



# Building Standards

Rock Harbor Development, New Tazewell, TN

2 Nov 2017

This is a summary of construction standards which will be used as the criterion for the approval of proposed lot improvements in Rock Harbor. Please contact the Rock Harbor Property Manager for additional information or explanation of standards listed below. NOTE: This form will serve as an ACC job site compliance inspection checklist.

- [Email – info@smgtm.com](mailto:info@smgtm.com)
- US Mail – Rock Harbor POA, c/o Spectrum Management Group, LLC., 271 East Morris Blvd. Morristown, TN 37813
- Phone – (423) 581-4537 or FAX (423) 212-7440
- Association’s website - [www.rock-harbor.com](http://www.rock-harbor.com)

1. **LOT IMPROVEMENTS.** All exterior lot improvements must be approved by the ACC before beginning the work (Article IV). This means construction, alteration or additions of any kind, whether above or below the land surface and includes home and outbuilding construction, driveway access, retaining wall installation, fencing and utility services to name a few common improvements. Improvements and alterations completely within the interior of the building and/or landscaping may be completed without approval. All improvements must be in compliance with national, state and county safety codes and ordinances.
2. **ACC APPROVAL.** Submit plan for lot improvements to the ACC. The ACC will review and reply in writing its approval or disapproval within 30 days (Article IV, V). Electronic submission of plans is preferred and greatly speeds up the approval process.
3. **HOME/OUTBUILDING CONSTRUCTION PLANS.** Home construction and outbuilding plan submissions must include (Article V):
  - a. Two (2) copies of blue line schematic drawings of home/outbuilding showing elevation on all four (4) sides, color scheme, building materials, and all lot improvements. A general description of exterior finish specifications and materials must be presented and speeds up the approval process.
  - b. Two (2) copies site plan disclosing location and orientation of all improvements on lot. The site plan should include placement of house/outbuilding, driveway, fencing, swimming pools and retaining walls (as applicable).
  - c. Completed ACC Checklist and signed Building Standards.
4. **CONTRACTORS.** Contractors must have proof of insurance, to include but not limited to, transportation, workman’s compensation, and liability insurance no less than \$1,000,000 (Article V). Lot Owners acting as General Contractor is not recommended and risks fines described in sections 6 and 27 below. Lot Owners are responsible for all agents, employees, contractors and subcontractors conduct while working for the lot owner
5. **BUILDING/SAFETY CODES.** Each lot owner shall observe all governmental building codes, health restrictions, zoning restrictions and other regulations applicable to their lot (Article VII). In the event of

any conflict between provision of such government code, regulation or restriction and any provision of this Declaration, the more restrictive provision shall apply.

- 6. **CONSTRUCTION TIME.** Once construction has begun on home, all exterior construction must be completed within one (1) year of start of construction (Article VII). Completion of construction is defined as the structures exterior is finished according to approved specifications and lot is cleared/shaped and laid to lawn/seed. See section below for construction time relating to driveways.
- 7. **CONSTRUCTION MATERIAL DELIVERY VEHICLE LIMITATIONS.** Overweight delivery vehicles of any kind that damage road surfaces or cause damages to and from the job site are the liability of the Lot Owner and Contractor (Article V). Concrete truck “cleanout” is prohibited in Rock Harbor on adjacent lots, common areas or roadways. Concrete truck “cleanout” on the lot owner’s property is at the discretion of the owner; however, the owner must insure “cleanout” concrete is properly disposed of before completion of exterior. Cleanout in the roadway ditches is strictly prohibited without special authorization.
- 8. **PORTABLE TOILET.** One (1) portable toilet must be located on the job site for each job site in Rock Harbor (Article V).
- 9. **DUMPSTER.** A Dumpster must be on site for each job site (Article V). The dumpster must be on the site from start until construction is complete. The ACC may approve dump-trailers on a case by case basis. Trash and excess waste building material shall be placed in the dumpster at the end of each work day to present a clean lot and prevent debris from spreading to adjacent lots and/or throughout the development.
- 10. **BUILDING MATERIAL STORAGE.** Building materials cannot be placed within road right of ways or utility easements (Article V).
- 11. **LOT CLEARING OF TREES.** All trees needing cleared must be cut from the top down to avoid damaging adjacent trees and property. All cleared trees must be removed from the property quickly and are not allowed to be placed on adjoining lots (Article V, VIII). No more than 10% of lot may be cleared of trees without ACC approval. No tree greater than eight (8) inches will be cut without ACC approval in those areas where the property line falls below the elevation point of 1035 feet. No clear cutting or timbering permitted.
- 12. **HOME TYPE/SIZE.** All homes must be stick built or log home construction only, no mobile, modular or systems built homes are allowed (Articles V, VII). Floor area must not be less than 1,600 square feet with a minimum foot print of 1,200 square feet and cannot exceed 2 and ½ story in height. All home construction must be in compliance with national, state and county safety codes and ordinances.
- 13. **HOME EXTERIOR.** The home’s exterior must consist of either wood, log, rock, stone, stucco, brick or any combination. No vinyl and/or aluminum siding is permitted (Article V). The term siding means materials (as board, logs, stones, etc) forming the exposed surface of outside walls of frame buildings. The dominant siding material defines the classification of the siding. The ACC may consider any new exterior materials approved by the Tennessee Homebuilders Association. Door and window cladding material is not restricted. Porch decking, step, railing and spindle material is not restricted. Material to cover fascia and soffit framing is not restricted as long as it meets the home exterior finish requirement. Plastic-based siding panels must be no less than (.050) inches thick.

14. **STAINING/ EXTERIOR SURFACE TREATMENT REQUIREMENT.** All homes with log or wood exterior must be stained a minimum of one application every two (2) years (Article V). NOTE: The ACC may consider longer staining intervals if selected stain manufacturer recommends a longer interval and the aesthetics of the exterior is pleasing overall. Stain or exterior treatment must not be allowed to fade and/or peel to the point the aesthetic appeal is compromised.
15. **FOUNDATIONS.** Block, brick, rock, stone or concrete foundations are permitted (Article V). Exposed concrete or block must have one of the approved exterior materials applied on or before completion of the house exterior. Note: In the case of Superior Walls foundations, or equivalent providers, the exposed finish texture is an unfinished product and does not meet one of the approved material finishes for exposed concrete.
16. **GARAGES/OUTBUILDINGS.** Detached garages are permitted, but must be constructed of similar material as the home and only one (1) per lot is allowed. No front-end loading garages are permitted (Article V). “Front end loading” means a residential structure (usually a part of the house or other building) with its vehicle entry doors located so they face toward the front street elevation of the structure/building and is a prominent feature of the exterior. No additional detached garages, carports, barns, storage sheds, guest houses or other outbuildings are allowed.
17. **ROOF PITCH.** Roof pitch must be a minimum of 6/12, which also applies to detached garages (Article V). NOTE: The dominant/main roof must meet this requirement; a lower pitch in select areas may be considered by the ACC as long as the architectural designed roof line, overall, is aesthetically appealing. For example, the main roof system meets the 6/12 requirement, but the wrap around porch has flatter pitch. If the ACC determines the overall structure is appealing with the secondary roof’s pitch less than 6/12, then they may accept the building plan as compliant and meets the intent of the covenant.
18. **SEWAGE DISPOSAL SYSTEMS.** Contact Claiborne County Health Department for specific system requirements unique to your lot (Article V).
19. **WATER SERVICE.** No individual wells will be permitted (Article VII). All lots must connect to the Claiborne County Utility District water system available at the roadway utility easement unless specifically listed in the covenants.
20. **SWIMMING POOLS/HOT TUBS.** No above-ground swimming pools shall be placed or maintained on any lot. In-ground swimming pools may be permitted with written consent of the ACC. Hot tubs and Jacuzzis of any kind may be permitted with written consent of the ACC. All pools must be in compliance with national, state and county safety codes and ordinances (Article VII, par. 4, modified 2 Jul 2012).
21. **DRIVEWAYS.** Driveways must be asphalt, or concrete paved within one (1) year of completion of construction (Article VII). Hard non-friable surfaces (cobblestone, pavers, etc.) installed per manufacturer’s requirements may be considered by the ACC on a case by case basis.
22. **FENCES/RETAINING WALLS.** All fences must be constructed of wood type material (Article VII). Retaining walls must be of material approved by the ACC and may be higher than three (3) feet above grade on a case by case basis; however, they must be approved by the ACC and comply with national, state and county safety codes and ordinances and must be installed per manufacturer’s requirements.

- 23. **ANTENNAE.** Satellite dishes cannot exceed eighteen (18) inches in diameter, and must be fixed to the rear of the residence (Article VII). See <http://www.fcc.gov/guides/over-air-reception-devices-rule>.
- 24. **LIGHTING.** No building-mounted floodlights shall be permitted on the front sides of any structure that interfere with neighboring lots, or a nuisance while driving on the development roadways (Article VII).
- 25. **LOT MAINTENANCE/COMMUNITY APPEARANCE.** If the lot has been improved or built upon, then the owner of the improved lot shall maintain their lot, keeping lot mowed and in conforming condition. All stumps, brush piles and debris shall be removed from lots, or hidden from site from the roadways (Article XIII).
- 26. **LOT EASEMENTS.** Specific Lot easements, setbacks and right of way information is shown on the individual lot property description and plat recorded in the Register of Deeds of Claiborne County (office located in county courthouse).
- 27. **LEGAL REMEMDY.** The ACC and Property Owners Association have the right to levy immediate fines up to \$100 per day for non-compliance and covenant violation (Articles IV, V, XV, Bylaws). If the parties hereto, or any of them, or their heirs, successors, or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning lots described herein to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate such covenant, and either to prevent it, her, him, or them from so doing to recover damages or other dues for such violation.

**LOT NUMBER** \_\_\_\_\_

I understand the above is a collection of items from the “Declaration of Reservations and Restrictive Covenants” that apply to the building process. I have received and read the complete “Declaration of Reservations and Restrictive Covenants”.

\_\_\_\_\_  
**LOT OWNER SIGNATURE / DATE**

\_\_\_\_\_  
**POA REPRESENTATIVE / DATE**

COMMENTS: