



# Summary of Building Standards

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Grantor does hereby form a Home Owners Association to govern building standards at Twin Creeks Village on Tims Ford Lake

**Building Type:**

Stick built construction only (no mobile, modular or system built homes)

**Exterior:**

- Wood, stone, brick and any combination is permitted. No vinyl or metal siding will be permitted.
- Block, brick, rock or stone foundations are permitted. Any exposed concrete or block must have approved exterior siding applied.
- Any new materials that are approved by the Tennessee Home Builders Association may be considered.
- Windows and doors must be of sound quality and workmanship and installed properly.
- No satellite dishes over 18 inches in diameter shall be permitted.
- No pre-fabricated, metal or plastic outbuildings will be permitted.
- Detached garages are not permitted
- Roof-pitch must be a minimum of 6/12.
- All fencing must be made of aluminum and black or brown in color. No fence may be erected without prior written approval of the association.
- Any lot owner may request a variance by the Board. The request shall be made in writing and submitted to the board by mail. The charge for a hearing will be the sum of \$250 and must be included in the request for hearing.
- No sign of any kind shall be displayed in public view on any lot or the common properties.

**Contractor Responsibilities:**

- Contractor must have proof of insurance, to include but not limited to transportation, workman's compensation, errors and omissions and liability insurance of no less than one million dollars.
- Contractor may be required to provide references to the H.O.A. prior to plan approval. Building materials cannot be placed within road rights of way or utility easements.
- Contractor must assume liability for all construction vehicles that enter Twin Creeks Village in route to their jobsite, specifically overweight vehicles that damage road surfaces and negligence of their operators.
- Contractor is responsible for actions of any/all subcontractors.
- Contractors/subcontractors are responsible for any cut, break, or damage to underground utility caused by their negligence

**ACKNOWLEDGEMENT**

Date: \_\_\_\_\_ Signature of Buyer: \_\_\_\_\_

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