

Architectural Review Guidelines for Franklin Hill Homeowners Association

Background

The following information has been compiled by the Franklin Hill Architectural Review Committee (ARC) at the request of the Franklin Hill Homeowners Association (FHHA) Board of Directors as an unofficial addendum to the *Declaration on Restrictions and Easement for Franklin Hill* filed in the Knox County Courthouse. ***These guidelines will provide current information on items of interest to Franklin Hill (FH) residents but it is not intended to replace or change the recorded Declaration of Restrictions and Easement for Franklin Hill.***

Franklin Hill Subdivision was developed by Bill A Hodges Construction Co., Inc. before 1984. The first home was sold in the subdivision in 1984 and the last home to be built was constructed in 2001. The development is organized as a Planned Unit Development (PUD) and includes an elected Board of Directors that operate under stated by-laws. The FHHA establishes the mandatory yearly dues that are required to be paid by each FH lot owner. The responsibilities of the FHHA are set forth in the recorded by-laws.

Franklin Hill includes fifty-five lots and is fully developed. The architectural style varies from colonial to neo eclectic. Sidewalks were built upon each side of the street and the mailboxes and yard lights are standardized throughout the neighborhood. The sidewalks facing each lot as well as the standardized mailboxes and yard lights are the responsibility of each homeowner to maintain. The original site plan is included but please note that some lots have been revised.

Purpose of the Architectural Review Committee

The Architectural Review Committee (ARC) is appointed by the FHHA Board. The purpose of the ARC is to receive, review and approve plans for additions of any type including but not limited to fences, pools, porches, construction additions to homes, etc. to ensure compliance with the Covenants and Restrictions in accordance with the Association By-laws; ensure that the various Covenants and Restrictions are observed by all homeowners and additionally, make recommendations to the Board for any proposed changes, additions or deletions to existing Covenants and Restrictions.

Homeowners desiring to make exterior structural changes or additions as described above should submit the attached ARC “Property Improvement/Alteration Application Request” to a member of the ARC or to a member of the FHHA Board of Directors before construction may begin.

Standardized Structural Entities

Roofs: All roofs shall be constructed of either cedar shake shingles or architectural dimensional shingles with the design of Ultra High Definition, soft textured; a color of weathered wood or color match; a wind resistance of 130 mph; a wind warranty of 15 years; an algae resistance limited warranty of 10 years; a shingle type of laminated; a warranty of 50 years limited lifetime; and product specifications of “normal size 13 ¼ x 39 3/8 and Exposure 5/8”.

Gutters: Gutters specifications for all Lot Owners shall be of a copper or aluminum material with the color for aluminum being dark bronze or brown.

The above information for the roof and the gutters was taken from an Amendment to the Restrictive Covenants dated April 21, 2013 and filed in the Knox County Courthouse as the Third Amendment to Declaration of Restrictions And Easement For Franklin Hill. (Filing 201305010071477)

Sidewalks: There are sidewalks on either side of the streets in FH and these sidewalks are located in the Knox County dedicated road right-of-way but each lot owner is responsible for maintaining the sidewalk that is located in front of their lot.

Lack of Subdivision Stop Signs: Please be aware that there are no Stop Signs in FH and that it is the responsibility of each resident to drive carefully. Please be aware of intersecting roads and be courteous to your neighbors.

Standardized Mailboxes, Light Fixtures, and Signs – Replacement and Repair

Mailboxes: The mailboxes were purchased from Salsbury Industries, 1010 East 62nd Street, Los Angeles, CA 90001-1598. (salsbury@mailboxes.com or www.mailboxes.com) 323-846-6700 or 1-800-624-5269. Mention FRAN 217 for a 10% discount. John Lyons has used Rust-Oleum Satin Black spray paint to refinish his mailbox that had peeling paint. More detailed information from the Franklin Hill Newsletter, March 2017 is included below.

Mailbox and Street Light replacement parts and paint repair – MAILBOX, replacement parts by Salsbury Industries, Los Angeles, CA For replacement parts, please contact mailboxes.com and mention customer number FRAN for a 10% discount

Mailbox - Heavy Rural Mailbox Black, Model #4850BLK Newspaper Holder - Newspaper Holder Black, Model # 4815 BLK Post - Decorative Mailbox Post, Classic-In-ground Mounted, Model # 4835BLK Column Plaque - Black background with gold numbers, Model # 1370

MAILBOX, paint repair: Mailboxes.com (the original distributor of our mailboxes) offers a spray paint for our powder coated mailboxes and posts: the 12 oz. spray can costs \$25 plus shipping \$14.50 (\$39.50 total). If we ordered 30 cans, the price per can would drop to \$21.25, plus

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shipping (per can) \$1.12, therefore \$22.37 per spray can. In case you are interested in ordering, please contact Cordy Cole (information below).

We were informed to clean the area before spraying the paint. If there is any oxidation visible after cleaning the area, they recommend to sand it down a little before applying the spray paint.

Mailboxes.com does not offer a product to touch up the GOLDEN LETTERS ON THE PLAQUE or the plaque itself, since it is made of cast aluminum. The local craft store Michaels offers the following paint for the plaque and letters @ \$ 2.49 + tax per bottle - Folkart, Outdoor, Gloss Acrylic Paint, Plaid, 1640 Licorice, 2 fl.oz. (59 ml) for the black background - Folkart, Outdoor, Gloss Acrylic Paint, Plaid, 1654 Pure Gold, 2 fl.oz. (59 ml) for the golden letters

The easiest way to apply the paint is to take the plaque off the post, clean it well, let it dry, apply two coats of the black paint (with a small paintbrush), then two coats of the gold paint. Make sure you let the paint dry for 48 hours before attaching to the post again.

STREET LIGHT (yard lights), replacement parts: The original supplier for the street light (Oak Ridge Lighting) is no longer in business, but we can purchase necessary replacement parts at Stokes Lighting, 6220 Papermill Drive, Knoxville, ph. 865-558-0351 (contact: Dennis)

Light Fixture: Quoizel, Large Bronze Post Top, Model # NY9043Z, \$149.99 Lamp Post: Post GCO & PC, Adjusta, Post coated pole, Model # 308C-320 (Adjusta went out of business, but Stokes had some posts left at \$55.36) For future orders, we can use Kichler, Black Post with convenience outlet, photo sensor and cross arm, Model # 49907BK - \$76.86 Cross arm with golden balls for post: Acclaim - ACCL 335BK - \$4.40

Mailbox paint repair - Addendum #1. Instead of ordering spray paint from mailboxes.com, you can purchase the following spray paint for about \$6.00 at Home Depot: Rust-Oleum Satin This is the paint, John Lyons used for the mailbox and paper holder when he was repairing a neighbor's mailbox/post. It matches the new post very well. 1.) Clean the box/post with a degreaser soap (i.e. Dawn. John used a spray bottle of degreaser) - make sure it really clean before sanding and painting. 2.) File down chipped areas if needed. 3.) Sand lightly with a fine Emory cloth sandpaper (for metal). 4.) Apply first coat of paint. 5.) 24 hours later apply a second coat of paint.

If you have any questions about mailboxes, light fixtures, repainting or ordering signs, please feel free to call Cordy Cole at 865-803-6060 or cordycole25@gmail.com

If you have any other questions about architectural review, please contact Sandy Tuck at 865-705-6561.



ARCHITECTURAL REVIEW COMMITTEE

PROPERTY IMPROVEMENT/ALTERATION APPLICATION REQUEST

to be submitted to the Franklin Hill Architectural Review Committee (ARC) before starting construction

Please review the
"Declaration of Restrictions and Easement for Franklin Hill"
before submitting this form

HOMEOWNER(S) NAME(S): _____

ADDRESS OF PROPOSED IMPROVEMENTS: _____

Knoxville, TN 37922

LOT #: _____ PHONE #: _____

SUBMITTAL DATE: _____

PROPOSED START DATE: _____ COMPLETION DATE: _____

Check one or more of the following as applicable:

- Addition to existing house
- Renovation to existing house
- Pool plans
- Fencing
- Other, please specify _____
- Previously submitted - appeal of non-approval

Instructions:

Please follow the "Declaration of Restrictions and Easement for Franklin Hill" prior to submitting the Property Improvement/ Alteration Application Request. In addition to this form, you will need to submit the following documents that will be kept by the Franklin Hill Homeowners' Association (HOA) Board of Directors:

1. Plat plan with location of improvement drawn to scale. Note distance from property lines. Show relationship of improvement to neighboring homes.
2. Drawings and/or illustrations showing design of proposed improvement
3. Scale drawing or architectural plans showing exact dimensions of improvement
4. Type of materials used
5. Color specification
6. Grading plan, if applicable
7. Landscaping plan, if applicable

Description of improvements (use additional pages if necessary - see instructions):

Notes:

1. The Franklin Hill ARC recommends that all persons undertaking home construction inform their connecting property owners.
2. I/we understand that construction of certain major projects require that I/we obtain a building permit from Knox County. Application to and approval of a project by the Franklin Hill ARC and the Board of the Franklin Hill HOA Board does not affect or alter that requirement.

Signature of applicant/ date

Signature of applicant/ date

Action taken by the Franklin Hill ARC

- Approved as submitted
- Need additional information
- Not approved

Comments:

Signature of ARC chairman/date

Action taken by the Franklin Hill HOA Board

- Approved as submitted
- Need additional information
- Not approved

Comments:

Signature of Franklin Hill HOA President/date

