin: Leaves that are contained in biodegradable paper bags will be picked up by the Sanitation and Environmental Services Department weekly throughout the year on your regularly scheduled trash pick-up day. October 1 through January 31, leaves may be raked to the curb for pick-up by the City.

### **C: Garage Doors**

1. Garage doors should be opened only long enough to permit car access to the garage or while someone is working outdoors and requires access to the garage.
2. Pedestrian doors are recommended on the side of the garage to minimize the length of time an overhead door is opened. Overhead garage doors should not remain open while the homeowner is away from their home.
3. If any garage door cannot be closed as a result of faulty operation, it should be repaired within 48 hours.
4. Garage doors must be maintained free of dirt, dents, broken windows, mildew and the like.

### **D: Fences (Installing a new fence, refer to Section VI: Fences and Walls)**

1. Fences must be maintained.
2. Broken gates and boards are to be repaired or replaced.
3. Fences are to be free of mildew/algae.
4. Replacing a fence requires an ACAC Request form to be submitted.

### **E: Garbage Can and Trash Storage**

1. All trash, garbage, or other waste should be stored in sanitary containers.
2. Garbage cans must be kept in a clean and sanitary condition, and completely hidden from a front-on view, down either side of the home from the street/sidewalk.  
(8/3/2018 Revision on screening)
  - a. Screening may be accomplished by an approved fence type structure
  - b. Or by using one of the following approved bushes planted in front of the garbage can on the side of the house.
    - i. Skip laurel, holly bush, viburnum, taxes yew, variegated euonymus or similar by approval.
    - ii. If there is another type, already in place that completely screens the garbage can, it will be grandfathered as approved. (Contact property management for any clarification needed.)
3. Garbage cans may be placed on the curb for pick up the evening before collection (after 4:00 PM).
4. Garbage cans must be removed by 9:00 AM the day after pick-up to avoid a fine.  
1/29/18 Revision

### **F: Mailboxes**

#### **All mailboxes and posts:**

1. Numbers must be placed on both sides of plate or post and must be clearly visible.
2. Names are allowed on mailbox, but should not exceed 2 inches and should complement the mailbox's décor.
3. Post, numbers, and mailbox box must be clean, free of rust and debris.
4. Post must be vertically straight.

5. Flags should be red, clean and straight on the box.
6. All mailboxes must be a simple, gloss finish (shiny) black **metal** mailbox, with red flag, postmaster approved. Suggested Gibraltar Model #E1100B00.
  - a. Example of mailbox:



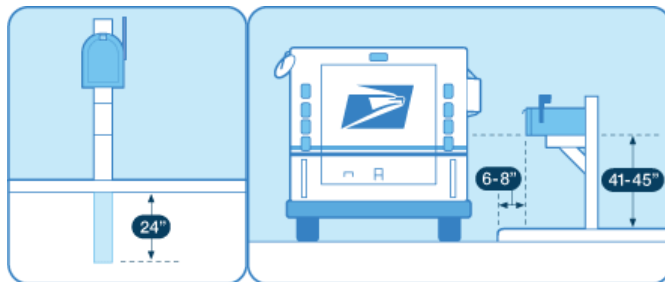
Black Steel Post: Only permitted in subdivisions of the Reserve at Spencer Creek, North Ridge, Walden Glen, Wheaton Hall, Saddlebridge, and the Parks.

1. Post must have a gloss finish, (shiny) black paint.
2. Number plate must black and have white vinyl 3-inch numbers (USPS standard).
3. All posts and mailboxes must be installed per the USPS installation guide, (noted below).

#### White Wooden Post

1. Mailbox post must be white and made of treated wood.
2. Numbers on mailboxes must be black, script, and placed vertically on post starting at the top of the post and moving downward.
3. Numbers must be screwed or nailed on.
4. All posts and mailboxes must be installed per the USPS installation guide, (noted below).

USPS installation:



#### **Placing the Mailbox**

Here are some helpful guidelines to follow when installing your mailbox:

- Position your mailbox 41" to 45" above ground level.
- Place your mailbox 6" to 8" back from the curb. If you do not have a raised curb, contact your local postmaster for guidance.
- If you are attaching the box to your house, make sure the postal carrier can reach it easily from your sidewalk, steps, or porch.

#### **Installing the Post**

The best mailbox supports are stable but bend or fall away if a car hits them. The Federal Highway Administration recommends:

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- A 4" x 4" wooden support or a 2"-diameter standard steel or aluminum pipe.
- Avoid unyielding and potentially dangerous supports, like heavy metal pipes, concrete posts, and farm equipment (e.g., milk cans filled with concrete).
- Bury your post no more than 24" deep.

## **G: Miscellaneous Storage Including PODS & Dumpsters**

*Miscellaneous storage items such as garden hoses, firewood, bicycles in the yard, and towels or clothing on railings may be easily overlooked:*

1. Garden hoses must be stored indoors or on reels in the back or side of homes only. Garden hoses which are visible from the street are not permitted. Hoses stored in a well-maintained hose box reel are permitted in the front of a home and should be concealed by the landscaping as much as possible.
2. Firewood must be stored in the back yard only in a spot that is not visible from the street.
3. Logs should be stacked neatly against the house or against a fence.
4. Bicycles and other children's toys must be kept in the garage or out of public view when not in use. Bicycles are not permitted to remain on front porch or lawn while children are not using them.
5. Towels, clothes and other items are not permitted on porch railings or privacy fences at any time. No close lines are permitted.
6. Compost must be screened completely from view.
7. PODS/DUMPSTERS are only permissible with approval from the Architectural Committee. PODS/DUMPSTERS, when approved, must meet the following guidelines:
  - a. POD/DUMPSTER must be placed in the driveway
  - b. POD/DUMPSTER can only be on site for one week.
  - c. PODS: If a longer period is necessary, after loading, it must be picked-up and then brought back for unloading. It cannot be stored on the property for more than one week.

## **Section II: HOME IMPROVEMENTS and STRUCTURES**

### **A: Additions & Porches**

1. Room additions and porches should be of similar materials, colors, and styles as the existing home.
2. Although naturally weathered western red cedar or unpainted pressure-treated pine may be allowed for porches and screened porches on the rear of a structure, any porch or other addition that is located on the front or side of a house or the rear of a corner house or house on a trail should be painted if wood is the primary building material.
3. All new additions must comply with easement and setback restrictions.
  - a. More liberal setback standards may apply to eaves, steps, and open porches.
4. Samples of all new building materials must be submitted to the Architectural Control Advisory Committee along with the completed ACAC Request form.

5. An estimated date of completion should be included in the architectural approval submission, and all work should be completed within 30 days of the estimated date, weather permitting, unless a longer period is requested and approved by the committee.
6. The Board reserves the right to revoke approval and tear down any incomplete improvements after this 30-day period.

#### **B: Roofing**

1. Roofing should be of a consistent color and slope which complements the existing roof line. Changing the color of a roof requires an approved ACAC request.
2. Flat roofs and/or metal roofs are not allowed.

#### **C: Over Hangs**

1. Overhangs and eaves should match the existing structure.

#### **D: Brick & Siding**

1. Brick or siding should match the home's materials and be sufficiently reworked to tie into the home in order to blend the new addition with the existing structure.

#### **E: New Paint**

1. Homeowners are free to repaint their homes using a color identical to the existing paint.
2. NOTE: However, before changing the color of any exterior portion of their home, including the main walls/sides, front, back, fences, doors, windows, eaves troughs/gutters and shutters, new paint samples and a **photograph** of their current home must be submitted to the Architectural Control Advisory Committee along with the completed ACAC Request form.
  - a) Also, any homeowner who wishes to paint or repaint any brick or dryvit home or structure must obtain approval from the Architectural Control Advisory Committee. The material of the surface to be painted should be included in the ACAC Request form.
  - b) Only approved colors will be permitted for painting a brick or dryvit home. Those colors are listed in the following chart. You may use other paint manufacturers that can produce the exact same colors noted below. And samples must be submitted.
  - c) In addition, and very important, in keeping with the original design of the Fieldstone Farms Development, no paint design may be repeated within three houses nor directly across the street for three houses of an approved paint palette.
  - d) The request for paint must include the accent colors to be used for the trim, gutters, doors and shutters; and these should be included, even if they are not going to be changed.

<b><u>Whites, Cream &amp; Tans</u></b>	
<b><i>Sherwin Williams</i></b>	
SW 7006	Extra White
SW 7005	Pure white
SW 6385	Dover White
SW 7042	Shoji White
SW 7012	Creamy
SW 7531	Canvas Tan
SW 7506	Loggia
<b><i>Benjamin Moore</i></b>	
PM-19	White Dover
PM-20	China White
<b><i>Porter</i></b>	
7195-1	White Umber
<b><u>GRAYS</u></b>	
<b><i>Sherwin Williams</i></b>	
SW 7064	Passive
SW 7667	Zircon
SW 0055	Light French Gray
SW 7015	Repose Gray
SW 7016	Mindful Gray
SW 7017	Dorian Gray
SW 7043	Worldly Gray
<b><i>Benjamin Moore</i></b>	
HC-172	Revere Pewter
HC-173	Edgecomb Gray

## **F: Roof Treatments**

1. When a home requires new roofing, homeowners are free to re-roof their home using the identical color and type of shingle found on the existing house.
2. If a new shingle type or other color is desired, the homeowner must receive approval of the color and type of material by submitting a sample to the Architectural Committee with the ACAC Request form.
3. Metal roofs are not permitted.

## **G: Accessory Structures**

1. All accessory structures require approval from the Architectural Committee. Submit an ACAC request form for approval prior to any construction.
2. Except those identified in #5 of this section, all accessory structures must be attached to the house.

3. When the backyard is visible from the street or another neighbor's house, a fence or tree row may be required to block the building from view.
4. Also, since most backyards are visible to neighbors or from the street, great care must be given to all four sides of the accessory building.
5. Size may also be restricted based on the lot size and location of structure.
6. The only accessory structures allowed are:
  - a. Greenhouses
  - b. Gazebos
  - c. Arbors
    - i. Arbors are considered to be any skeletal structure, which has overhead members.
    - ii. Arbors are to be built of unfinished western red cedar or a combination of unfinished western cedar and unpainted pressure-treated pine;
    - iii. Or other materials, whose appearance is wood like, as approved by the committee. These may include PVC or composite type products with wood like appearance. (3/19/19 change)
    - iv. The overhead members are to be constructed out of western red cedar and the post/support structures of pressure treated pine.
  - d. Trellises
    - i. Trellises are similar to arbors except that they have no overhead members.
    - ii. Trellises may be of either painted or unpainted wood construction;
    - iii. Or other materials, whose appearance is wood like, as approved by the committee. These may include PVC or composite type products with wood like appearance. (3/19/19 change)
  - e. Some Children's Playhouses
  - f. Storage Buildings attached to the house, are permitted. They must match the basic materials and design of the house. An ACAC Request is required.

## **H: Patios and Decks**

1. All patios and decks require ACAC approval before construction begins and must be completed within 30 days of start of construction unless extended by ACAC.
2. Approval may be denied based on materials, location, and size of the patio or deck in relationship to the lot and house.
3. Decks may be stained in the following colors:
  - a. Same color as house trim.
  - b. Clear sealant.
  - c. Benjamin Moore Deck Stain: \*
    - i. Sequoia Redwood #24
    - ii. Tahoe Brown #57
    - iii. Canyon Gray #74
    - iv. Natural Cedartone #45
    - v. \*Any brand of stain is acceptable but must be an approved equivalent. Homeowners must submit a sample of the stain color and color of house, brick and trim (Photo of house will suffice)
4. All visible wood construction should be of untreated western red cedar or unpainted pressure treated pine.

5. Aluminum balusters with protective powder coated finish and Trex composite material or its equivalent may also be used.
6. Decks above grade that are visible from the street should be landscaped with a minimum of one 12" bush (or comparable plant) for every 4 lineal feet of deck on the side where visible. Larger bushes or trees may be required for decks that are more than 4' above grade.
7. An ACAC Request form is to be submitted before any work is begun.
8. An estimated date of completion should also be stated in the submission and overall work should be completed within 30 days of the estimated date, weather permitting.
9. The Board reserves the right to revoke approval and tear down any incomplete improvements after this 30-day period.

## **I: Swimming Pools and Hot Tubs**

1. Swimming Pools
  - a. With one exception, noted in b. following, portable or permanent above ground swimming pools are prohibited in Fieldstone Farms' covenants.
  - b. Portable plastic swimming pools with a 5-foot diameter or less are permitted, but such pools must be stored out of view of neighbors and the street when not in use.
  - c. Swimming pools below ground
    - i. All pools must be completely screened for privacy with an approved fence or wall. (See section on Fences and Walls). All fences must meet all local codes.
    - ii. Pump equipment must not be located on the side of a house; and should be located directly behind the house or behind the pool. This requirement is to protect neighbors from pool equipment noise.
    - iii. Swimming pool apparatuses such as waterfalls, slides and diving boards may not be visible from public view.
    - iv. Skimmer nets, skimmer hose, long handle brushes, pool chemicals, filters, pumps, heaters, plumbing and other pool equipment must not be visible from public view.
    - v. Swimming pools must be outside any utility easements and meet all necessary requirements to obtain building permits.
2. Hot Tubs, Outdoor
  - a. Above ground hot tubs may be permitted, if they are totally screened from public view by privacy fencing following the guidelines for screening pools.
  - b. An ACAC Request form with an accompanying plat plan for locating the Hot Tub must be submitted.

## **J: Satellite Dishes**

1. Satellite dishes are permitted in Fieldstone Farms under the following conditions:
  - a. Size is limited to dishes one meter or smaller.
  - b. Satellite dishes must be ground mounted. They cannot be mounted on roofs, garages, trees, play equipment or accessory buildings.
    - i. They may be mounted on decks if sufficient screening is provided.
  - c. Satellite dishes must be screened from any streets or right-of-way.
  - d. Satellite dishes must be adequately screened on all visible sides with evergreen type trees, shrubs or solid screen fences. In some instances, they may need to be painted.
  - e. All cables must be underground.

2. A plot plan, included with the ACAC Request form, illustrating the proposed location of the dish, method of mounting (including materials), screening plan, and final elevation above the ground, must be submitted before the Architectural Control Advisory Committee will take action on the request. Incomplete requests will be considered unapproved.

#### **K: Awnings**

1. Awnings are not permitted on the front or side portions of the house.
2. Awnings may be allowed on the rear portion of a home with ACAC approval.
  - a. The ACAC reserves the right to restrict awnings based on color, location, materials and upkeep. A picture/design of the awning and sample of the material must be submitted with the ACAC Request form for approval.
  - b. No plastic, vinyl, or metal awnings will be allowed.

#### **L: Antennas**

1. Any television or other antenna must be located in the attic of the house and not visible from the outside.

#### **M: Air Conditioners / Heat Pumps**

1. Air Conditioners or heat pumps can be screened with fencing.
  - a. The fencing used as screening must remain natural or be painted white or the color of the house trim.
  - b. An ACAC Request must be submitted for screening.
2. Window air conditioner units are not allowed.

### **Section: III: SITE IMPROVEMENTS**

*NOTE: Some neighborhoods may have more restrictions relating to these areas. Please refer to your neighborhood covenants to determine if they exist.*

#### **A: Grading and Filling**

1. Individual grading and filling is discouraged at Fieldstone Farms.
  - a. The contours of the land have been carefully planned to permit proper drainage and to enhance the land's natural beauty.
  - b. If a homeowner has a problem with drainage or desires to modify the grading within his/her lot, s/he must request permission of the Architectural Control Advisory Committee before making any changes to the land.
  - c. No expansion of driveway or increased impervious surface (other than approved backyard landscape patios) are allowed unless it is part of and included in a home addition or garage expansion application approved by both the City and HOA. No stone, paver, gravel or similar expansions of driveways are allowed. Existing approved expansions as of 1/1/2017 are grandfathered from this clause.

#### **B: Landscaping**

1. Landscaping is encouraged at Fieldstone Farms.
  - a. The Architectural Control Advisory Committee, also, encourages homeowners who wish to improve their homes through landscaping. However, some guidelines need to be established to ensure that landscaping is appropriate to

maintain Fieldstone Farms' hometown atmosphere. Due to their visibility, landscaped front yards and corner lots will be more strictly supervised than interior backyard areas.

### **C: Landscape Borders**

1. Landscape borders should be no more than 8 inches high unless approved by the Architectural Control Advisory Committee.
2. All landscaping borders must be well maintained and neatly erected.
3. If landscape borders are used, they must edge all visible sides of a landscaped area rather than just the front.
4. Patios, walks, and walls are acceptable as borders and do not require additional edging.
5. Each homeowner is permitted to have a mailbox garden, if they choose. This area cannot exceed a 3 x 3 foot square with the mailbox in the center.

### **D: Landscaping Plantings**

1. Fieldstone Farms encourages homeowners to plant trees, shrubs, and flowering plants that are indigenous to Franklin and Middle Tennessee.
  - a. Below is a list of trees, shrubs, and flowering plants that are native to this area and will help to preserve the natural beauty of Fieldstone Farms.
  - b. This list was compiled by a landscape architect and is meant only as a service to homeowners and not as a complete list of plant materials allowed in Fieldstone Farms.
  - c. Also, while traditional plantings do not require architectural approval, plants that are not native to this area or not used in a traditional manner require approval; submit and ACAC Request form for these.
  - d. Approved Trees
    - i. Dogwood
    - ii. Indian Magic Crabapple
    - iii. Red Bud
    - iv. Red Maple
    - v. Red Oak
    - vi. River Birch
    - vii. Sergeant Crabapple
    - viii. Saucer Magnolia
    - ix. Snowdrift Crabapple
    - x. Sugar Maple
    - xi. Tulip Popular
    - xii. Weeping Cherry
  - e. Approved Shrubs and Flowering Bushes
    - i. Azalea (In shady areas)
    - ii. Boxwood
    - iii. Crepe Myrtle
    - iv. Juniper
    - v. Rhododendron (In shady areas)
    - vi. Snowball Bush
  - f. Approved Flowers
    - i. Begonia
    - ii. Daisy

- iii. Marigold
- iv. Peony

#### **E: Maintenance of Landscaping**

1. All trees, shrubs, and bushes must be trimmed and maintained.
  - a. In addition, all trees, shrubs, and bushes bordering sidewalks, walkways, and common areas need to be trimmed in such a fashion that they do not limit or impede access to these sidewalks, walkways, or common areas.
2. If applicable, the area between the curb and sidewalk must also be maintained to the standards previously specified.
  - a. This area must be grass turf and look neat, free of weeds, and maintained.
  - b. Each homeowner is permitted to have a mailbox garden if they choose. This area cannot exceed a 3x3 foot square with the mailbox in the center.

#### **F: Landscaping Rocks and Stepping Stones**

1. Landscaping rocks and stepping stones are not recommended in Fieldstone Farms, but may be permitted with approval of the Architectural Control Advisory Committee; submit and ACAC Request form.
  - a. If approved, landscaping rocks should be displayed in conjunction with greenery and should not be the focal point of a landscaped bed.
  - b. Size, type of stone, positioning and appropriateness may be criteria for approval of landscaping rocks.
  - c. Stepping stones are discouraged in favor of bricked and paved sidewalks.
  - d. Stepping stones thorough landscaped beds or yards may be permitted with Architectural Control Committee Approval

#### **G: Gardens**

1. Gardens should be located behind the house, out of public view or enclosed within a privacy screen.
2. Flowers and shrubs used for landscaping purposes are not considered gardens and may be located on the sides or front of a house.
3. See section III.E.2.b. for mailbox gardens.

#### **H: Water Gardens**

1. Water gardens must be enclosed within a fenced backyard and must be submitted for ACAC approval.
2. Water gardens are restricted from front yard.

#### **I: Water Ponds**

1. Water ponds of 25 square feet of surface or less are not required to be fenced.
2. Water ponds greater than 25 square feet of surface are required to be within a fenced backyard.
3. Water ponds are restricted from front yards.

#### **J: Trellises**

1. Trellises are an excellent way to display climbing flowers and vines. Roses and ivy especially thrive on trellises in this area, as do a number of other climbing plants.



- Trellises with plants growing on them are permitted in Fieldstone Farms. Trellises are to be placed near the house or fence row.
2. Trellises and trellis material are addressed in Section II: HOME IMPROVEMENTS AND STRUCTURES.

## Section IV: PLAY EQUIPMENT AND TOYS

*Children are important members of the Fieldstone Farms Community; and providing a pleasant place for children to grow and play is at the heart of these guidelines and the essence of the Fieldstone Farms hometown atmosphere. Yet in order to maintain the harmony of the community, some supervision is required.*

*All play equipment must be kept in a good state of repair.*

*The Board of Directors reserves the right to repair or remove any play equipment that is not kept in a reasonable state of repair at the homeowner's expense, provided the homeowner has received a reasonable warning to repair his play equipment.*

*Reasonable warning is a letter from property management with a 30-day window to make the necessary repairs.*

*NOTE: Some neighborhoods may have more restrictions relating to these areas. Please refer to your neighborhood covenants to determine, if they exist.*

### A: Storage of Play Equipment and Toys

1. Toys are to be stored indoors or in an orderly fashion, in a screened part of the backyard, not visible from public view.
2. Bicycles and other riding toys are to be stored in the garage, when not in use.

### B: Semi-Permanent or Permanent Play equipment (Structures/Playscapes/Sandboxes/etc.)

*Play equipment should not cover more than 25% of the total back yard area. If a house has more than one piece of equipment, care should be taken to match the equipment as well as possible. Also, any new equipment should be complementary to a neighbor's existing equipment where they can be viewed together.*

1. All semi-permanent or permanent play equipment is relegated to the back yard of the lot/house.
2. The type, structure and design of any semi-permanent or permanent play equipment must be submitted to the ACAC on the ACAC Request form for approval before installation.
3. Wood is the preferred material for play structures, while plastic and other materials may be permitted based on ACAC approval.
4. Play equipment composed primarily of metal materials are expressly prohibited.

- a. However, metal play equipment is allowed in Calumet, Cannonade, Clarendon, Clayborne, Crestfield, Donamire, and Maytime provided it is painted with Rustoleum Hunter Green # 7738 paint or comparable rust-resistant dark green paint.
  - b. The Board of Directors reserves the right to require any metal play equipment to be painted if rusting becomes apparent.
- 5. Play equipment cannot exceed 12 feet six inches (12'6") in height
- 6. Play equipment is to be located no closer than 5 feet from all property lines.
  - a. Swing sets and similar items should be located so that their use does not unreasonably encroach upon a neighbor's enjoyment of their property.
- 7. Sandboxes: Since sandboxes are often large and difficult to move, they are considered play equipment and require the same approval as swing sets, slides, and similar items.
  - a. Sandboxes should be kept in a neat and tidy condition in the rear of the house, and covers are suggested, if the sandbox is not located in a fenced yard.
- 8. Trampolines
  - a. An ACAC Request form must be submitted for all trampolines.
  - b. A Trampoline is permitted if the site and positioning on the lot are approved by the Architectural Control Advisory Committee.
    - i. Include a plat plan with the ACAC Request form, showing the location of the trampoline.
    - ii. Recommended location is center line of the lot, no more than ten feet (10') from the rear of the house, deck or patio. This insures visual privacy from the street and courtesy to your neighbors.
- 9. Basketball Goals
  - a. Basketball goals or similar structures will not be permitted unless approved by the ACAC prior to installation; an ACAC Request form must be submitted.
  - b. The following shall apply to all basketball goals, fixed or portable:
    - i. Goals, supports, backboards must be in good repair
    - ii. No peeling paint or rust
    - iii. Intact net suspended from a level intact ring
    - iv. Supports and backboards must be plumb and level, not leaning
    - v. Backstop must be intact and of a neutral color material or neutral color paint
    - vi. Plastic parts/shields/counterweights and supporting structure must be intact and not broken. And use the recommended stability method for balancing portable goals. (Stones, batteries, sand bags and other weight devices are not acceptable).
  - c. Goals must not be attached to the house
  - d. Goals must be adjacent to the driveway
  - e. Goals must be no farther than 1/3 down the length of the driveway from the house
  - f. Lots larger than ½ acre, goals are permitted in the rear of the house.
  - g. Lots smaller than ½ acre, Goals must be located adjacent to the driveway. Goals are not permitted adjacent to patios and not past the back corner of the house on the driveway. Goals must be black or white painted metal with backboards neutrally colored.

## 10. Swimming Pools

- a. With one exception, noted in b. following, portable or permanent above ground swimming pools are prohibited in Fieldstone Farms' covenants.
- b. Portable plastic swimming pools with a 5-foot diameter or less are permitted, but such pools must be stored out of view of neighbors and the street when not in use.
- c. Swimming pools below ground
  - i. All pools must be completely screened for privacy with an approved fence or wall. (See section on Fences and Walls). All fences must meet all local codes.
  - ii. Swimming pool apparatuses such as waterfalls, slides and diving boards may not be visible from public view.
  - iii. Pump equipment must not be located on the side of a house; and should be located directly behind the house or behind the pool. This requirement is to protect neighbors from pool equipment noise.
  - iv. Skimmer nets, skimmer hose, long handle brushes, pool chemicals, filters, pumps, heaters, plumbing and other pool equipment must not be visible from public view.
  - v. Swimming pools must be outside any utility easements and meet all necessary requirements to obtain building permits.

## 11. Hot Tubs, Outdoor

- a. Above ground hot tubs may be permitted, if they are totally screened from public view by privacy fencing following the guidelines for screening pools.
- b. An ACAC Request form with an accompanying plat plan for locating the Hot Tub must be submitted.

# Section V: OUTDOOR FURNITURE AND YARD ACCESSORIES

## A: Outdoor Furniture

1. All outdoor furniture must be located on a porch or backyard patio area.
2. Furniture is not allowed on the lawn except during use.
3. Front porch furniture is more strictly supervised than back yard furniture, except on corner lots where both front and back yard furniture visible from the street is strictly governed.
  - a. Front Porch and Corner Lot Furniture: Furniture may be permitted in the front of a house on a sheltered front porch, based on the size of the porch.
4. Folding chairs are not allowed in front of a home except temporarily while in use.
5. Plastic stack furniture may not be stored in a stacked position in a visible outdoor location.
6. Colors of front porch furniture are also supervised.
  - a. Black, white, and natural wood tones are preferred. Any other color must be neutral or complementary to the home's paint, brick, and vinyl colors.
7. Backyard Furniture for Interior Lots:

- a. The ACAC reserves the right to require a fence, hedge or tree row be installed to hide from view any back-yard furniture which is not compatible with the neighborhood.

## **B: Yard Ornaments and Flower Pots**

1. Yard ornaments include statuary, bird baths, bird feeders, weathervanes, and other similar items are not permitted in homeowners' front yards.
  - a. Plastic ornaments are strictly prohibited.
  - b. Decorations for holidays are not included in yard ornaments and are addressed below in Types of Fixtures section of these guidelines.
2. Yard ornaments may be used with the ACAC approval; submit an ACAC Request form.
  - a. One yard ornament no more than 18" is permitted
    - i. It must be within landscape bed and the extension of the natural landscaping rather than a highlighted feature of the landscaping.
    - ii. Submit an ACAC Request form to be certain of compliance with this guideline.
3. Flower Pots, Planters and Window Boxes
  - a. Are recommended to be of a neutral color.
  - b. Other colors may be acceptable, if they are complementary to the home's color scheme.
  - c. Recommended materials for front porch planters and flowerpots include concrete, wood and clay.
  - d. Brightly colored planters, especially of plastic are not allowed on front porches or in yards but may be acceptable for backyards and patios.
  - e. Submit an ACAC Request form for approval.

## **C: Lighting**

*Exterior residential lighting can convey a warm, inviting atmosphere and aid in providing nighttime security. Care is to be taken in placing fixtures, selection of fixtures, types of light source, and amount of light emitted.*

1. Exterior lighting visible from any street, other than porch and eave lights must be submitted to the ACAC for approval prior to installation.
2. Also, interior lighting, which is visible from the street or common area, should conform to neighborhood standards including color standards, type of light source and amount of light emitted.

## **D: Types of Fixtures**

1. Decorative post lights, street lights, small decorative ground lights and house spot lights may be approved by the ACAC; submit an ACAC Request form for fixture and placement approval.
  - a. Spotlights are to be concealed from direct view and directed to avoid light spill onto adjacent property.
2. Lighting should be crafted of high quality materials and workmanship.
  - a. A light fixture's scale and style should conform to that of the residence.
  - b. All exterior lighting should be neutrally colored.

## **E: Holiday Decorations**

1. Holiday decorations may be displayed for up to two weeks before any holiday and should be taken down within one week after that holiday.

2. Christmas decorative lighting and decoration are permitted at Christmas only during the period between Thanksgiving and New Year's Day.
  - a. Christmas decorations may be installed up to two weeks prior to Thanksgiving; but not powered until Thanksgiving eve.
  - b. All Christmas decorations should be taken down by January 7. If January 7th falls during the week Mon-Fri, the decorations must be down by Sunday evening of the weekend following January 7th.

## **F: Flags**

1. All flags must be kept clean and in a good state of repair.
2. Only the following flags can be flown:
  - a. United States
  - b. State of TN,
  - c. US Armed Forces and Reserve branches of these:
    - i. Army,
    - ii. Navy,
    - iii. Air Force,
    - iv. Marines,
    - v. Coast Guard,
  - d. United States, State of TN or US Armed Forces flags may be flown continually.
  - e. Recognized, approved sports at the high school, college, and professional level:
    - i. Hockey, Football, Basketball, and Baseball
  - f. Flags for sports may be flown only 24 hours before and after the event.
3. Recognized Holidays:
  - a. Christmas
  - b. Easter
  - c. Fourth of July
  - d. Memorial Day
  - e. Thanksgiving Day
  - f. Valentine's Day
  - g. Halloween
    - i. Flags for holidays may be flown only 24 hours before and 24 hours after the event, with the exception of Christmas Holiday flags.
4. Garden Flags
  - a. The following Garden Flags will be allowed subject to the conditions that follow.
    - i. U.S. Armed Forces
    - ii. Welcome Greeting
    - iii. Pineapple (which means welcome in Hawaii)
    - iv. Initial depicting the name of the resident
    - v. College
    - vi. Seasonal (Spring, Summer, Fall, Winter)
    - vii. Holiday flags (subject to the same rules approved for regular flags)

- viii. Christmas
- ix. Easter
- x. Thanksgiving Day
- xi. Valentine's Day
- xii. Halloween
- xiii. Professional team flags (in season) will be allowed.
- xiv. No other garden flags are allowed.**

- b. The garden flag must be rectangular in shape and can be no larger than 15" wide by 20" long.
  - c. The top of the garden flag bracket flag must be no more than 30" off the ground.
  - d. The garden flag must be fully displayed, the rectangle hanging vertically, with the entire width of the flag supported across the top; (the purpose is to prevent placing a flag hanging from only one side of a stake.)
  - e. The garden flag shall be placed in the landscaping area no more than 6 feet from the house and near the front door or porch of the home.
  - f. The garden flag must be clean and in good condition.
  - g. Only one garden flag is permitted.
- 5. No flags may hang from a mailbox, as prohibited by the USPS regulations.
  - 6. No flagpoles are to be located on residential lots visible from plain view of other lots.
    - a. Model Homes are an exception.
  - 7. Flags may be displayed celebrating events with flag staffs attached to residences or on appropriately scaled temporary flagpoles.
  - 8. No more than one flag is to be exhibited on any residence at any one time without approval.
  - 9. Advertising flags are strictly prohibited on residences.
    - a. Model Homes may use banners and pole mounted flags.

## **G: Signs**

- 1. Home for Sale signs are permitted
  - a. Only one Home for Sale sign is allowed in the yard.
  - b. The Home for Sale sign shall be no larger than 4 square feet.
    - i. The board will, upon written request, provide written, revocable permission for real estate agents and agencies to place real estate signs up to 9 square feet, no more than 3 feet on any side, including all riders.
  - c. An Open House sign may be placed in the immediate neighborhood of the home for sale.
    - i. Open House sign may be placed on the Friday or Saturday before an open house on Saturday or Sunday following.
- 2. Security Signs

- a. Security signs are permitted under the following conditions:
    - i. One sign per household.
    - ii. Size is limited to 50 square inches.
    - iii. Sign must be ground mounted and no more than 19 inches from the ground level to top of sign.
    - iv. Must be located in mulched landscaped bed near the front of the home.
3. Political Signs are permitted under the following conditions:
  - a) Only one political sign per candidate or issue on the lot.
  - b) No sign may be larger than four (4) square feet.
  - c) Signs may be placed on the lot 60 days prior to a General Election.
  - d) Signs must be placed at least 10 feet from the curb.
  - e) Signs must be removed the day after the election.
4. No other signs are permitted in the yard or on the home.
  1. HOA Management has the right to remove non-approved signage from any lot. Confiscated signs may be retrieved within seven (7) days at the clubhouse office.
5. No signs or flyers are to be attached to any utility pole, any municipal, street, stop, yield sign or the like. Homeowners may responsible for damage to the post.
6. The Fieldstone Farms HOA Board of Directors may permit signs in the neighborhood to promote or announce a significant community event.
  - a. No signs are to be installed or erected on Community Common Property without the expressed written consent of the Fieldstone Farms Board of Directors.

## Section VI: FENCES AND WALLS

### A: General Fence Rules

1. All fences, including invisible pet fences, must be submitted for approval using the ACAC Request form.
2. Fences may only be located in the backyard. (This includes invisible fences.)
  - a. Front yard fences are not permitted.
  - b. A backyard fence, generally on a corner lot, may not extend on the property line of the front yard of the neighboring house.
3. Fences must be located at least 8 feet back from the front corner of the house, enclose the backyard and have any fence framing within the fenced yard.
  - a. The 8 foot setback should be measured from the neighbor's front corner when the neighbor's house is set farther from the street. (3/2/20 Clarification)
4. Fences that are parallel to the sidewalks along streets should be set exactly 4 feet 6 inches from the sidewalk.
5. Some brick or stone walls may be permitted in Fieldstone Farms provided they meet all of the setback conditions and height limitations outlined for fences
6. Each neighborhood in Fieldstone Farms has its own separate guidelines regarding fencing styles.

7. Please refer to Appendix B to determine what styles are appropriate for your neighborhood.
8. EASEMENT NOTICE: The HOA is prohibited from approving fences placed on easements. Homeowners should ensure that fences are not placed on easements of any type (drainage, landscaping, utility, etc.). This should be confirmed with an examination of a plot plan, available at the county clerk's office, and a survey when needed. Fences placed on easements may be subject to removal without prior notice. Neither the HOA nor any contractor is responsible for the condition of any fencing materials removed from an easement.

## **B: Privacy Fences / Wrought Iron/Aluminum Fences**

1. Wooden Privacy fences must be either 4 or 6 feet tall; wrought iron/aluminum fences must be from four to five feet tall and black.
2. All homes may use wrought iron/aluminum fences. (3/2/20 add)
3. Wooden Panels should be 6-inch western cedar, redwood, or 6-inch pressure treated pine with pressure treated posts set 8 feet on center.
4. Wooden Privacy fences may either remain the natural wood color with clear sealant or can be stained an approved natural wood color through an approved Architectural (ACAC) request. (6/3/2019 change)
5. Fences must be set at least 8 feet back from the front corner of the house.
6. Privacy fences must be located on the property lines for lots with less than one-half acre of land area.
  - a. For lots of one-half acre or larger refer to C: 2. below.
7. It is preferred that all 6-foot board-topped and lattice-style fence sections be stepped to maintain a top that is parallel to the horizon.
  - a. Stepping should occur at an even rhythm and should coincide with the 8-foot intervals between posts.
  - b. Where stepping at even intervals is difficult, due to the slope of the ground, fences may slope.
  - c. Board-topped fences should maintain an even slope on the top, with any variations in slope being taken from the bottom of the boards.
  - d. Picket style fences should maintain a smooth slope, which, in general, follows the natural contours of the terrain.
  - e. Four (4) foot privacy fences should be sloped rather than stepped, and may not have board tops like the 6-foot variety.
8. Privacy fences around patios and patio screening is allowed. However, as is the case with any exterior modification, approval of the style, location, and type of material must be approved in writing by the ACAC before installation.

## **C: Fences on Lots of One-Half Acre and Larger**

*In order to maximize the appearance of larger lots, there are two basic fence types, which may be used in sections with lots one-half acre or larger. These include boundary fences and privacy fences.*

1. Boundary fences on Half Acre and Larger Lots are located on the lot lines and are to be similar to those surrounding Fieldstone Farms.
  - a. Boundary fences are allowed only on lots that are one-half acre or larger.
  - b. Boundary fences must be located only on the lot lines.



- c. Boundary fences must be of western cedar, redwood, or rough-sawn pressure-treated pine.
  - d. All boundary fences must be stained with a solid color alkyd stain in a color comparable to Sherwin Williams Plantation Brown.
  - e. Wood should be allowed to dry for three months before staining.
  - f. Boundary fences are to be 4 feet high with four six foot boards running horizontally between each 6-inch post set 7 feet on center.
  - g. Posts should face the interior of the fenced area, with 6-inch boards mounted over the posts on the exterior of the fence.
  - h. Top of boundary fences should slope with the ground plane rather than remaining horizontal.
  - i. With adjoining neighbors and ACAC approval, black wrought iron with brick columns (brick must match the brick on the house) is permitted.
    - i. Appropriate landscaping/screening must be installed.
    - ii. Any service gate must be located so it can be appropriately screened.
2. Privacy fences on Half Acre and Larger lots
- a. Fences on these lots should be located at least 15 feet back from the front corner of the house.
  - b. Privacy fences may be up to 6 feet tall and can cover a limited area.
    - i. The areas where privacy fences may be located are limited to the immediate back of the house.
  - c. Fences on these lots should be located at least 15 feet back from the front corner of the house.
  - d. They may not extend more than 10 feet beyond either side of the home
  - e. They should be located no further back than half the distance from the back of the house to the property line.

## Section VII: PARKING

### A: On Street Parking

1. On-street parking is strongly discouraged at Fieldstone Farms, but due to the limited parking space available, some on-street parking may be necessary for parties and guests. Occasional on-street parking is, therefore, permissible under the following conditions:
  - a. The Franklin Police can authorize towing, if parked vehicles are impeding movement of emergency vehicles or the free flow of traffic in both directions.
  - b. Neighborhoods where all streets are privately owned by the sub-association, including Maytime, Prescott Place, The Reserves at Spencer Creek, Trent Park, Walden Glenn and Windsor Park, may pass and incorporate regulations that include penalties for towing at homeowner's expense if regulations are habitually broken (Please refer to your neighborhood covenants and restrictions to determine if such a regulation exists in your neighborhood)
  - c. At no time may vehicles be parked in a homeowner's yard, in any area defined as common area, or on access roads.

## **B: Boats, Campers, and Trailers**

1. No boat, boat trailer, house trailer, horse trailer, trailer, camper, motor home, recreational vehicle or any similar item shall be stored on or at any lot for a period of time in excess of twenty-four (24) hours, unless completely enclosed within a garage or approved storage structure; nor may they be parked on the street at any time.
2. Any vehicle or recreational equipment as indicated in 1. Above, parked in violation of these covenants or rules and regulations, may be towed at the expense of the owner.

## **C: Inoperable vehicles**

1. No inoperable vehicles may be kept within the property, unless stored in the garage; this includes any vehicle whose registration has expired.

## **Section VIII: YARD, MOVING, ESTATE SALES AND THE LIKE**

### **A: Authorized yard sale**

1. Twice annually, Homeowners in Fieldstone Farms are permitted to participate in a Community Wide Yard Sale
  - a. There will be one on the first Saturday of May and one on the first Saturday of October: rain or shine.
  - b. A permit for participation in the Yard Sale is required by the City of Franklin.

### **B: Unauthorized Sales**

1. No other yard, moving, estate sale or any other of this nature is permitted in Fieldstone Farms.
2. Unauthorized sales will be subject to an immediate \$500 fine.
  - a. Upon notification, by a representative of the HOA, a Board or Committee member, at the site of an unauthorized sale, the homeowner must shut down the sale and cease and desist from any further such activity within one hour.

## **Section IX: ENFORCEMENT, FINES AND APPEALS**

*Enforcement of the Architectural Guidelines is the responsibility and privilege of every resident of Fieldstone Farms. Any violations may be reported to the current Property Management Company or to your representative on the Board of Directors or the Architectural Control Advisory Committee of the Homeowner's association.*

*Remedies for a homeowner's not following these Architectural Guidelines may include corrections made at the homeowner's expense, removal of any item that does not meet the standards outlined in the guidelines at the homeowner's expense and/or a fine.*

## **A: Enforcement**

1. Periodic inspections of Homes and Lots by the HOA's Property Management Company will determine noncompliance with and violations of the Covenants, Codes & Restrictions and/or The Architectural Guidelines & Home Maintenance Requirements.
  - a. Homeowners will be given notice of any such noncompliance or violation indicated by USPS and/or email, (if the email address is available).
    - i. Notice will be sent to the homeowner's address and/or email on file with the Property Management Company.
  - b. The letters and/or emails will be sent in stages per the following schedule:

**Letter #1** The first letter will be a courtesy letter, entitled Courtesy Notice for Compliance, which will include the violation, reference as to where it is found in the Architectural Guidelines & Home Maintenance Requirements, length of time the owner has to cure the violation, and indication that a fine of \$35.00 will be added to their account, if not cured within the time period.

**Letter #2** The second letter will again state the violation, indicating it has not been remedied or has reoccurred within six (6) months of the last occurrence; provide notification that a fine, in the amount of \$35.00, has been added to the homeowner's account for the continued/reoccurring violation; and the amount of the next fine, which will be \$75.00, should the violation not be cured within fourteen (14) days of the date of the letter, (with the exception of sign removal or trash can storage, which must be immediately addressed or the fine assessed). It also indicates the right of the Association to correct the violation and bill all costs plus 15% to the homeowner, the owner's right of appeal to the Board of Directors and how to schedule the appeal.

**Letter #3** The third letter recounts everything found in the first two letters, indicating the violation has not been remedied, indicate that an additional fine of \$75.00 has been added to the account, and indicates should the violation not be cured within ten (10) days, the file will be sent to the Association's attorney for resolution (again, with the exception of sign removal or trash can storage, which must be immediately addressed, and fines assessed). It also indicates the right of the Association to correct the violation and bill all costs plus 15% to the homeowner, the owner's right of appeal to the Board of Directors and how to schedule the appeal.

## **B: Timeframe for Curing Violations/Associated fines for non-Compliance**

### **LISTING OF VIOLATIONS, FINES AND TIMEFRAMES FOR HOMEOWNER VIOLATIONS**

**(Note: Other non-compliant conditions may be addressed with remedies and fines at the Board's direction.)**

<b>Guideline</b>	<b>Violation</b>	<b>Fine Stages 2 / 3 / Attorney</b>	<b>Correct within</b>
Sec I A3	Algae/Mildew	\$35 / \$75 / HOA Attorney	<b>30 Days</b>
Sec II L1	Antennas	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec II K1-2	Awnings	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec IV B8	Basketball goals	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec V B1	Bird feeder	\$35 / \$75 / HOA Attorney	<b>30 Days</b>
Sec I B7	Building material in yard	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec I G5	Clothes lines	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec I G6	Compost	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec I B7	Debris in yard	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec I G7	Dumpsters/PODS	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec V C1-2, D1-2	Exterior Lighting	\$35 / \$75 / HOA Attorney	<b>30 Days</b>
Sec I D1-3	Fence repair	\$35 / \$75 / HOA Attorney	<b>30 Days</b>
Sec I G2	Firewood	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec V F1-9	Flag	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec V B1	Fountains	\$35 / \$75 / HOA Attorney	<b>30 Days</b>
Sec I C1	Garage doors open	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec I G1	Garden Hose	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec III G1-2	Gardens	\$35 / \$75 / HOA Attorney	<b>30 Days</b>
Sec III A1	Grading issues	\$35 / \$75 / HOA Attorney	<b>Case basis</b>
Sec V E1-2	Holiday decorations	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec I A1 C1,4	Home repair	\$35 / \$75 / HOA Attorney	<b>30 Days</b>
Sec IV B10	Hot Tubs	\$35 / \$75 / HOA Attorney	<b>30 Days</b>
Sec I B1-6	Lawn/Landscaping	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec I B2b	Lawn Restoration	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec I F1-7	Mailbox and/or posts	\$35 / \$75 / HOA Attorney	<b>30 Days</b>
Sec V A1-8	Outdoor furniture	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec VII A1	Parking	\$35 / \$75 / HOA Attorney	<b>14 Days</b>

***Revised September 2020***

Sec IV B1-6	Play Equipment	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec IV A1-2	Play toys	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec II G1-6	Playhouse/doghouse	\$35 / \$75 / HOA Attorney	<b>30 Days</b>
Sec I G7	PODS/Dumpsters	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec I B5	Removal of trees	\$35 / \$75 / HOA Attorney	<b>Case basis</b>
Sec V G1-5	Signs	\$35 / \$75 / HOA Attorney	<b>1 Day</b>
Sec IV B9	Swimming pools	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec VII B1	Trailer, boat, camper, RV, etc.	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec IV B7	Trampolines	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec 1 E3-4	Trash can out/in	\$35 / \$75 / HOA Attorney	<b>1 day</b>
Sec I E1-2	Trash can screen	\$35 / \$75 / HOA Attorney	<b>30 Days</b>
Sec V C1-2, D1-2	Unapproved lighting	\$35 / \$75 / HOA Attorney	<b>30 Days</b>
Sec II G	Unapproved structure	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec III I1-3	Water Gardens	\$35 / \$75 / HOA Attorney	<b>30 Days</b>
Sec II M2	Window AC units	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec I A4	Window coverings	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec V B1-3	Yard art	\$35 / \$75 / HOA Attorney	<b>14 Days</b>
Sec VIII A1, B1-2	Yard, Moving, garage, estate sale or the like**	\$500 / HOA Attorney	<b>Immediate</b>

\*\* Upon notification by an authorized representative of the HOA, a Board or Committee member, at the site of an unauthorized sale, the homeowner must shut down the sale and cease and desist from any further such activity within one hour or incur the fine.

## **C: Appeals**

### **1. Appeal process**

- a. To appeal, the homeowner must submit a request in writing, or by email, directly to the Board of Directors through the Property Management Company of the HOA or present their appeal in person at the next scheduled Board of Directors Meeting.
- b. The Board will rule on the request.
  - i. If the appeal is denied, the homeowner must:
    1. Bring the violation into compliance as outlined in these guidelines;
    2. Pay the relevant fines assessed;

*Revised September 2020*

3. Be subject to the fining/legal procedures outlined above and;
4. Be prepared for the HOA to cure the violation at the homeowner's expense.

## **Section X: ACAC FORM AND SUBMITTAL**

### **A: The ACAC Request form is in Appendix A of these Guidelines**

1. Fill out the form as indicated
  - a. To insure a timely review be sure to include:
    - i. all documentation
    - ii. drawings
    - iii. a list of building materials
    - iv. colors
    - v. plat plan
2. Submit the ACAC Request form to the HOA Property Management Company
  - a. Electronically to [PM@myfieldstonefarms.com](mailto:PM@myfieldstonefarms.com)
  - b. By registered mail to:
    - i. Fieldstone Farms HOA  
Architectural Control Advisory Committee  
c/o CMA  
1530 Lexington Parkway  
Franklin, TN 37069
3. The ACAC has 30 days to approve a completed request.
  - a. You may be asked to furnish additional information
  - b. If no action is taken by the ACAC within 30 days, the Request is deemed approved
4. Approval of your request does not indicate approval by the City of Franklin, Williamson County or the State of Tennessee.
  - a. The homeowner is responsible that the conditions of all governing agencies are met, including building permits.

## **Section XI: APPENDIX, SAMPLES, AND FENCE TYPES ALLOWED**

**A: The following pages will show documents that may be copied and samples of submittals.**

## To: Fieldstone Farms HOA Architectural Control Advisory Committee

1530 Lexington Parkway Franklin, TN 37069

Phone: 615-790-9124

Email: [pm@myfieldstonefarms.com](mailto:pm@myfieldstonefarms.com)

### **REQUEST FOR ARCHITECTURAL APPROVAL**

**UPON RECEIPT of a complete submittal, the Committee has 30 days to act on this request**

**Please read these instructions carefully.** Requests that do not comply with these instructions are not complete; additional information will be required; and the thirty (30) period the ACAC has, to review the request, does not start until the request is complete. Consult the Architectural Guidelines & Maintenance Requirements found at [www.myfieldstonefarms.com](http://www.myfieldstonefarms.com) under the Resource Center tab for guidance toward your submittal.

**When Submitting your request: All pages, including documents, drawings and pictures should be combined into ONE PDF file for submittal.**

**Please Print Legibly**

\_\_\_\_\_  
\*Homeowner Name (s)

\_\_\_\_\_  
\*Date of Request

\_\_\_\_\_  
\*Street Address of Property

\_\_\_\_\_  
\*Phone

\_\_\_\_\_  
Section

Email address: \_\_\_\_\_

**Briefly describe the nature of your request**, for example: Install a fence; Landscape changes; Building an addition; Exterior painting; Playset; Hot tub; Deck; etc.

**Request for:** \_\_\_\_\_

*NOTE: For exterior painting, additional forms in this packet must be completed.*

**Next, provide detailed plans, drawings, materials, plat plan (if required) and color palette to be used.** *Plat Plan should be a single map of your lot only, obtained from the City of Franklin records' department on West Main Street. It will show your lot dimensions and any easements.*

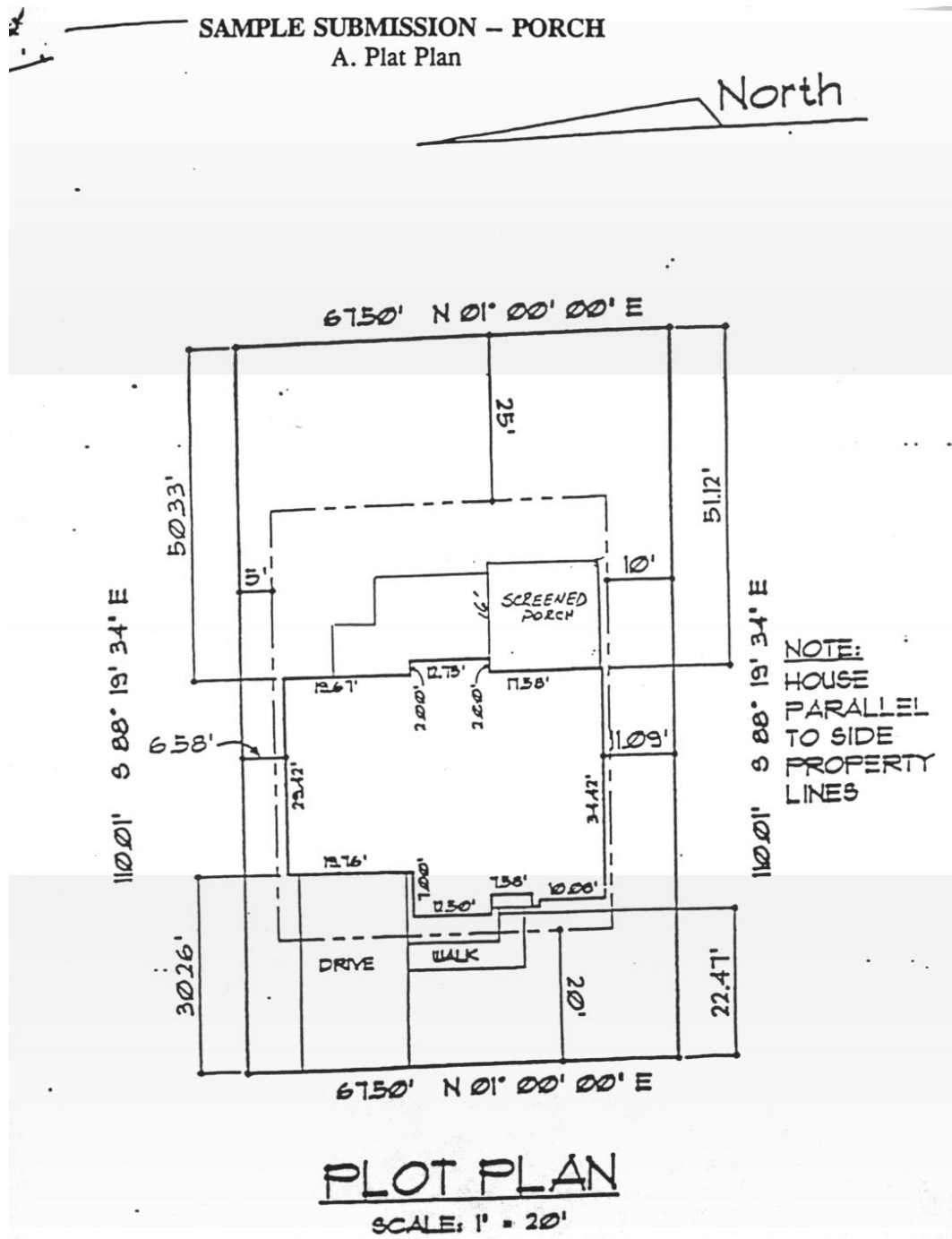
**Exterior Painting** requires additional information and submittals; the requirements are spelled out in the additional pages 3 - 7, instructions are provided, along with the only colors permitted for painting brick.

**For** additions, fences, playsets, gazebos, arbors, major landscaping projects, and the like, a plat plan with the specific location of the requested item drawn on the plat is required.

# FIELDSTONE FARMS

*Sample Submission for Screen Porch Addition Approval, continued...*

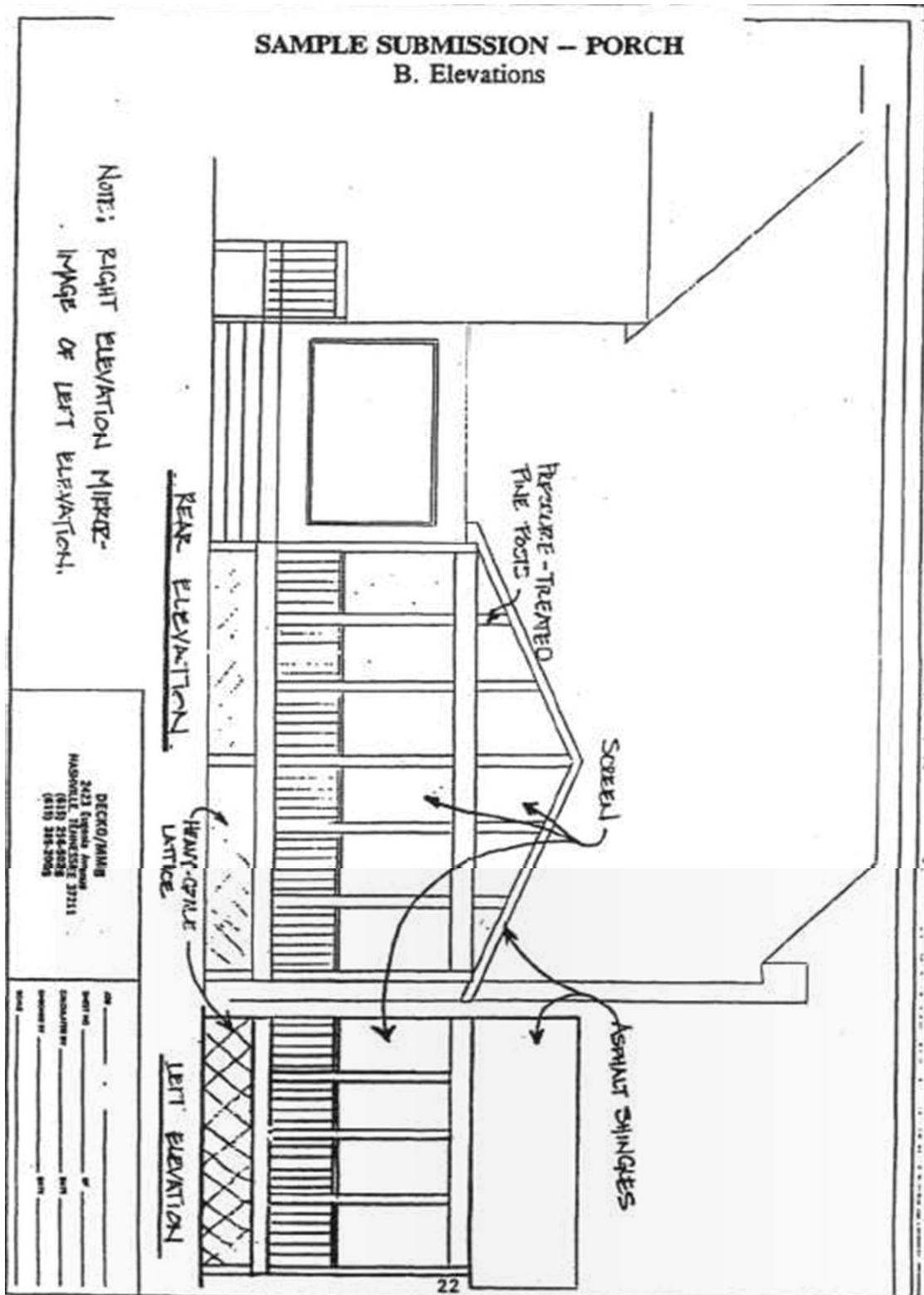
## Accompanying Plat Plan





# FIELDSTONE FARMS

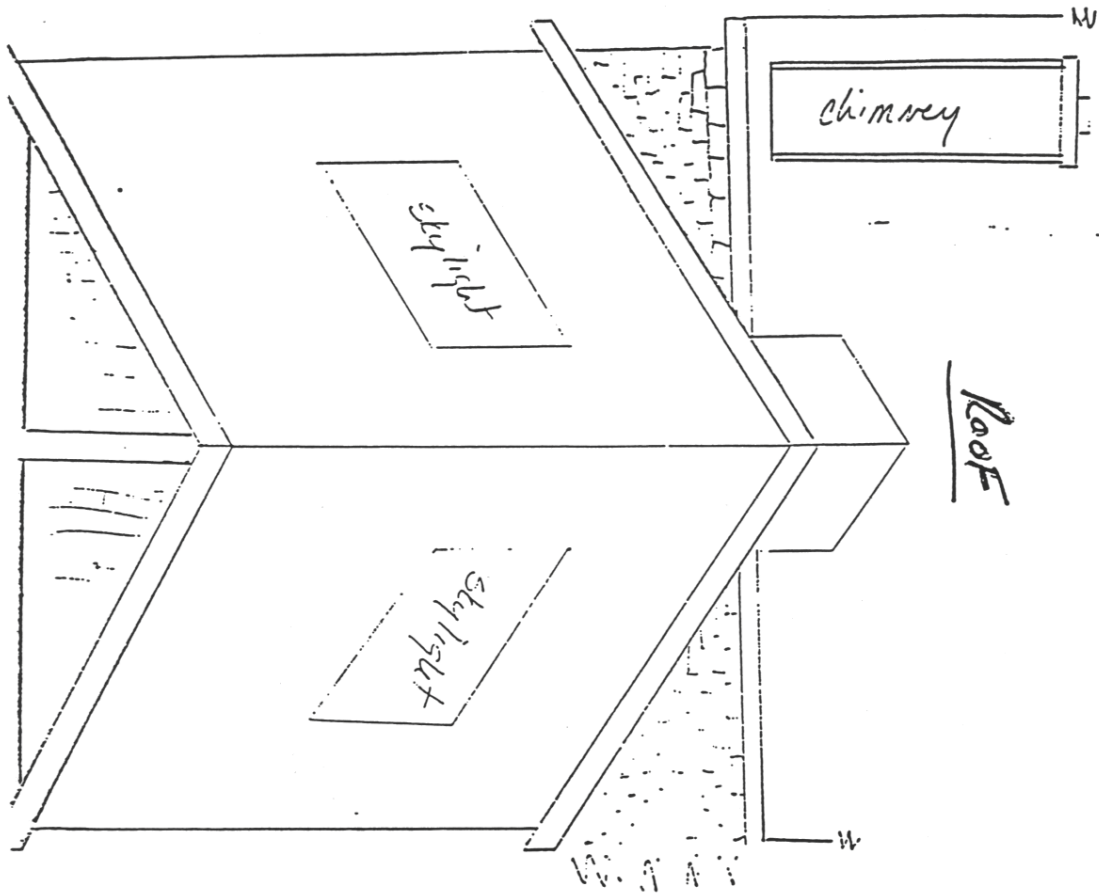
## Accompanying Elevation Plan



# FIELDSTONE FARMS

## Accompanying Roof Plan

### SAMPLE SUBMISSION – PORCH Roof Plan



Top View

even porch  
wood frame  
(270-1215)

# FIELDSTONE FARMS

## Accompanying Materials List

**DECKO/MMB**  
2423 Eugenia Avenue  
NASHVILLE, TENNESSEE 37211  
(615) 256-5028  
(615) 385-2005

JOB \_\_\_\_\_  
SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE \_\_\_\_\_

### **SAMPLE SUBMISSION -- PORCH Materials**

**ESTIMATE & SPECIFICATIONS FOR  
DOE RESIDENCE  
FIELDSTONE FARMS**

Estimate includes:

- 308 sq.ft. screen porch
  - All pressure treated
  - Vaulted ceiling
  - Lattice
  - 6x6 posts for support under deck  
and wall posts
  - 2x4 rail
  - no paint/electrical/gutters

# FIELDSTONE FARMS

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# FIELDSTONE FARMS



## Appendix B

### Fence-Type Illustrations

# FIELDSTONE FARMS

## Accepted Fence-Type List by Subdivision

The following privacy fences are acceptable with architectural approval for the neighborhoods indicated.

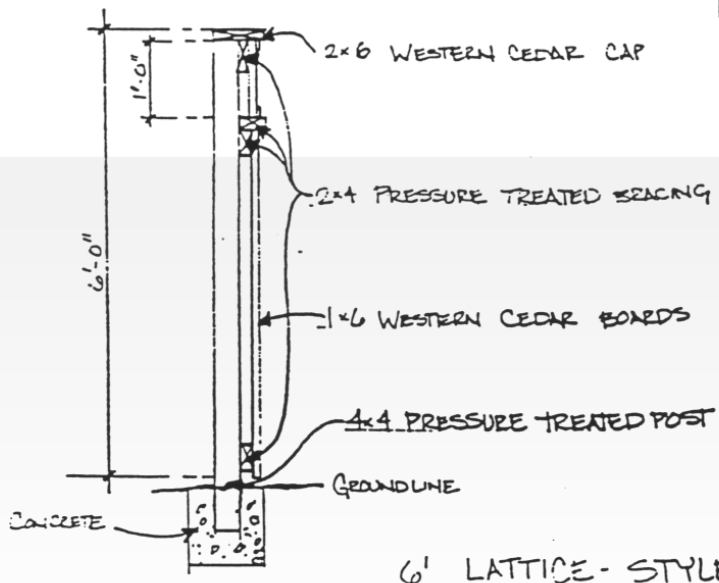
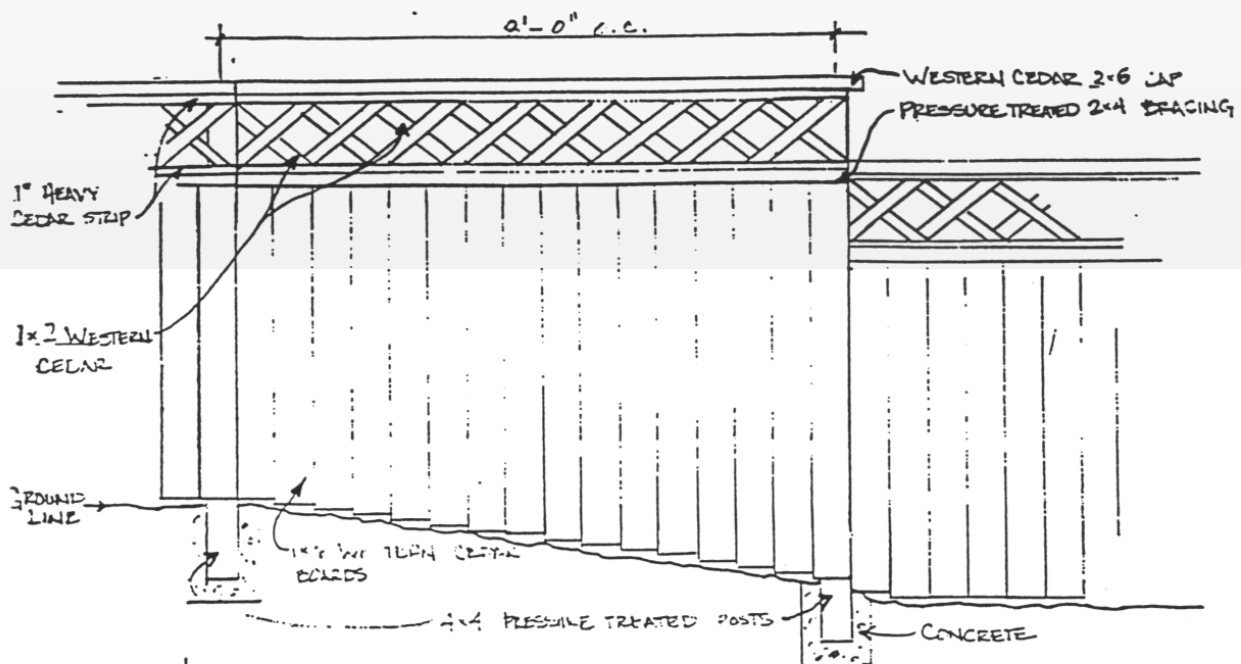
Belmont	6' Board topped with Gothic Posts or 4' Gothic Picket or 6' Gothic Picket
Bentley Park	6' Board topped with Gothic Posts or 4' Gothic Picket or 6' Gothic Picket
Calumet	6' Board Topped or 6' Lattice Style or Black Wrought Iron w/Brick Columns
Cannonade	Existing styles
Clarendon	6' Board topped with Gothic Posts
Clayborne	Existing styles
Crestfield	Existing styles
Dalton Park	6' Board topped with Gothic Posts or 4' Gothic Picket or 6' Gothic Picket
Donamire	Existing styles
Fair Oaks	6' Board Topped or 6' Lattice or 4' Gothic Picket if backed up to common area
Hampton Green	6' Board topped with Gothic Posts or 4' Gothic Picket or 6' Gothic Picket
Maytime	Existing styles
Northridge	6' Board topped with Gothic Posts or 6' or 4' Black Wrought Iron
Trent Park	Existing styles
Saddlebridge	6' Board Topped or 6' Lattice Style or 4' or 6' Shadow Box or 6' Gothic Picket
Summerhaven	6' Board topped with Gothic Posts or 4' Gothic Picket or 6' Gothic Picket
Tenbury Wells	6' Board topped with Gothic Posts or 4' Gothic Picket or 6' Gothic Picket
The Parks	6' Shadow Box or Black Wrought Iron w/Brick Columns or in some cases 4' or 6' Gothic Picket with exposed, mortised gothic picket posts*
The Reserve	6' or 4' Flat Top Scallop Shadow Box w/Gothic Posts and stone columns at corner or 6' or 4' Wrought Iron smooth top style
Walden Glen	6' Board topped with Gothic Posts or 6' or 4' Wrought Iron
Wexford	6' Board topped with Gothic Posts or 4' Gothic Picket or 6' Gothic Picket
Wheaton Hall	6' Board topped with Gothic Posts or 6' Gothic Picket
Wimbledon	6' Board Topped or 6' Lattice
Wyndham Hill	6' Board topped with Gothic Posts or 4' Gothic Picket or 6' Gothic Picket

\*Permitted in areas with steep topography or in areas that back up to common areas

# FIELDSTONE FARMS

## Permitted Fence Styles

### Lattice Style Privacy Fence

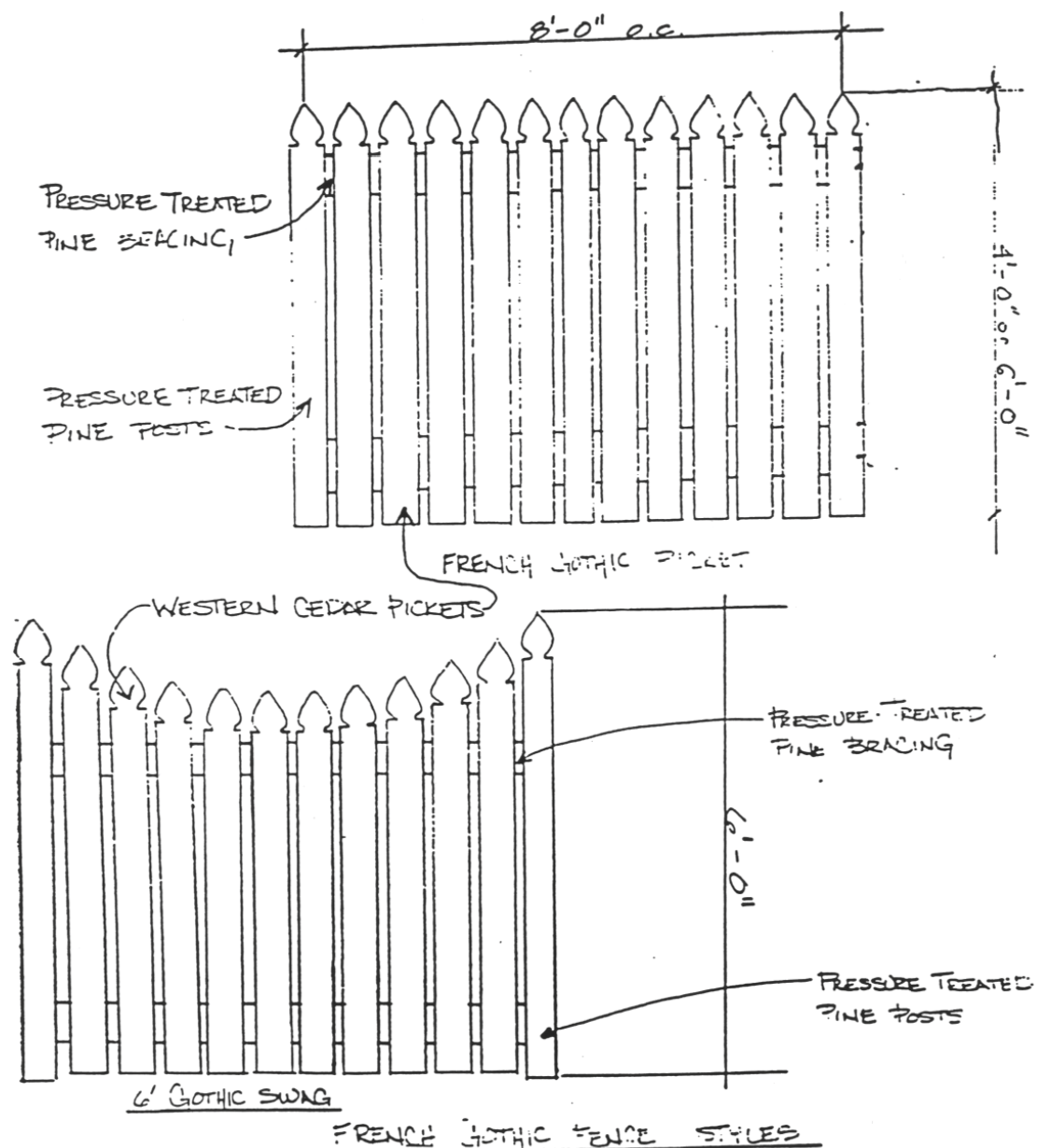


6' LATTICE-STYLE

# FIELDSTONE FARMS

*Permitted Fence Styles, continued...*

## French Gothic Privacy Fence

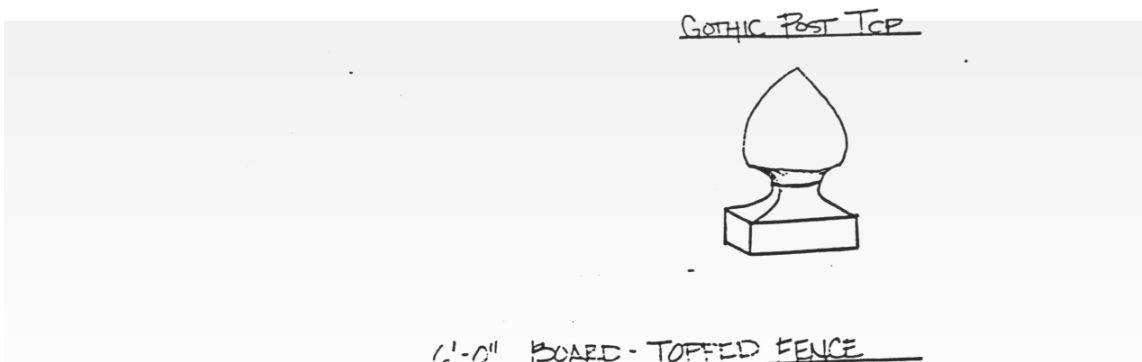
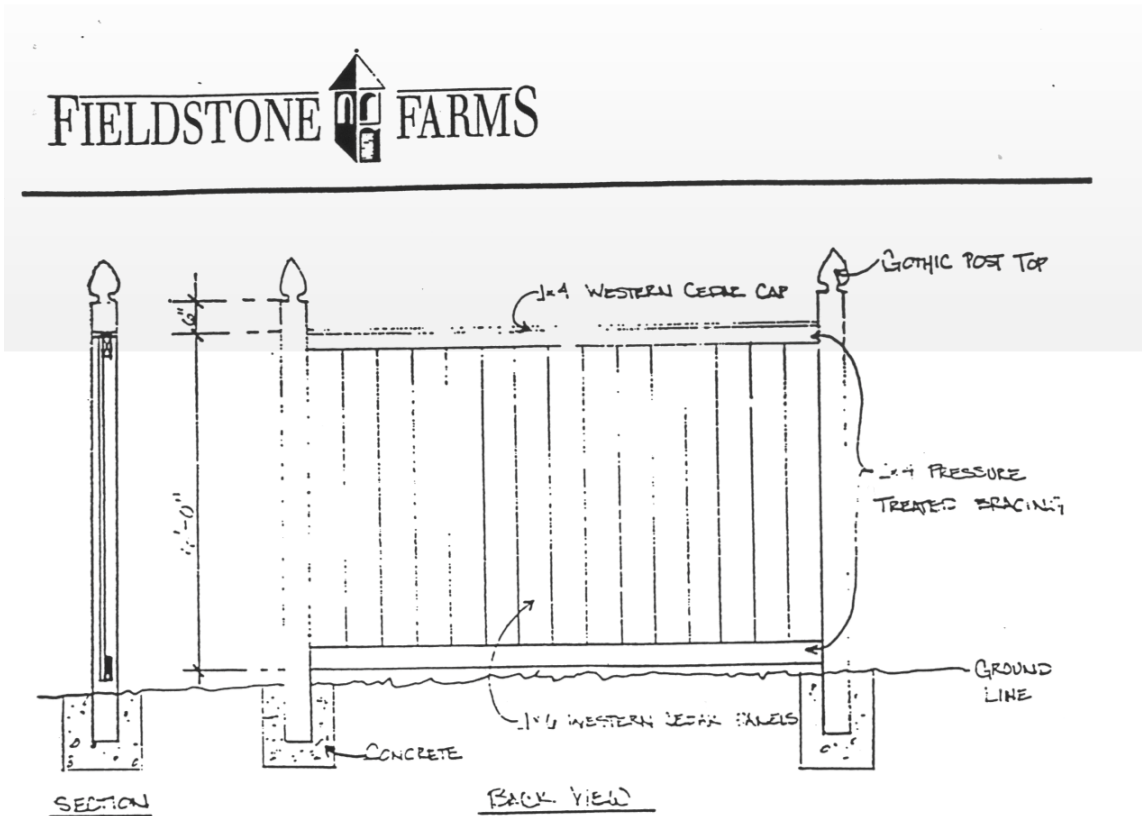




# FIELDSTONE FARMS

*Permitted Fence Styles, continued...*

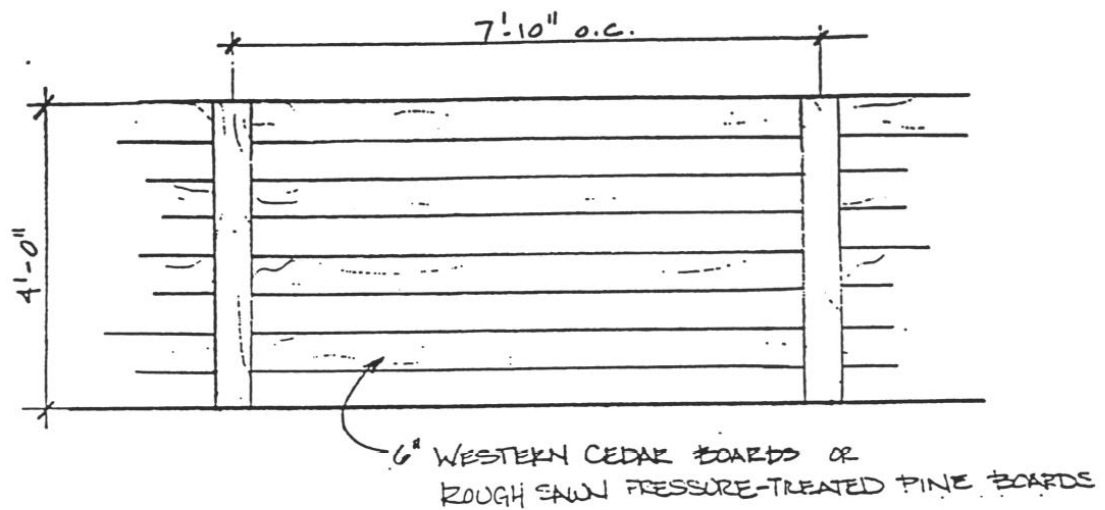
## Board Topped Privacy Fence



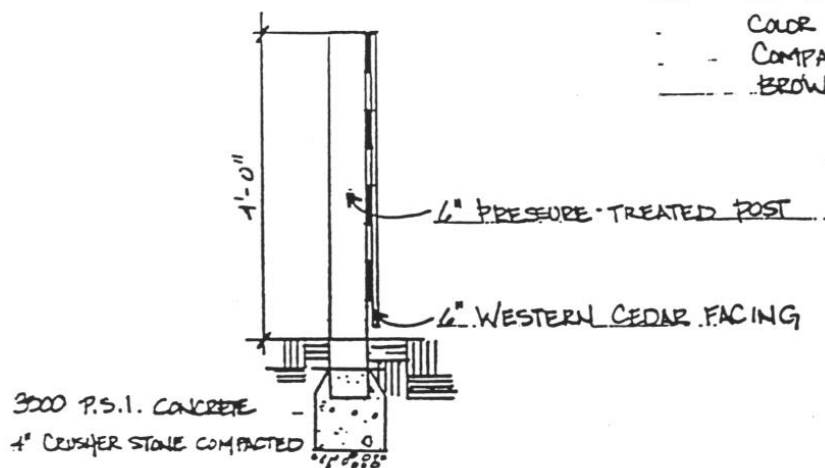
# FIELDSTONE FARMS

*Permitted Fence Styles, continued...*

## Boundary Fences



NOTE: BOUNDARY FENCES TO  
 BE STAINED WITH SOLID  
 COLOR ALKYD STAIN  
 COMPARABLE TO "PLANTATION  
 BROWN."



4' BOUNDARY FENCE

# FIELDSTONE FARMS

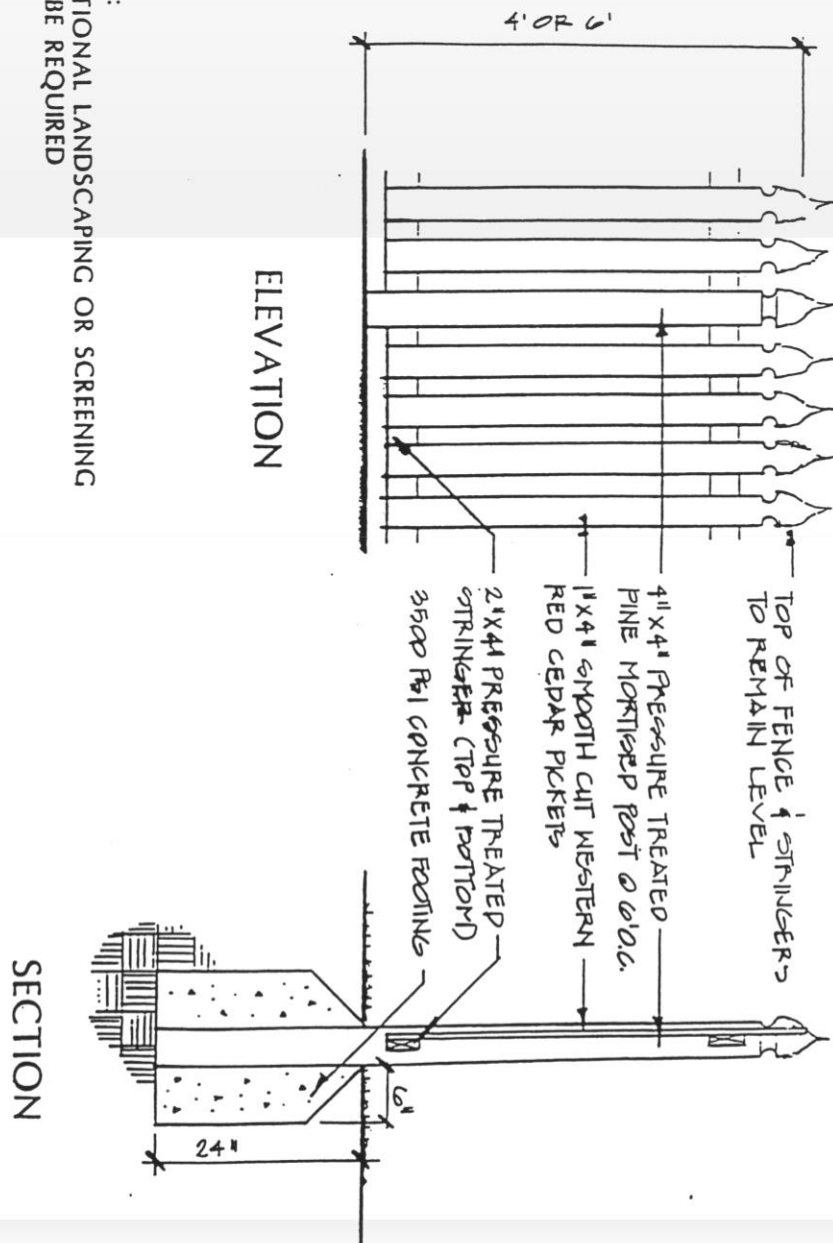
*Permitted Fence Styles, continued...*

## Gothic Picket Fence

### GOTHIC PICKET WOODEN FENCE

CCALF-3/4"=1'-0"

NOTE:  
ADDITIONAL LANDSCAPING OR SCREENING  
MAY BE REQUIRED



# FIELDSTONE FARMS

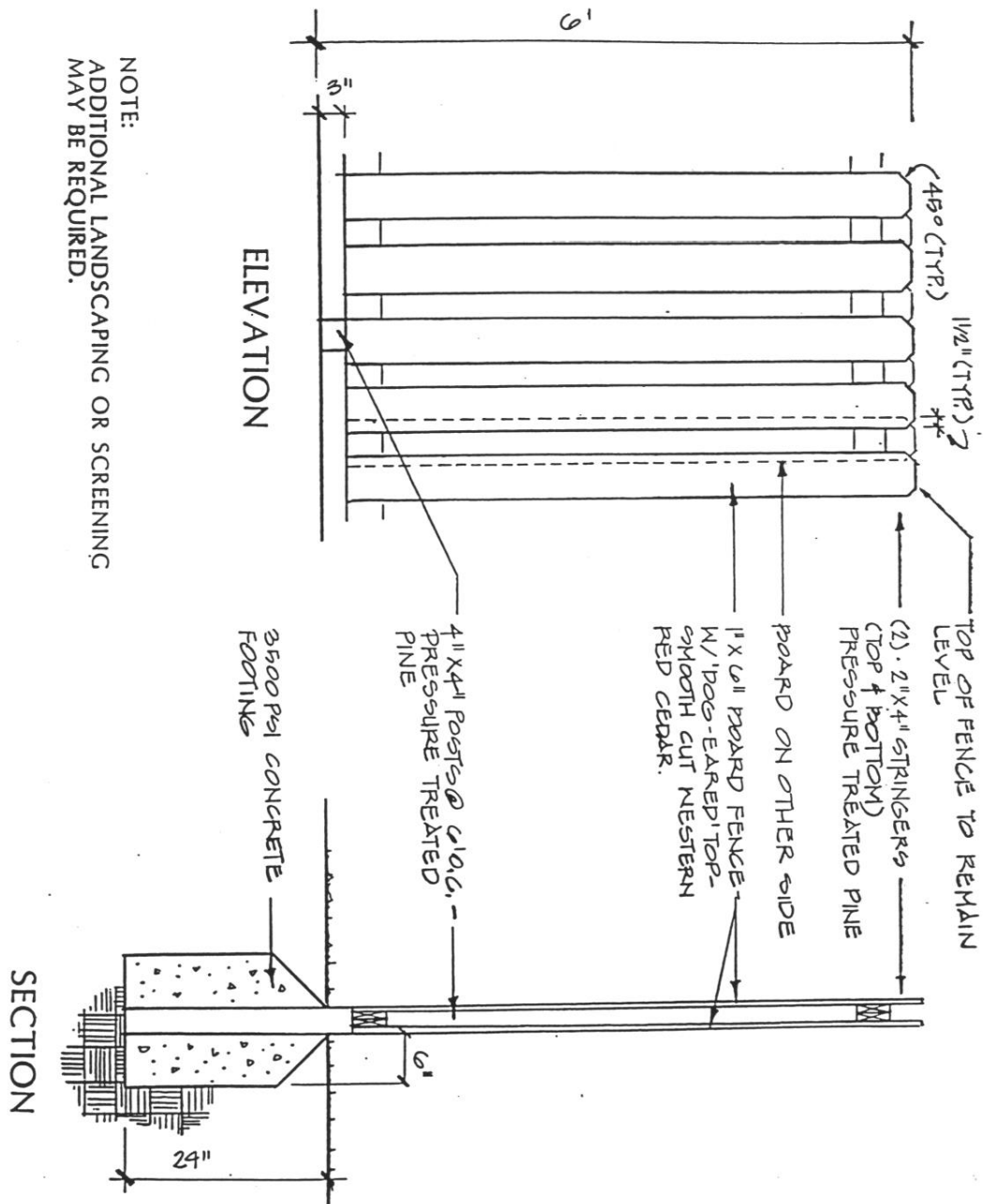
Permitted Fence Styles, continued...

## Shadow Box Fence

### WOODEN SHADOW BOX FENCE

SCALE: 3/4" = 1'-0"

NOTE:  
ADDITIONAL LANDSCAPING OR SCREENING  
MAY BE REQUIRED.



# FIELDSTONE FARMS

Permitted Fence Styles, continued...

## Iron Fence with Brick Piers Fence

