

# **RENEGADE MOUNTAIN DESIGN AND CONSTRUCTION** **GUIDELINES**

## **INTRODUCTION**

The Design and Construction Guidelines (hereinafter “Guidelines”) for Renegade Mountain are approved this 8th day of April, 2022 by unanimous vote of the Renegade Mountain Community Club (RMCC) Board following adoption of Resolution 22-\_\_\_\_ (see RMCC Board 4-8-22 Mtg Minutes).

Purpose: The existence of the Architectural Review Committee (hereafter ARC) and these Guidelines for Renegade Mountain are intended for the mutual benefit and protection of all persons owning property (hereafter Owners) in Renegade Mountain. These Guidelines set forth minimum standards of design, construction, and landscaping for improvements in Renegade Mountain to protect the value of all homes located therein and provide an orderly system of approval and enforcement.

Goals: The RMCC Board and ARC’s primary goals are to balance each Owner’s desires (the application) with the overall needs and appearance of Renegade Mountain as a community, and to maintain and improve property values for all owners of property.

Authority: The RMCC (Declarant) executed the Restated and Amended Declaration of Covenants, Conditions, Restrictions and Easements for Renegade Mountain (hereafter Declaration) on November 20, 2021, following a unanimous vote of the RMCC Memberships in Good Standing and eligible to vote. This Declaration is recorded in the Public Records of Cumberland County, Tennessee at Book 1630, Page 1534 *et seq.* The Plats of Renegade Mountain’s Blocks and Lots are referenced in Appendix A of said Declaration and are of record in the Public Records of Cumberland County, Tennessee.

The Declaration and Plats referred to above, as amended from time to time, are incorporated herein by reference. The terms as defined in the Declaration will apply herein.

Revision: The RMCC’s Board (Declarant) and/or ARC will update and revise these Guidelines from time to time, and no such update or revision will be effective without the majority approval of the RMCC Board. There is no requirement that these Guidelines be recorded in the Public Records.

Applicability: These Guidelines are binding on all Owners of Lots, Living Units or Parcels of Land within Renegade Mountain and each Owner is required to comply with the requirements herein. Failure to comply may subject the Owner to legal or equitable remedies as provided in the Declaration, these Guidelines, and Tennessee statutory and common law.

Responsibilities: The RMCC was established to govern real or personal property owned or controlled by the RMCC by deed, dedication, easement or other form of purchase (collectively referred to herein as Common Property) subject to the RMCC’s reserved and statutory rights. The RMCC’s responsibilities will include maintenance and repair of the Common Property,

preparation and maintenance of an annual budget, assessment and collection of each Member's Annual Due's Assessment and the administration of these Guidelines and the Declaration.

Interpretation: Should a conflict exist between the language of the RMCC Design and Construction Application and the RMCC Design and Construction Guidelines, the latter shall take precedent. Likewise, should a conflict exist between the language of the RMCC Design and Construction Guidelines and the Declaration, the latter shall take precedent.

**All construction by the RMCC, related entities, or entities acting on its behalf, is exempt from the design review process, review fees and construction deposits set out herein.**

All the above being true and correct, the RMCC incorporates same together into the following:

## **I. THE ARC**

A. Overview: The most effective method of protecting the community lifestyle, the environment, and individual property values is through the establishment of standards of architectural review. All new construction or modifications to existing improved property (not including interior modifications) must be approved through an architectural review process. The ARC, or RMCC Board if the ARC is not formed and/or operational, administers this process by the authority given it by and through the Declaration. Each stage of construction or modification within Renegade Mountain will be monitored to assure all homes constructed and modified are compatible with the Declaration, Guidelines and Approved Plans.

The ARC reviews applications and design documents for all new construction and modifications (as defined above) and has broad discretion in carrying out its duties. Each application is evaluated based on its own merits. The ARC will use the Declaration and Guidelines for guidance but may consider the individual merits of any design due to special conditions that may provide benefits to the adjacent lots, the specific lot in question, or Renegade Mountain in general. The ARC will maintain within the overall community, the aesthetic relationship between homes, nature and natural amenities, and surrounding neighborhoods.

ARC Members: If formed and authorized by the RMCC Board, the initial ARC shall consist of three (3) persons who shall serve at the pleasure of the RMCC and who may be removed and replaced at the RMCC Board's sole discretion. The ARC may hire additional professional persons to assist it in carrying out its duties pertaining to individual projects. Fees charged by said professional persons shall be paid from application fees.

The ARC may appoint an individual, or entity, to be its representative for purposes of administering these guidelines, interacting with applicants and developing a final plan for each applicant, however, the RMCC Board shall retain final approval or disapproval authority of any final plan for new construction or modification. The current contact is:

RMCC  
3357 N. Main St., #198  
Crossville, TN 38555  
(931) 200-2411  
RenegadeMtnTn@gmail.com

B. ARC Decisions: The ARC, within its sole and exclusive discretion, may approve or disapprove an application for new construction or for modifications. The RMCC Board's vote to disapprove any final plan may be for any reason that is consistent with the objectives of the Declaration or these Guidelines.

The RMCC Board will have discretion to approve any application with conditions or stipulations. The Owner will be required to meet the conditions or stipulations and incorporate those into their plans and construction. The ARC's decision on any one application will not obligate it to decide similarly with reference to other applications.

C. ARC Reviews: Owners must complete an application, submit all required documents, plans and samples, and pay the review fee at least 30 days prior to the final review meeting and 60 days prior to the desired starting date of construction. The application form may be obtained, as well as a date for the final review meeting, from the ARC contact. Regarding the ARC approval meeting/vote process, the RMCC Board shall not be obligated to meet more than once monthly, unless there are applications or other business to consider.

ARC decisions and supporting reasoning will be recorded in its minutes. The ARC will retain one set of the two sets of plans, documents and samples submitted for a period of 10 years. Upon the RMCC Board's decision regarding an Owner's plans, the RMCC Board will issue written notice of same.

D. Local Government Permits: Owners may not apply for building permits or utility access from a local government or utility entity until their building and design plans have been finally approved by the RMCC Board. However, Owners are obligated to obtain all local, state and national permits required to build their home prior to starting construction.

E. Enforcement Powers: Should a violation of these Guidelines, Declaration or Approved Plans occur, the ARC may seek legal or equitable relief, including, but not limited to, an injunction to require the Owner to stop, remove and/or alter any improvements in a manner that would be consistent with the Guidelines, Declaration or Approved Plans. If the ARC prevails, then the Owner will pay the ARC's reasonable attorney fees, court costs, expert witness fees and court reporter fees. Any enforcement action brought against any Owner, shall not be initiated without a majority approval vote of the RMCC Board.

## II. ARC POLICIES

A. Review Fees: The initial review fee is \$500.00 per application for new construction and \$250.00 for modification of existing property improvements. There is no fee to review other landscaping, painting and similar type project approval. Review fees are established in the Declaration and may be changed from time to time by a majority vote of the RMCC Membership.

B. Application Withdrawal: If written withdrawal of the application is made and delivered to the ARC prior to any review action being taken by any member of the ARC, then the application may be withdrawn and the review fee returned, less a \$100.00 administrative fee.

C. Modification After Approval: Any changes to Approved Plans must be reviewed and approved by the ARC. An additional review fee may be charged that shall not exceed the original application fee paid by the owner.

D. Construction Deposit: For individual homes, Owners obtaining Plan approval from the RMCC Board, must deposit a construction deposit with the RMCC prior to the start of any construction. Currently, the required deposit is \$1,500.00, but is subject to change with RMCC Board approval. The deposit is intended to pay for repair of any damage caused by Owners, their agents, employees, contractors and sub-contractors, to streets, sidewalks, Common Property, adjacent lots, or to clean up the construction site. For smaller modification projects, the ARC, in its sole discretion, may reduce the construction deposit. Once a certificate of occupancy is obtained for the home, and no repairs or cleanup are found to be necessary, the deposit will be refunded and returned, without interest. Unpaid fines may be withheld from deposits. If charges and costs exceed the deposit, the Owner will be personally obligated for the excess and/or the excess shall be made an Individual Lot Assessment.

**The ARC reserves the right to prohibit contractors and or sub-contractors from working in Renegade Mountain if they do not follow the Guidelines or Declaration, cause unreasonable amounts of damage, permit their sites to accumulate debris, fail to pay assessed fines, or perform substandard work.**

### **III. ARC REVIEW PROCEDURE**

A. Application Form: A Construction and Design Application form may be obtained from the ARC representative upon request. At the time of the request, the applicant will briefly describe the type of project to be submitted. The ARC representative shall identify the applicable items on the checklist that are required for submission. The Applicant will provide 2 sets of all plans, specifications, material, color samples and other items that were identified on the application. The ARC may require additional items not identified on the application and/or documents and items that were not originally required.

B. Preliminary Review: At the Owner's option, as preliminary plans, pictures, ideas or elevations for home construction and landscaping are accumulated, they may submit those to the ARC for a preliminary review. The unofficial review is intended to help Owners avoid substantial design costs for plans that may not be approved. The ARC will provide feedback and recommendations that are critical to the approval of the Owner's plans. The applicable design review fee must be paid with the preliminary submission.

C. Final Submittal: When plans are complete and all materials and colors selected, including landscape design, 2 sets of all required documents shall be delivered to the ARC representative, together with the application and applicable design review fee. The ARC will retain 1 set of all documents after review process is completed.

Final submittal must be made to the ARC at least 60 days before the Owner's intended construction commencement date.

Notice of approval or disapproval will be sent to the Owner as soon as possible, but no more than 30 days after final review and receipt of all required documents, plans, color samples and or material samples. When plans are approved, the Owner will receive written approval from the ARC.

If any plan, document, sample or other item required by the ARC is not submitted to the ARC prior to a scheduled final review, the ARC may postpone the final review until such time that such item(s) are provided.

D. Items required for Each Review:

In its sole discretion, the ARC may require additional documents, plans or information. Not all of the items below shall be required for every submission. The ARC representative shall identify which items are required by identifying each to the Owner when issuing an application

Copy of Most Current Deed

Site Plan (scale 1" = 20' minimum) including:

- property lines, easements, rights of way, and buffers;
- driveways, sidewalks, and walkways (show surface materials);
- culverts, ditches and swales;
- drainage plan
- foundation outline and roof drip line;
- pools, decks and patios;
- required setback for structures and improvements;
- waterfront retaining wall and or dock, if applicable;
- landscaping and placement/routing of utilities to include propane
- any other exterior structure or improvement the Owner anticipates.

Floor Plans (scale 1/8" = 1' minimum)

Exterior Elevations (scale 1/8" = 1' minimum) including:

- front, all sides and rear elevations;
- doors, windows, fences, mechanical equipment;
- deck and balcony details

Building Sections (scale 1/8" = 1' minimum) including:

- detailed wall sections;
- detailed roof sections, pitch, type

Exterior Colors/Finishes/Materials including:

- product specifications;
- manufacturers/models (if applicable);
- product samples/photos/color chips;

Exterior Lighting:

Landscaping Plans including:

- Identify location of any existing conservation easement, if any, bounding property
- Identify new landscape materials
- Identify new plants, trees, and other by common names and intended location

Pay Design Review Fee (due at pre-design submittal if requested)

Make construction deposit

E. Design Document Changes: No modifications to the Approved Final Plan are allowed without ARC approval. Prior to construction, any change that varies from the Approved Final Plan, Owners must submit modifications to, and receive approval, by the ARC prior to making the modification. An additional design review fee may be charged.

F. Governmental Approval: If a governmental entity requires changes to the Final Approved Plan, as a condition of issuing a permit to build, those required changes must also be approved by the ARC prior to proceeding with construction.

G. Periodic Inspections: The ARC, or its agents, reserves the right to make unannounced periodic inspections of the construction in progress to confirm that construction is proceeding according to the Final Approved Plans. Full cooperation from the Owner is required. Violations of Final Approved Plans are subject to fines and or legal action.

#### **IV. CONSTRUCTION REQUIREMENTS**

The following requirements shall apply to any construction, improvement or alteration of any structure, any change to the exterior of any structure and to grading and excavating, and to tree removal and land landscaping within 20' of a designated road, or any other change to the grounds of a residential lot within Renegade Mountain. In the event a violation of the Declaration or these Guidelines occurs, the construction or work being performed shall cease until approval is sought and received from the ARC.

A. Start of Construction: No work or placement of construction material or equipment is permitted until formal written Final Approval by the ARC has been granted and all required governmental permits have been obtained.

B. Portable Toilets: Prior to commencement of construction, a portable toilet must be placed on the lot and then serviced periodically or as needed.

C. Site Clean-Up and Management: All construction sites must be maintained in a neat and orderly fashion. All trash will be contained in a trash container placed on each construction site. The Owners and their contractor and sub-contractors are responsible for trash that blows off-site and shall retrieve and dispose of that trash immediately. There will be no stockpiling of materials or dumping on adjacent lots or on streets, driveways or easements. Any trash not timely removed from the site may be removed by the ARC and costs charged to the

Owner as a personal obligation and / or an Individual Lot Assessment. The ARC reserves the right to require silt fencing be placed on any or all property lines to retard debris blowing from construction sites to lakes, Common Property, other lots or streets. All persons working in Renegade Mountain are required to keep their immediate work areas free of discarded materials.

D. Clearing of Site: No building site/lot may be “clear cut” within 20 feet of any designated road, and no trees over 4” may be cut at any time prior to receiving Final Approval by the ARC. Any plants, vegetation or trees uprooted or cut down during clearing shall be burned (applicable permits required) or removed from the jobsite and Renegade Mountain as soon as possible, but not more than 10 working days.

E. Builder’s Signage: Builder’s and Realtor signs may be no larger than 2’ x 3’. A standard document box containing permits and other construction documents may be erected in addition to the aforesaid sign.

F. Construction Damage: Any damage to streets, curbs, drainage inlets and swales, sidewalks, street lights, street markers, signage, mailboxes, landscaping, and any other damage outside the bounds of the Owner’s lot(s) will be repaired within 10 days by the Owner. If not, the ARC may cause repairs to be made and charge the expense to the Owner as a personal obligation and / or an Individual Lot Assessment. Repair costs may be deducted from the construction deposit.

G. Construction Spillages: Owners and their agents, suppliers, employees, sub-contractors and contractors are responsible to immediately clean up any load spillage, outside of the Owner’s lot(s), including, without limitation: fill dirt, gravel, wet concrete, trash and debris. If not, the ARC may cause repairs to be made and charge the expense to the Owner as a personal obligation and / or an Individual Lot Assessment. Repair costs may be deducted from the construction deposit.

H. Cut Utility Lines: **All Owners and/or their contractors and subcontractors are responsible and required to have all utility lines marked before beginning any construction.** If any utility lines including, without limitation, telephone, cableTV, electrical, or water are cut, it is the Owner’s and their contractor’s responsibility to immediately contact the utility and then the ARC. The responsible Owner and / or contractor is to repair the cut and damage or arrange for the cut and damage to be repaired. Costs to repair cuts and damage, if not paid by the Owner or their contractor, may be charged to the Owner as a personal obligation and / or an Individual Lot Assessment, and / or deducted from the construction deposit. The Owner, his or her contractor and or sub-contractor, will defend and hold the RMCC, its Board and the ARC harmless from any expense, loss or judgments that may result from cut lines or associated damages. The RMCC, its Board and the ARC may choose their own attorney in case of an indemnifying event.

I. Vehicles, Equipment and Materials: If reasonably necessary or convenient, construction vehicles, equipment or materials may be kept within Renegade Mountain overnight, on weekends, holidays or days of no work, but must be kept off the street. Parking and placement of vehicles, equipment and materials outside the bounds of the Owner’s lot(s) requires the prior approval of the RMCC. Neither the RMCC, its Board or the ARC are responsible to provide security measures for such vehicles, equipment or materials and shall not be liable for stolen

or damaged construction vehicles, equipment or materials.

J. Personnel: Only bona fide workers are allowed in Renegade Mountain and are required to exit Renegade Mountain upon completion of their work.

K. Conservation Easement: Many of the lots within Renegade Mountain border a Conservation Easement. No construction, buildings or cutting of trees may occur on any lot within 5 feet of any Conservation Easement property.

L. Construction Schedules: Construction work may be conducted daily 7 AM to 7 PM

M. Construction Timetable: The improvement of a Lot or Living Unit must be diligently and continuously pursued once begun and, in any event, promptly completed within one (1) year after commencement of work. The Board or ARC may, as a condition of approval, impose a shorter deadline to complete the project.

## **V. SITE STANDARDS AND CRITERIA**

The following site standards and criteria shall apply to all lots within Renegade Mountain. No construction or alteration of the site shall commence until the ARC has approved all plans and all governmental permits are obtained.

A. Clearing, Grading and Drainage: No grading or clearing, except brush and saplings (under 4”), shall commence until the site plan showing the nature and location of work has been submitted and approved by the ARC. Fill shall not be deposited at any location without prior ARC Final approval; no clay fill shall be permitted. Except for required perk testing, no excavation of any lot shall occur prior to receiving ARC Final Approval. All perk testing holes shall be filled and leveled upon completion of the testing.

No grading, cutting or filling shall be commenced until erosion and sedimentation control devices, identification marking, or protective fencing has been installed between the disturbed area and any water bodies, water courses, wetlands, buffers and ditches.

The Owner and their contractor agree to be thoroughly familiar with permits issued by the Tennessee Department of Environmental Protection (TDEC), the United States Army Corps of Engineers and / or the local jurisdictional planning departments (collectively the “Permits”), and agree to take special precaution with respect to the construction on their Lot agreeing to, and strictly adhering to the terms and conditions of the Permits and Agencies. Owners and Contractors further acknowledge and agree that bringing onto Renegade Mountain any hazardous materials, as those defined in Federal, State and Local laws, ordinances and regulations, will not be undertaken.

The flow of runoff water shall be taken very seriously and shall comply to the exact drainage plan as finally approved by the ARC. No runoff water (before, during or after construction) shall be directed in such a manner as to not allow runoff onto any adjacent property or road. Erosion control is a primary objective before, during and after construction; erosion measures must be implemented as approved.



Paved areas shall be designed so that surface water is collected at intervals in a manner that will not obstruct the movement of vehicular or pedestrian traffic and will not create puddles or ponding on paved areas.

B. Size of Residence: The living area of each residence shall be consistent with the requirements of the Declaration, Article XI. Without any additional exemption by the ARC, the square footage requirement is air-conditioned/heated square feet exclusive of garages, basements, attics, crawl spaces, porches, patios, decks and terraces.

C. Building Code and Architectural Standards. The following shall apply to all construction, improvement, alteration, landscaping or maintenance of any structure, to any change to the exterior of any structure and to grading, excavating, tree removal, major landscaping or any other change to the grounds of a single-family site within Renegade Mountain. In the event a violation takes place, the construction or work being performed shall cease until conformance is achieved. Infractions of the construction rules may be cause for a fine per infraction and/or suspension of a contractor or subcontractor from the community.

- 1 Ancillary Structures. Subject to ARC approval (and applicable local permitting), Ancillary structures, such as, but not limited to, gazebos, cabanas, storage, greenhouses and detached garages are permissible where sizes warrant. If approved, the Ancillary structure must be located within the required setbacks and compliment the architectural details of the home to include wall and roof materials and color.
- 2 Building Heights. Without any additional exemption by the ARC, maximum building height of residences shall be thirty feet (30') or as designated by the local jurisdiction at the time a building permit is issued.

D. Placement of Residence: Placement of improvements (including, if approved by the ARC, main residence, swimming pools, detached garages, or Ancillary structures) shall observe the set-back requirements set forth in the corresponding Block Plat of Renegade Mountain. If not so identified on the Plat, the setbacks shall be 30' (front) and 5' (sides and rear) from the property line. Furthermore, placement of improvements will be in the most advantageous position as to ensure, to the extent reasonably possible, that no trees are unnecessarily disturbed and that the views and privacies of surrounding residences are not adversely affected.

E. Foundation and Fill: Wherever possible, the elevation of the natural grade of the residential lot shall remain undisturbed and a minimum of fill shall be used for landscaping or construction purposes. No clay fill is allowed.

F. Tree Removal: Live tree removal from all Lots is subject to the approval of the ARC and the requirements of the local governmental tree ordinance, if any.

## **VI. ARCHITECTURAL STANDARDS AND CRITERIA**

A. Applicability of Architectural Standards and Criteria: These Design and Construction standards and criteria shall apply to all construction, improvements, landscaping or

alteration thereof. Grading, excavating, tree removal, landscaping or any other change to the grounds of a lot within Renegade Mountain will also conform to the same standards. These are minimum requirements and are in addition to any contractual obligations contained in the agreement for purchase or Deed to a property within Renegade Mountain. Certain lots may have additional restrictions due to their proximity to other geographical features, formations or obstacles.

B. Architectural Design: The ARC encourages design elements and the use of natural, authentic materials. Each plan shall be considered on an individual basis. Specific emphasis will be placed on impact and harmony with surrounding nature, homes and styles. Generally, homes and buildings should be unobtrusive in form, color, and materials and complement their natural setting.

C. Specific Standards and Criteria

1. Ancillary Structures: An Ancillary structure is a detached structure within the building area of the lot separate from the main residence and could include, garages, solarium, greenhouse, guest houses, storage buildings or cabanas, and shall compliment the main home.
2. Decks and Balconies: Generally, decks must should be located at the rear and/or sides of the home. The configuration, detail, and railing design should relate harmoniously with the architectural style of the home. Wood decks must be constructed with pressure treated lumber and may be left to weather naturally. In some instances, the ARC may require that a deck be stained to coordinate with the neighborhood design or to help integrate the deck with the home. When a deck is on the first level, a skirt board or lattice must be installed, and landscape planting should be provided to screen structural elements as well as soften the structure visually. Deck bases, piers, columns, and walls are encouraged to be native stone or masonry.

Balconies can be an integral design element of a residence. The only limitation by the ARC is that balconies cannot be enclosed by screening.

3. Elevations: The ARC will focus on the details and proportions used in the exterior designs, the consistency of detail on all elevations, and compatibility in the streetscape regarding the other homes constructed in Renegade Mountain. The ARC encourages the addition of front porches, recessed garage door framing, and dormers.

Residences in general will be restricted to two stories, 30 total feet in height, unless pre-approved in advance by the ARC.

4. Exterior Lighting & Post Lights: All proposed exterior lighting shall be detailed on the electrical plan.
5. Exterior Materials and Colors: Artificial, simulated, or imitation materials

(such as, but not limited to: aluminum, etc.) are permitted, as approved by the ARC to accentuate and adorn the home. The following exterior materials, in most cases, are acceptable and appropriate; however, they must be consistent with the architectural design and approved by the ARC:

Wood - shake roofing, board and batten and wood siding

Vinyl – siding and soffit

Masonry - stone, brick, split rock (ceramic and marble in limited amounts), river rock

Cement fiber – shingle shake, board and batten, lap siding

Other – Manmade wood (Miratec and like materials) and Composite decking

Extreme exterior colors and textures that, in the opinion of the ARC would be inharmonious, shall not be permitted. The color of the roof and roof detail, exterior walls, doors, windows, trim, soffit and fascia must be harmonious, as these are integral to the exterior scheme of the residence. Bright colors as the dominant color of the residence are prohibited.

Specific roof materials and colors: Even if roofing materials and colors differ throughout Renegade Mountain, approved roofing colors and materials shall have a similarity in form to provide a homogeneous character.

The ARC shall have final approval of all exterior color selections. Each Owner must submit a color and sample board (including siding, fascia, soffit, decking, pavers, roof, and any building highlights, etc.) to the ARC in a form acceptable to the ARC.

6. Fountains: Private fountains in gardens will be permitted if approved by the ARC.
7. Garages and Driveways: The ARC encourages, as part of new construction, the construction of a garage either attached (preferrable) or detached.

All residences shall have a driveway and suitable driveway materials must be used to create a driveway surface. Driveway entrance and location shall be by approval of the ARC.

Curbing and sidewalks/walkways, in most instances, are not a requirement

8. Gutters & Downspouts: Where the drainage plan requires, gutters and downspouts shall be installed. Downspouts should be in the least conspicuous location, and where indicated, storm water must flow into a

subsurface drain system (pipe) in a direction conforming to the approved drainage plan requirements so as not to affect adjacent property. Downspouts and gutters must match the approved colors package.

9. Mailboxes & House Numbers: Mailboxes are not authorized as mail delivery is not available on Renegade Mountain.

House numbers placed on the residence shall be compatible with the architectural style of the residence and meet the Cumberland County E911 standards.

10. Mechanical Equipment and Propane Tanks: Mechanical equipment locations must be approved by the ARC and be installed as unobtrusively as possible. The location of propane tanks shall be approved by the ARC and may require to be screened.
11. Antennas & Satellite Dishes: Antennas and satellite dishes may be installed in locations as unobtrusively as possible. The ARC reserves the right to intervene if necessary to change the location.
12. Minimum Floor Elevations: The minimum finished ground floor elevation shall follow published building codes and/or good construction practice.
13. Roofs & Chimneys: Architectural asphalt shingles or composite shingles and metal accent, are the preferred roofing materials. The roof line(s) and color must be approved by the ARC and shall be consistent with the architectural style of the home.

The minimum pitch for primary roofs is 3/12 slope to a maximum of 12/12 slope. Shed and flat roofs may be allowed if approved by the ARC. Any variation in pitch or material must receive prior approval from the ARC.

All chimneys must include a metal, ceramic, or stone cap covering a spark arrestor and be of approved masonry materials. Roof stacks and vents are encouraged to be placed on rear slopes of the roof where they are least visible from adjoining property and from the street.

14. Screened Porches, Porches, Pool Enclosures & Patios: All screened porches must be covered by the same roof material as the home or may be similar to a pool enclosure roofing if applicable.

All screened enclosures must be within the rear or side yards and within applicable building setbacks.

Patios can be located within the rear and side areas of the residence. Front yard locations will be reviewed on an individual basis but are generally discouraged by the ARC.

15. Site Hardscape & Yard Ornaments: Materials and details must be ARC approved and compliment the residence.
16. Signs: All signs, billboards, and advertising structures are prohibited on any lot except ARC pre-approved builders and sales signs. No outside sales signs, yard sale signs or any other signage not pre-approved by the ARC will be allowed. Signs containing Owner's name and address shall be permitted subject to ARC approval. Up to two (2) "For Sale" or "For Rent" signs may be erected on a lot if no larger than four (4) square feet.
17. Solar Collectors: Solar collectors, if approved by the ARC, must be located on the ground or roof areas not visible from adjacent lots and must be harmoniously integrated with the building and/or the topography.
18. Swimming Pools and Spas/Hot Tubs: Other than "kiddy pools", all swimming pools must be in ground. Raised decks, spa areas, etc. shall not project more than 4 feet above the finished grade. Swimming pools will be permitted in side or rear yards subject to ARC approval. No portion of a pool, decking or enclosure shall be permitted to encroach upon setback lines, easements or buffers.

Swimming pool location, design, screening and enclosure details must be submitted for review and approval by the ARC. Details pertaining to privacy or visual separation must be included in the submittal. Screening shall be architecturally detailed of permanent, natural materials or landscaping.

Spas/hot tubs shall be in the rear or side and should be an integral part of a deck, patio, or be landscaped.

Private tennis courts are not permitted.

19. Playground and Outbuildings:

For safety, security and visibility any children's playground/play area shall be constructed in a back yard.

Each living unit is allowed one temporary outbuilding for storage. The location will be coordinated and approved by the ARC. Additional outbuildings will be considered secondary structures and shall be approved by the ARC.

20. Walls & Fences:

- (a) The maximum height for a fence is 6 feet. No fencing shall encroach onto a utility or drainage easement or Common Property. No fence

shall block the line of sight from a perpendicular road or street.

- (b) Unless approved by the ARC, no chain link or wire fencing is permitted.
- (c) All fence or wall material and location must be approved by the ARC prior to construction and installation. Gates must match the fencing or wall in design, material, height and color.

21. Windows, Doors, Awnings & Shutters: Subject to ARC approval, wood, clad wood, or vinyl window systems may be used for exterior windows. Exterior doors may be of wood, clad wood, or insulated metal. No metal windows are permitted. Wood frames must be painted, sealed or stained. Screening material must be dark charcoal in color. No white screening will be allowed. Decorative wood shutters, of appropriate character, painted, sealed or stained, are recommended. Shutter hardware is required and must be of appropriate material, character and color. Mullion patterns are encouraged.

Screen doors should not detract from or alter the appearance of the entryway. The screen door should be painted to match the color of the door it fronts, or, in some situations, painted to match the color or substantial door trim.

Awnings and canopies shall be permitted by ARC approval, only.

Shutters should be properly proportioned and sized in height to match the windows or doors. The color should be coordinated with that of the house. ARC approval will depend upon whether the style of the house is appropriate for shutters. Wood and cement fiber shutters are recommended.

22. Landscape Standards & Criteria: The following is a summary of design, material and installation elements the ARC requires and / or encourages.

- (a) Design Intent – the Renegade Mountain development is based on the goal of preserving, maintaining, and enhancing the natural environment. To achieve this, the landscape plans should utilize live trees, plantings, and mulch beds to compliment and blend with adjacent areas. New trees, bushes and ground cover should be indigenous species that blend surrounding uses in a natural state.
- (b) Applicability of Landscape Standards – Landscape standards shall apply to 1) new construction and major remodeling, and 2) 20 feet from any designated road for all other existing structures. The ARC may, in its sole discretion, disapprove any aspect of a submitted landscape design. Major landscaping shall be installed and completed prior to occupancy.

- (c) Community Wide Landscaping Maintenance Standards: Owners shall be responsible for maintaining the landscaping on their property in a clean and attractive manner. Landscaping shall in no way detract from the appearance of the neighborhood. Landscape maintenance shall include, but not be limited to mowing and the pruning and cutting of all ornamental trees and shrubbery;

All lot Owners are responsible for landscape maintenance of all property within the legal description of their lot.

- (d) Existing Vegetation: All lots must be carefully planned to minimize any destruction of existing trees. The ARC encourages utilization of existing trees, when possible, to preserve the natural character of the lot.

WHEREFORE, Declarant, **Renegade Mountain Community Club (RMCC)**, has caused these Design and Construction Guidelines for Renegade Mountain to be executed on the date first mentioned above.

WITNESSES:

Gary Haiser, Director

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Thomas Bauer, Director

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John Peters, Director

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