

9.30

Pamela L. Whitaker, Register
Sumner County Tennessee

Rec #:	851213	Instrument #:	1111180
Rec'd:	25.00	Recorded	
State:	0.00	3/9/2015 at 9:30 AM	
Clerk:	0.00	in Record Book	
Other:	2.00	4077	
Total:	27.00	Pgs	308-312

Woodwyn Hills Homeowners Association Goodlettsville, TN Architectural Review Committee Guidelines

Sunday February 08, 2015
2:00 PM

The purpose of the Architectural Review Committee (ARC) is to establish and enforce guidelines to preserve a harmonious design within the community and protect all property values, including the value of your neighbor's property and the community's property in its entirety. The Woodwyn Hills Homeowners Association recorded documents do not require published standards, however, the ARC has the right to establish, implement, expand, and clarify these guidelines as situations warrant, as governed by the Covenants and By-Laws of the Association. The following guidelines are from the ARC in accordance with the original Covenants, Conditions and Restrictions; By-Laws, Rules and Regulations of the Woodwyn Hills Homeowners Association. These are to help clarify the most confusing parts of our covenants, while setting clear guidelines moving forward.

I. IMPROVEMENTS

- a. No buildings or improvements of any kind shall be erected or placed on any lot until an ARC Request Form has been completed and specifications submitted to management for ARC review. ARC forms must be submitted no less than 30 days prior to any work being started. Forms are available from the Property Management Company or can be found on www.WoodwynHills.com.
- b. Each architectural change must observe Goodlettsville building codes, health regulations, zoning restrictions and any other regulations applicable to your lot. City Permits will need to be submitted with all improvement requests when applicable.
- c. All buildings must follow the minimum building setback lines required by the City of Goodlettsville and Sumner County. They may not be erected upon utility and emergency easements.
- d. No carports of any type (add-ons, aluminum, wooden, etc) will be allowed in the subdivision.
- e. Covered rear porches open on three sides, never to be enclosed, either retractable in nature or aluminum stationary are allowed.
- f. Sunrooms are allowed with prior approval and meeting with the ARC to confirm the specifications allowed and your meeting those requirements.
- g. Greenhouses must be attached to the back of the house and never to be freestanding. ARC approval required.
- h. Storage Buildings are allowed with ARC approval. Specifications:
 1. They shall be no larger than 10 x 12.
 2. It needs to be built on-site.
 3. It must be built on a permanent foundation (slab) and be bricked to match the front of your home.
 4. It shall be in quality of material and color to match residence.
 5. The roof shall be gabled (pitched in the middle) with shingles to match the residence.

Rev Robbie TenPenny

- i. Storage Buildings constructed of heavy plastic (i.e. Rubbermaid type) with a flat roof not visible from the street will be allowed in screened areas of the back yard only. These heavy plastic storage buildings must not be visible from the road. The location of such must be approved by the ARC.
- j. No metal or vinyl storage buildings of any type are allowed.
- k. Any already existing storage buildings not meeting the above guidelines shall need to be behind a privacy fence or removed. If an existing storage building becomes damaged or in need of repair, the ARC may require it to be replaced following the above guidelines. Moving forward, all new storage buildings must follow the above guidelines whether or not they are behind a fence.
- l. Location of storage buildings must be on the back of any lot with the exact location submitted with the plans and approved by the ARC.
- m. Window Air Conditioning Units are not allowed to be placed in front windows at any time.
- n. Playhouses are considered recreational equipment and must be placed in the back yard. Playhouses are considered the plastic brand types you buy from a toy store (i.e. Little Tikes, Fisher Price). If a playhouse is too large for two people to pick up and move around the yard, it is considered a storage building and must adhere to all the requirements of storage buildings as specified above. Plans for any large playhouse/storage building must be submitted to the ARC for approval.
- o. Swingsets may be placed in the back yard without approval as long as it does not contain a large structure in the plans. If the swingset will contain a large structure or playhouse, plans must be approved by the ARC.
- p. Swimming pools shall be located at the rear of the residence. The plans must be submitted for approval and comply with all city codes.

II. EXTERNAL PAINTING

- a. Homeowners are urged to observe the current exterior colors used in the subdivision and to select similar colors when repainting. Colors for doors and shutters should coordinate. If painting the shutters and doors to match original color, then no formal approval from ARC is required. If changing the colors, then formal approval from ARC is required. If colors are in question, please note that the ARC will not approve any odd contrasts or loud colors. Garage Doors and trim must remain original color of house, unless otherwise approved by the ARC.

III. WALLS, FENCES, AND HEDGES

- a. Fences are considered an improvement, and the plans must be submitted for approval.
- b. All privacy fences are to be constructed with rough side in and fence must be one height and kind on any given lot. An interior pool fence enclosure can be of a different kind/style than the fence surrounding the back-yard. Fence is to be no more than six (6) feet high.
- c. All fences must be kept in good condition. All warped and or damaged boards and sagging gates must be repaired immediately.
- d. All fences must enclose the complete back yard. No partial fencing allowed.
- e. No walls, fence, or hedge shall be erected nearer to the front line than the front of the house. No side or rear wall, fence or hedge shall be more than six (6) feet high.

IV. LANDSCAPE & MAINTENANCE

- a. At least two (2) trees must be on each lot, and each occupant shall keep all weeds and grass cut in a sanitary, healthy and attractive manner. No lot is to be used for storage of materials and equipment except for normal residential requirements.
- b. No herb or vegetable gardens are allowed in the front yard.
- c. Trees, shrubs and yard art must be kept neat in appearance. Yard art must be kept to a minimum.
- d. No object or thing placed or planted will be permitted which obstructs site lines between two (2) and six (6) feet above roadways within the triangular area formed by the intersection street and property lines.
- e. Basketball Goals may only be portable in type. If an existing permanent basketball goal becomes damaged beyond repair, it must be replaced with a portable type. Basketball goals are not allowed to be placed in the street.

V. VEHICLES

- a. Parking on the grass is a city code violation. You may only park inside the garage or in your driveway. Therefore, there is to be no parking on the grass area of your lot.
- b. Owners and operators of all vehicles (motor or non-motorized) within the subdivision shall comply fully with all laws and regulations applicable on public streets.
- c. Trailers, campers, boat trailers, and boats may not be parked in public view permanently or semi-permanently (i.e. overnight). They must be kept out of public view in a garage or behind a fence. The same applies to inoperable vehicles, as per our covenants and city code.

VI. DRIVEWAYS

- a. Additions or modifications will be considered on an individual basis. All driveways must remain consistent with existing community driveways, using material of the same quality and type.

VII. ROOFING

- a. No solar cells or other cells/devices for obtaining solar power shall be located on the front roof of any home.

VIII. ANTENNA

- a. No radio or television aerial wires or TV antennas shall be maintained on any lot forward of the front line of the structure and no antenna shall be permitted to extend more than ten (10) feet above the roof of the main residential structure. Written approval by the ARC concerning location, screening and landscaping required.

IX. SIGNS, ADVERTISEMENTS & BILLBOARDS

- a. No sign, advertisement or billboard or advertising structure of any kind may be erected. Allowed as exceptions are: real estate signs (i.e. "For Sale" and "Open House"), garage sale signs (with the proper city permit) and security signs (located close to the house).

X. ANIMALS

- a. You are personally responsible for cleaning up after your pets. It is a state statute that you are not allowed to let your dog enter another's personal property uncontrolled without that person's permission. You need to have control of your pet at all times.
- b. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats, or other common household pets of the domestic variety may be kept provided they are not kept, bred or maintained for commercial purposes.

XI. OFFENSIVE ACTIVITIES

- a. No activity shall be allowed on any lot including noxious or offensive activity, which may be annoyance or nuisance to the neighborhood. This includes but not limited to shooting of firearms, fireworks and the disassembly or assembly of motor vehicles.
- b. No temporary structure, trailer, basement, tent, shack, garage or any outbuilding shall be used as a residence. (per city code and our covenants)
- c. Any loud or continuous noises that disturb the peace are not allowed by the City of Goodlettsville Municipal Code, particularly between the hours of 11pm. and 7am. (i.e. yelling, shouting, constant/frequent animal noise, music, etc)

XII. HOMEOWNER RESPONSIBILITY REGARDING FAMILY AND GUESTS

- a. Homeowners are responsible for the actions of their immediate family members, guests, and tenants. Therefore, homeowners are responsible to notify all parties regarding the Woodwyn Hills Association Covenants and By Laws.

ARC Guidelines updated and effective this the 8th day of February, 2015

Woodwyn Hills Homeowner's Association Board of Directors as of February 8, 2015:

Julie Gurel, President
Lisa Schneider, Secretary
Jim Christatos, Treasurer

As of February 8, 2015 the current property management company information:

Vickie Campbell, Property Manager
Morris Property Management
Vcampbell@morrisproperty.com
615-775-9016 (office phone)
615-775-9028 (office fax)
Office hours are Monday through Friday from 8:30am-5:00pm
www.MorrisProperty.com

THIS INSTRUMENT PREPARED BY:

Julie Gurel Mia Gurel
Lisa Schneider Lisa Schneider
James Christatos
123 Harlem Ave
Hendersonville TN 37075

STATE OF TENNESSEE)

COUNTY OF Sumner)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Julie Gurel and Lisa Schneider, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Board members of Woodwyn Hills HOA, the within named bargainor, and that he/she as such Board Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Association himself/herself as such officer.

Witness my hand and official seal at my office in Sumner Co, Tennessee on this the 06th day of March, 2015

My Commission Expires:

Tamara V. Mingle

My Commission Expires
September 18, 2017





Pamela L. Whitaker, Register

Sumner County Tennessee

OFFICIAL ORIGINAL RECEIPT

Receipt Number: 851213
Receipt Date: 3/9/2015
Received By: DRICHARDS
Cash Drawer: DEEWRK6

Transaction Fee Detail

Instr #	Inst. Type/Rec. Date & Time	Recording Reference	# Pgs	Amount	Description	Amount
1111180	Restriction 3/9/2015 9:30:00AM	GEN 4077-308	5	\$27.00	Recording Fee EDP Fee	\$25.00 \$2.00
						AMOUNT DUE: \$27.00

Payment Information

Type of Payment	Reference	Payor	Auth	Amount
Check	100015	WOODWYN HILLS HOA		\$22.00
Cash		ROBBIE TENPENNY		\$5.00
				AMOUNT PAID: \$27.00
				BALANCE DUE: \$0.00

If Paid By Check, This Receipt Is Not Valid Until Check Is Paid By Bank.