



CHESTNUT BEND ARC RULES AND REGULATIONS FOR EXTERIOR IMPROVEMENTS

Chestnut Bend Homeowners' Association (HOA) approval is **required for all exterior improvements or changes that will affect the exterior appearance of your home or lot**, regardless of whether those changes are specifically addressed in these rules. The “**Chestnut Bend ARC Application for Exterior Improvements**” is used to request that approval and is available from Westwood Management (Westwood, Amanda Wehby Amanda@wmco.net). It must be completed and submitted to Westwood with Supporting Information to start the approval process. Once Westwood has reviewed a submitted application with exhibits, they will forward it to the Architectural Review Committee (ARC). The ARC is a group of volunteer homeowners that review applications on behalf of the HOA. The ARC has thirty (30) days from the date they receive the application to approve or deny your submission. Westwood may need five (5) business days to process your information before it is sent to the ARC. Incomplete, or vague, applications will likely be denied pending more information. Applications that are denied (even for pending/additional information) must be resubmitted. The thirty (30) day approval timing restarts with each resubmittal. Project start dates should not be scheduled until ARC approval has been granted. The ARC committee will deny any project that comes within five (5) feet of the property line (in accordance with variances from the city), with an exception only for fences. If desired improvements or changes are not addressed in this document, consult with Westwood prior to proceeding with any exterior projects. The ARC reserves the right to review your project when finished to ensure compliance with approvals.

You must have prior approval of the ARC before any work is commenced on an exterior project.

Additionally, no work on an exterior project shall begin until you obtain the necessary permits and variances (if applicable) for your project. You are responsible to verify what is required by your local codes and ordinances. HOA approval does not supersede any Federal, State, City or other governmental regulations. Receipt of a building permit from local government does not equal approval from HOA. Related City of Franklin information can be found at <https://web.franklin.tn.gov/FlippingBook/FranklinZoningOrdinance/> .

For exterior painting applications/projects, please reference the “Chestnut Bend ARC Pre-Approved Color Palettes” document (available from Westwood).

Work for exterior improvements (including non-emergency tree removal) can only be performed during city ordinance work hours.

ARC Rules and Regulations

Remedies of the HOA Regarding Violations

These Rules and Regulations of the HOA regarding the construction, external design, appearance, use, location, and maintenance of property or improvements located upon any lot or common area of the HOA are set forth for the common welfare and enjoyment of the residents of the HOA. Any and all projects that have been, or are in the process of being, constructed or erected without prior approval by the ARC are in violation of the HOA By-laws.

Failing to conform to the ARC Guidelines or building without the approval of the ARC is in violation of the Bylaws. All violations will be assessed a fine and/or a lien will be put on the property. The ARC may impose after-the-fact fines for unapproved alterations or additions to the property such as, but not limited to, follows:

- Play Equipment and Toys (basketball goals, trampolines, playhouses, swing sets, etc.).
- Accessory or Sunroom Additions (decks, porches, patios, sunrooms, etc.)
- Fences (traditional, in-ground pet, etc.)
- Signs
- Satellite Dishes

In the event any homeowner shall fail or refuse to abide by the terms of any HOA action regarding fines, suspensions, and other sanctions, the HOA will utilize the courts to enforce the action taken. In such a case, the homeowner involved will be responsible for the payment of all costs, attorney's fees, and other expenses incurred by the HOA.

Play Equipment and Toys

Children are crucial members of the Chestnut Bend community and providing a pleasant place for them to grow and play is important. In order to maintain harmony and preserve the natural beauty and home values in our community, some cooperation and coordination is required.

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

- a) Children's toys should be stored indoors or in an orderly fashion in an evergreen (tree or bush) screened part of the backyard, not visible from public view.
- b) Bicycles and other riding toys should be kept in the garage when not in use.
- c) Since sandboxes are often large and difficult to move, they are considered play equipment and require the same approval as swing sets, slides, trampolines, basketball goals, and other similar items.

Basketball Goals

- a) No basketball goal will be permitted unless approved by the ARC prior to installation.
- b) Portable and permanent basketball goals must be located at the rear of the drive when viewed from the street. There may be exceptions, depending on your driveway.
- c) Goal posts should be metal and painted black. Backboards should be clear with a neutral border/decoration.
- d) All basketball goals must be located at least fifteen (15) feet from all property lines. There may be exceptions, depending on your lot parameters and drive placement.

Trampolines

- a) No play equipment of this type will be permitted unless approved by the ARC prior to installation.
- b) All play equipment of this type must be located in the rear yard behind the house, with additional evergreen screening on all sides.
- c) Color should be all black with a neutral color safety net.
- e) Trampolines must be at least fifteen (15) feet from all property lines. There may be exceptions, depending on your lot parameters.

Playhouses

- a) Playhouses are allowed. No permanent types are to be constructed on any lot.
- b) Location must be behind the house at least fifteen (15) feet from all property lines and must be screened. ARC approval is required prior to setup and playhouses cannot be used as a storage building, tool shed, or hobby building.

Swing Sets and Play Structures, etc.

- a) No play structures or play equipment of any kind will be permitted unless approved by the ARC prior to installation.
- b) All must be wood or neutral color - no bright or multiple colors allowed.
- c) Height is not to exceed twelve (12) feet.
- d) All play equipment must be located in the rear yard behind the home; additional evergreen screening may be necessary.
- e) All play equipment must be a minimum of fifteen (15) feet from all property lines.

Materials for an Accessory or Sunroom Additions (decks, porches, patios, sunrooms, etc.)

Materials used for accessory or sunroom additions must match the materials of the existing home, not limited to, but including matching brick and mortar, stacked stone, stone façade (faux stone, which is stone facing giving the overall appearance and appeal of full stacked stone), windows that match the existing style of windows (regardless of material used, wood or PVC). Roofing materials must also be architecturally consistent with your existing home (i.e., shingles, cedar shake, neutral colored metal roofing, etc.). In the event the pitch of the new roof is considered low slope (ie: less than a 3:12 pitch), a standing seam metal roof may be submitted for approval. Approvals will only be granted if:

- a) A redesign is not possible due to existing exterior elements such as windows, doors, and roof lines.
- b) The roofing material is consistent with existing materials currently on the home or within the subdivision.
- c) The roofing material is neutral in color.
- d) The roofing material is not disruptive to surrounding home (such as being significantly visible from the street).

Fences

- a) No fences or walls may be erected in the front or side yards of any lots unless they are approved in advance by the ARC and a professional survey has been completed.
- b) Fence types presently approved for Chestnut Bend: brick, wood, PVC, and wrought iron. Fence height for wood fences is four (4) feet. Fence height for metal or PVC fences is four (4) or five (5) feet. A privacy fence for a house backing up to Hillsboro Road or Franklin High is six (6) feet and may only be erected on the very back +side of the lot. All fences must be constructed so the finished side faces the outside perimeter. Wood picket fences must be painted white. Metal and PVC fences must be painted black. No fence can extend forward past the rear corner of the house.

Signs

One security sign may be erected on each property. The sign must be located in the mulch bed behind the sidewalk leading to the front door of the home. The size is not to exceed fifty (50) square inches. Local high school graduation display signs may be placed in your yard for up to three (3) weeks prior to the graduation date and one-week after.

Satellite Dishes

- a) No satellite dish may be erected without prior written approval of the ARC. The HOA prefers that dishes be installed on the backside of the home in the least visible location, if at all possible.
- b) Plans for installation must be submitted to the ARC with location, size, and wiring plans.

Flag Displays

In an effort to maintain a consistent look throughout our community, we ask that homeowners wanting to show their patriotism by displaying an American Flag do so by mounting a 4'-5' flag on a mounting next to their front door or on the corner of their home next to their garage doors. No flags should be displayed on poles in landscape beds or in the center of homeowner yards.

Ornamental flags, which display a homeowner's favorite team (professional or collegiate) and/or Holiday flag displays are to be mounted to the rear of the home so that they are not visible from the street out front.

All flags must be kept in good order.

Trash Containers

- a) Trash containers may be set at street curbside for garbage pickup the night before and must be removed from the street curb to a storage location within twelve (12) hours after trash pickup.

- b) Trash containers must be stored so they cannot be viewed from the street or any adjoining lot. Trash containers can either be placed inside the garage or located behind the house, screened from view with ARC approved screening.

Pets

- a) For the safety of homeowners within the Chestnut Bend community, homeowners are to follow Title 10, Animal Control, Chapter 1, In General and Chapter 2 Dogs and Cats, of the Williamson County Animal Control Rules and Regulations. Please report any aggressive behavior and/or animal bites to Williamson County Animal Control by completing their complaint form.
- b) Homeowners with dogs are strongly encouraged to put in a minimum five (5) foot fence to contain their dog. Any fencing of pets, including in-ground fencing, is to be erected in the subdivision only with prior permission of the ARC.
- c) In-ground fencing must be located at least ten (10) feet from the public sidewalk, not the street. This is a liability and safety issue for pedestrians and children using the sidewalks in our community.
- d) In accordance with Williamson County Animal Control Rules & Regulations, no pets should be allowed to roam a neighborhood unaccompanied by their owner. When walking your dog, be sure he/she is secured on a leash at all times and that you carry all necessary equipment for cleaning up any excrement produced by your pet.
- e) No animal or pet is to be kept in such a place or condition as to become a nuisance because of either noise, odor, contagious disease, or other reason. Continuous barking, howling, growling, etc. is considered to be a public nuisance.

Dog Houses

- a) No doghouses are allowed on the driveway or the drive turnaround at any time; they are to be located inside the garage or behind the house.
- b) If located in the backyard, they must be set within five (5) feet of the back of the house.