

MYERS POINT AT SEWANEE

Design Guidelines – Design Review Process

The Declaration of Covenants, Conditions and Restrictions for Myers Point at Sewanee require that all improvements or changes on a lot must be reviewed and approved by the Architectural Review Committee (ARC).

The ARC will have the responsibility of reviewing all construction in Myers Point at Sewanee. All proposed building plans should be submitted within ninety (90) days before planned construction start dates. This is simply to give the process enough time. The ARC has no less than thirty (30) days to accept, reject or recommend changes to proposed building plans. Plans must be created and supervised by an architect.

The ARC shall have ultimate and final control of the design of homes and structures in Myers Point at Sewanee. The review process has been designed to facilitate an efficient, effective and cooperative approval process.

The design review procedures are outlined below, in the form of a checklist to assist each lot owner through the process:

- ⌘ Initial Meeting – Lot owner and/or their architect and builder will request a meeting with the ARC to discuss design ideas and the review process, exchange ideas and schedule further meetings.
- ⌘ Site Meeting – ARC will meet on the site with the lot owner, architect and builder. This meeting will be to evaluate the key factors that are to guide the home site selection and landscaping of the site. The next meeting will then be scheduled to review the home illustration.
- ⌘ The Illustration Drawing – The Illustration Drawing includes the following:
 - Survey – Each lot owner will have been given a property survey and the building envelope for the lot. Copies of the property survey and the building envelope will be modified to indicate the suggested building site for

the proposed home and other information that influences the owner's site plan and home design. Each lot will accommodate a house of a different square footage. Generally, square footage of homes will be in the range of 2,000 to 4,000 square feet.

- Proposed Site Plan – Site Plans indicating the footprints of buildings relative to the building envelope, the driveway access and any proposed retainer walls.
- Home and Site Illustration – An illustration of the proposed home from street level and from vantage point; this illustration should be true to both materials and colors. The proposed home floor plan will be given at this meeting.
- Basic Landscaping Plan – A written description of the overall plan.
- ⌘ The ARC at this time will give approval or approval with modifications to move forward to actual architectural building plans.
 - Architecture Building Plans – Two sets of building plans and a landscape plan will be given to the ARC.
- ⌘ The ARC may provide approval with conditions, or require items to be resubmitted prior to formal approval. When all requirements are met, the ARC will issue a formal written approval to proceed with construction.

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