

CHIPS CROSSING HOMEOWNERS' ASSOCIATION

***ARCHITECTURAL CONTROL COMMITTEE
GUIDELINES AND INSTRUCTIONS***

Revised 09/21/04

Architectural Control Committee Guidelines

Declarations for Covenants, Conditions and Restrictions for Chips Crossing
Subdivision

Book2009/Page0482/Article V/Architectural Control

"Buildings, fences, walls or other structures shall not be commenced, erected or maintained upon the Property, nor shall any exterior addition, modification, change, or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of such building, fence, wall, or other structure shall have been submitted to and approved in writing as to the harmony and conformity with the exterior design and location of surrounding structures and topography by the Board of Directors of the Association, or by an Architectural Control Committee composed of three (3) or more representatives appointed by the Board of Directors of the Association."

Do not begin construction until the committee has approved plans in writing.

When submitting plans you must include the following:

- Name
- Address
- Phone number (please list day and evening contact information)
- Date of Submittal

Please place the request in the M&R Box at the mail center and/or you can mail it to:

Chips Crossing Homeowner Association
8400 Norway Street
Knoxville, TN 37931

- Once received, someone from the committee will notify you that it has been received.
- Any changes to the initial request will need to be resubmitted in writing for approval.
- All exterior finishes shall match existing structure in shape, color and texture.
- The homeowner shall obtain all necessary permits.
- All trash and construction debris shall be cleaned up daily.
- The Homeowners' Association will not be responsible for maintenance and care of any addition.

~over~

- The Homeowners' Association will not be responsible for any damage that occurs due to a satellite dish being installed. This includes any siding or structure that is drilled through or attached to.
- The Homeowners' Association will not mow inside fenced areas.
- All disturbed areas shall be repaired when construction is complete.
- There can be no change in end of building units (no extra windows, etc.)
- Written permission must be obtained from your neighbor if you attach to their wall.
- All fencing must be of the same height (6 feet) and material as others in the complex.
- Construction must be completed within a reasonable time frame.
- The Architectural Committee has 30 days upon receipt of your request to respond to your submittal.
- Dimensions are not necessary; however, all structures and fences must not extend beyond the homeowner's property line. It is the homeowner's responsibility to ensure that this does not occur.
- Homeowners who build additions without obtaining approval of the Architectural Committee are taking a risk. They may be sued now or in the future by the Homeowners' Association or an individual home owner and forced by the Court to tear down the structure.

Instructions for Designing your New Fence or Building Structure

- 1) Use a dashed line for the proposed fence.
- 2) Use a solid line for the existing concrete.
- 3) Illustrate the heat pump with a square.
- 4) Illustrate the gas meter with a circle.
- 5) Illustrate the gate with two small lines as shown in the example.
- 6) Use a solid line for any other building structures use a solid line and label accordingly.
- 7) Dimensions are not necessary; however, structures and fences ***must not extend past the homeowner's property line and it is the homeowner's responsibility to ensure that this does not occur.***
- 8) Attach your drawing with your submittal (including name, address, and contact phone numbers.)

