

The Cloisters

RESIDENTIAL DESIGN REGULATIONS FOR THE CLOISTERS SUBDIVISION

Phase I & II

August, 2005

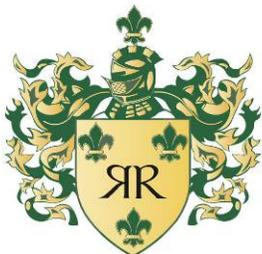
Introduction

The purpose of these Residential Design Regulations is to assure harmony and quality within The Cloisters consistent with the care taken in its planning, design, development and with the character of its other homes and improvements.

Pursuant to Article VII in the Covenants and Restrictions applicable to Lots within The Cloisters, these Residential Design Regulations should provide each Owner with a general outline of the preparation of plans, and their submittal for review and approval and the construction process for homes and improvements in The Cloisters. The recorded Covenants and Restrictions and the Residential Design Regulations developed by the Architectural Control Committee are designed to ensure design compatibility and an overall high quality of execution. All proposed architectural and landscape designs must be submitted to and approved by the Architectural Control Committee (the "ACC") for Aston Park. This requirement encompasses all initial designs, later additions or changes to insure that its designers and builders adhere to the Covenants and Restrictions and the approved plans and specifications. Any deviations from the approved plans and specifications will be subject to correction by the owner at the owner's expense and a maximum fine of \$500.00 per deviation plus \$250.00 per day for continued violation payable by the owner.

The standards for this development are purposely high so that property values will be enhanced by the structures proposed and constructed in the development.

To follow, please find the architectural design regulations (guidelines) for Phase I & II of The Cloisters. Please remember that this is a list of minimum standards and requirements. Submittal to the Architectural Control Committee of other products or materials is encouraged. As certain products are reviewed and approved by the Architectural Control Committee, they may be added to the approved list. If you have any suggestions of items that should be added to these guidelines, prior to the submittal of your house plan review, please forward them to the Architectural Control Committee.



Renaissance
Development Company

Contact Information

For questions or comments regarding the Design Review Process or to make a submittal for Design Review, please contact: Jason Harris – Renaissance Development Company.

Office: (901) 758-2728

General Construction Notes:

All homes within The Cloisters shall be constructed or supervised by a licensed and registered builder with the State of Tennessee. In order to promote architectural compatibility, overall construction quality and to preserve the value of homes and land within the subdivision, all builders must be approved by the Developer. The Developer will prepare and provide a "Preferred Builders List" indicating those Builders approved to construct homes within The Cloisters. The Developer, at its sole discretion, may add or remove builders to or from said list.

All lots in The Cloisters are restricted to private residential dwellings for residential use. All of such lots shall be known and described as single family residential lots. No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other building of temporary character shall be used on any portion of said Property at any time as a permanent residence, either temporarily or permanently.

Each Lot Owner must start construction on their home within one (1) year of taking possession of the Lot or property (at closing). Failure to comply with this condition shall result in a payment by the Lot Owner of \$50.00 per day to the Developer until construction has begun on such dwelling. The ACC may extend the time period in which construction must begin based on extenuating circumstances at its sole discretion.

Once the Lot Owner has received approval for construction from the Architectural Control Committee and all other applicable government permits, then construction can begin. Once begun, construction shall be completed within two hundred seventy (270) days of the date the foundation is inspected for conformity with required setbacks by personnel of the governmental authority having jurisdiction, and failure to comply with this condition shall result in a payment by the Lot Owner of \$50.00 per day to the Developer until the dwelling is completed. The Developer shall, in its sole discretion, have the ability to lengthen the time for completion.

Review Procedure

The Developer anticipates a single submittal process prior to commencement of construction. Each applicant (Lot Owner, Builder, Architect) shall submit plans for approval by the Architectural Control Committee. No construction work shall commence until a complete submittal has received approval. Once the approved construction work has begun, a minimum of one on-site inspection will occur (typically just prior to the installation of the exterior façade). Once the approved construction work has been completed, a final on-site inspection will occur prior to the Owner(s) occupancy of the dwelling.

A professional architect will be engaged by the Developer to participate in the review and inspection process. Aided by the advice and recommendations of the architect, the Developer will exercise its sole and arbitrary authority and responsibility for granting or denying approvals.

Every effort will be made to complete the review process and issue an approval in substantially less than the thirty (30) working days provided in the Covenants. However, a complete submittal, as specified below, shall be required to begin the thirty (30) day period.

Each Lot Owner or Builder is responsible for furnishing their architect with the Residential Design Regulations for The Cloisters.

Violations:

Violations of the Covenants and Restrictions or the Residential Design Regulations for The Cloisters will result in penalties in addition to required corrections. The Developer and the Architectural Control Committee have the right to impose on the owner an initial fine of \$1,000.00 (subject to change) for any one violation of the Covenants

and Restrictions or the Residential Design Regulations, a fine of \$50.00 (subject to change) per day of continued or unremedied violation, and the payment of any attorney, collection costs, or corrective costs involved.

Submittal Content

All submittals must include two sets (one of which will be returned to the Lot Owner with approval, the other will remain on file with the Developer) and shall include the following information:

- A.** Construction Document Review Form - Submittal information sheet (form attached) completely executed and signed by the Owner / applicant.
- B.** Site Plan (two copies) to include:
 - 1. Dimensioned location of all proposed improvements.
 - 2. Details of all improvements:
 - Building location – overall dimensions with any proposed site improvements.
 - Proposed location of utility meters, refuse and air conditioning equipment.
 - Proposed location of septic tank, field lines and well.
 - All setbacks should be indicated.
 - Drive locations and widths – indicating materials.
 - Parking locations and size.
 - Garage location (and garage door locations).
 - Identification (size and species) and location of trees to be removed.
 - 3. Floor elevations, spot site elevations, drainage details.
- C.** Final Working Drawings (two sets) to include:
 - 1. Floor Plans (room names and dimensions, square footage per floor) and total square footage.
 - 2. Building Elevations (all four sides) – overall heights and exterior wall materials.
 - 3. Building sections, cornice details, decorating details, etc.
 - 4. Roof plan.
 - 5. Perspective rendering or actual photo of similar design (optional).
 - 6. Landscape plan locating and details softscape and hardscape design.
 - 7. Plans submitted shall be the same as will be submitted for building permit.
- D.** Actual color and material samples of all exterior materials (roof, brick, stone, mortar, siding, paint, stain, etc.). Sample panels may be required to be built on-site, especially of brick or stone and intended mortar.

Incomplete submissions shall be returned without comment and a complete submittal is required prior to any review.

Approval, Conditional Approval or Denial:

Upon the completion of the review process, a letter from the Architectural Control Committee indicating the status of the plans will go forth to the owner with one of the following determinations:

- A.** Application is Approved – applicant may make arrangements to pick up approved plans and begin construction (once septic approval is granted by local Health Department and building permit is issued).
- B.** Application is Approved Conditionally – the ACC requires: (1) Additional information; (2) A meeting with the owner, builder and/or architect; (3) Revisions to plans, designs or specifications; (4) Any combination of (1), (2) and (3).
Note: To issue a “conditional” approval, the ACC must be sufficiently reassured that the items requested will be easily provided to the committee by applicant in a timely fashion. In this case, applicant may proceed with construction (once septic approval is granted by local Health Department

and building permit is issued) subject to meeting all the conditions set for by the ACC is the notice of Conditional Approval.

- C. Approval of application is Denied – In this case, the ACC will issue a detailed, written explanation as to why the proposed plan is not acceptable. The ACC will also make recommendations as to acceptable design solutions.

Note: Under no circumstance may construction commence in the event that an application has been denied.

Applicants may request a meeting with the ACC Chairman at any time during the process for the purpose of discussing the decisions of the ACC. At no time should the applicant or the applicant's representatives attempt to contact the reviewing architect directly.

Decisions of the Architectural Control Committee are final.

Certificate of Compliance:

As construction progresses, the Architectural Control Committee will make periodic field inspections to ensure property implementation of the approved plans, designs and specifications. Upon completion of the construction or alteration of any structure, the ACC will make a Final Inspection. At such time as the ACC deems the end product to be completed in accordance with the approved plans and specifications, the Chairman shall issue a Certificate of Compliance. The following items will be covered in this document:

- (1) Location of the building appears to be in accordance with the approved site plan – if questionable, the Owner shall be responsible for providing a final as-built survey;
- (2) Installation of site improvements, including paving, walls, fences, walks, trees and plants, in accordance with the approved plans;
- (3) Architectural design and color of the structure in conformance to the approved designs and specifications;
- (4) Finished paint colors of the roof pipes, vents, louvers, flashings and utility equipment match the surface from which they project (No such items shall be located on the front elevation or within prime public view);
- (5) Location and proper screening of air-conditioning unit(s), utility meters, and trash collection areas in accordance with the approved plans; and
- (6) Installation of exterior lighting in accordance with approved design and specifications.

It is in the owner's best interest to obtain the Certificate of Compliance at the earliest possible time. This is the official document that verifies that the improvements to the property are in compliance.

Design Criteria:

Each residence will be designed in the "European Style" with respect to the following criteria:

- A. Appropriateness of form, materials, and color to design style – proposed exterior materials and colors shall be analogous to those found in European examples of quality architecture;
- B. Relationship of window to wall and wall to total form – well designed massing, scale, and proportion;
- C. Appropriateness of detailing to form, style, massing, and design style;
- D. Relationship to existing surrounding homes and neighborhood character.

Design Regulations:

1. **House Size:** The minimum interior heated and cooled area of a single family dwelling, exclusive of open

porches and garages, shall be 3,200 square feet for a one story dwelling or the minimum interior heated and cooled area for a one and a half story or two story dwelling shall be 3,800 square feet and shall additionally have at least 2,200 square feet on the ground floor. The Architectural Control committee shall have the right to vary the minimum square footage requirement for any Lot for the orderly development of and integrity of The Cloisters.

2. Floor Height: The finish floor elevation is to be a minimum of 18” above finish grade along the entire front of the house (and the entire street sides on corner lots). Finish grades and elevations must be compatible with neighboring sites, particularly with regard to drainage and views.

3. Exterior Building Materials: The proposed exterior building materials, their use, detailing and composition shall be appropriate to the architectural style and quality of the proposed design and how it relates to quality, European architecture. Building walls for primary structures shall be finished in (1) natural stone or synthetic stone from Centurion Stone or equal, (2) natural brick (wood mould brick or simulated wood mould brick), (3) painted or slurried brick (wood mould or simulated wood mould), (4) cut limestone veneer, (5) real stucco (no E.I.F.S. allowed), (6) half-timber with stucco or slurry or painted brick, and (7) natural wood (cedar) or painted wood / Hardy Plank ship-lap siding or painted wood board-and-batten.



Natural stone or synthetic stone veneers shall be laid in traditional techniques. Mortar color shall blend with the stone color. Dry stack stone will be allowed on building walls as applicable. Samples shall be laid for the Developer’s and/or Review Architect’s approval if deemed necessary. Stone veneers (natural or synthetic) shall end at a perpendicular wall or wrap all corners completely and die into the adjacent perpendicular wall or roof line, in the event there is no adjacent perpendicular wall (extreme outside corner of home), said stone veneer shall gently blend into the adjacent wall.



Example 1



Example 2

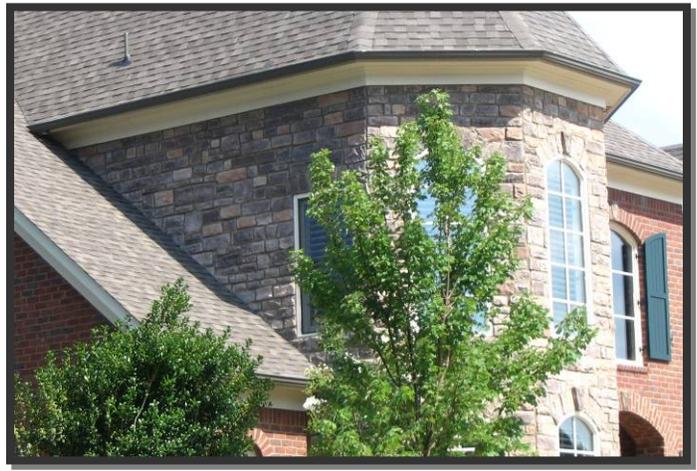


Example 3



Example 4

- Example 1: Acceptable stone return – dies into adjacent perpendicular wall.
- Example 2: Acceptable stone return – notice gentle blend into adjacent wall.
- Example 3: Acceptable stone return – notice gentle blend into adjacent wall.
- Example 4: Not Acceptable stone application. Notice abrupt end of stone at corner.
- Example 5: Acceptable stone return – dies into adjacent roof line.



Example 5

Natural brick (wood mould or simulated wood mould) shall be used with an approved mortar color. Samples shall be laid for the Developer’s and/or Review Architect’s approval if deemed necessary.

Painted or slurried brick finishes shall be constructed using wood mould or simulated wood mould brick with a flush mortar joint.

Stucco veneer shall be 1” thick real stucco applied either directly over masonry or on wire mesh (on stud walls) in two coats (base coat, and finish coat). Either a color impregnated (a colored finish coat) or a painted finish is acceptable. Also, either sand or a smooth finish is allowed.

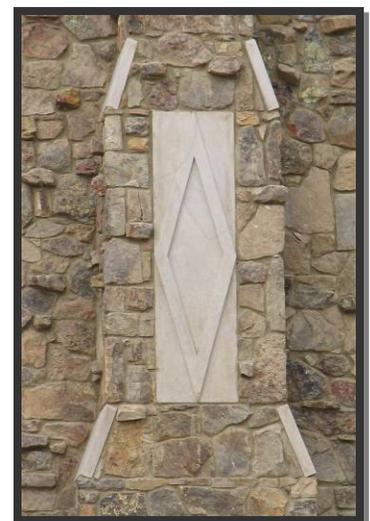
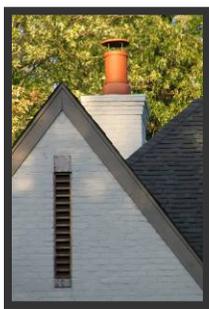
Building walls may be built of no more than three (3) primary wall material types. Any change in materials shall occur for both logical as well as aesthetic reasons.

Freestanding walls or attached extension walls shall be designed in a way that is compatible with the house style.



4. Exterior Color Schemes: The color of exterior materials shall be appropriate to the architectural style of the building or the architectural element. All proposed color schemes shall be analogous to those found on fine works of European, quality architecture and shall be compatible with existing structures along the streetscape. Earth-tone colors are the predominant hues found within the development.

5. Chimneys: All chimneys shall be constructed of masonry or prefab fireplaces and veneered with brick, real stucco, cut-stone, painted or slurried brick. The material chosen must be compatible with the building walls. Chimney heights shall be a minimum of three (3) feet above a ten (10) foot horizontal plane of the adjacent roof. Taller chimneys draw better and are more aesthetic.



The ACC encourages the use of appropriate unique design of chimneys. Decorative metal chimney caps are acceptable, however, Terre cotta chimney pots, new or antique, are preferred.

6. Windows: All windows shall be one of the following: Custom wood (painted) made by an experienced millwork shop, Architectural – Series wood, or Vinyl / Aluminum Clad wood from a national window company such as “Marvin”, Kolbe & Kolbe”, “Pella” or equal that are double insulated with profiled muntins that are securely fastened to the exterior of the glass. True divided lite or simulated divided lite windows shall be used on windows visible from the street. No snap-in grids shall be used. If windows are vinyl or metal clad, painted custom wood brick moulds and sills shall be added to give the windows an appropriate appearance from the outside – or limestone is acceptable. Other manufactures or styles of windows may be allowed with the approval of the Architectural Control Committee.



7. Shutters: Shutters shall be paneled or plank (French) and shall be operable or appear operable. All shutters must be hinged and must be held in position with shutter dogs. All shutters must be sized to match the actual window or door openings. No shutter shall be constructed of any vinyl material. Custom-made wood (painted or stained) or “Pemex” shutters are preferred.



8. False Windows: In the event it becomes necessary to include false windows due to appropriate architectural design standards for the residence, each false window should be treated as a real window in having sills, headers, etc. to give the appearance of a real window.

It will not be acceptable to simply manufacture a pair of shutters to fit the area and hang over the existing façade.



9. Doors: Front doors and all exterior solid doors may be painted, stained or finished in a special way. The front door of each home is the gateway or entrance to the heart of the home and should be enhanced or treated specially based on the appropriate design of the residence. Following, please find examples or solutions to front entrance ways that are acceptable under these regulations.



10. Porch Lighting & Exterior Lighting: Porch lighting that can be viewed from the street shall be low-level lighting. Only gas lanterns or lanterns with incandescent bulbs (preferably controlled by a rheostat) shall be allowed. Exterior lighting shall be achieved by using low-level moonlighting in trees, path lighting, low-level landscape up lighting, soffit lighting, and lanterns that are compatible with the style of the house (all operated by a photo cell). Exterior security lighting shall be directed toward the ground and not toward adjacent parcels or the roads. No flood lights shall be allowed that are visible from the street. Exterior lighting plans shall be submitted to the Architectural Control Committee along with the landscape plans. In addition, no exterior light will be installed or maintained which light is found to be objectionable by the ACC. Upon given notice by the ACC that any given light is objectionable, the owner of the homesite on which same is located will immediately remove said light or have it shielded in such a way that it is no longer objectionable.

11. Roofs: Although roof pitches and width of overhangs may vary according to house design, roof designs and specifications will be carefully scrutinized by the ACC as to the appropriateness to plan and compatibility to neighborhood ambience. The proportions of roofs must be consistent with the proposed architectural style. Acceptable roofing shall be one of the following: (1) antique slate, (2) new slate, (3) new or antique clay tiles (either barrel or plat) for the Tuscan styled homes, (4) synthetic slate, (5) wood shingles or (6) fiberglass shingles with a 30 year warranty (“Cap stone,” “Atlas,” “GAF,” “Grand Manor,” or equal.)

Heating / air conditioning and plumbing vents and other roof appurtenances shall not protrude or penetrate the roof on the street side unless determined to be absolutely necessary and approved by the Architectural Control Committee. Said roof appurtenances that protrude or penetrate the roof shall be painted to match the surface from which they project. Wherever possible, vents shall be grouped within the attic space to minimize the occurrences of roof penetrations.



12. Flashing: All flashing must be copper or painted galvanized metal. Exposed galvanized or aluminum flashing is not permitted.



13. Dormers (Functional): Dormers shall be traditionally detailed either in a segmented arch, hip gable or shed style. Dormers visible from the street shall be constructed of the same material used for the building walls on the front of the home (brick, stone, etc.). Under certain circumstances, natural wood (cedar, etc.) may be used on dormers visible from the street where other architectural features exist on the front of the home utilizing the same natural wood material (wood headers, entrance features, etc.). Horizontal lap siding (wood or Hardy Plank) shall

not be permitted on dormers visible from the street.

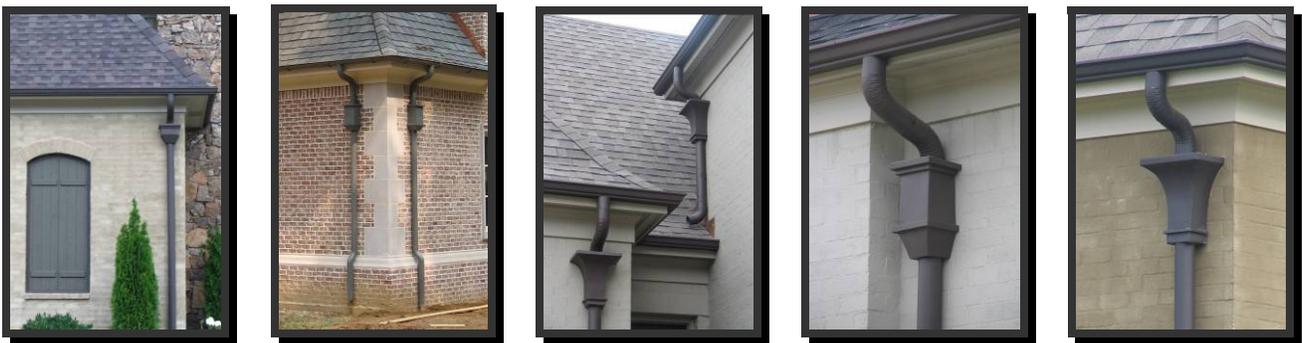


14. Dormers (Decorative): The ACC encourages the use of decorative dormers for the homes within this development where they are appropriate based on the architectural design of the home.

15. Copper Louvers & Vents: When the use of copper louvers and / or vents are incorporated into the architecture of the home (on the roof or within the gables), it is important to correctly consider the size of said louver or gable as it relates to the scale of the surrounding structure.



16. Gutters and Downspouts: Gutter and Downspouts, when used, shall be copper, lead-coated copper, or galvanized metal (painted). Gutters shall be a minimum of 6" on cast hanger straps – 6" half-round gutters are preferred but not required. Conductor heads (gutter box) of the same material as the gutters and downspouts shall be installed on all downspouts visible from the street. Conductor heads (gutter box), when used, shall be located below the frieze.



17. Garages: All residences must have a private, fully-enclosed garage which will accommodate a minimum of three (3), but not more than five (5) automobiles for vehicle parking. No garage door shall exceed ten (10) feet in width and each garage door shall be of the "carriage style" and constructed of metal or wood (painted or stained) with a

high-grade wood. No synthetic or flat paneled doors are allowed.

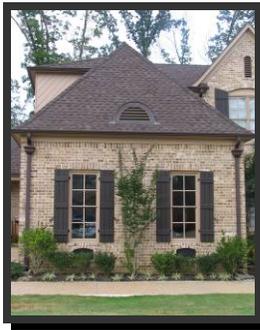
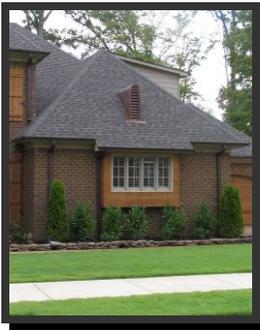
Primary attached garages facing any part of the street are not permitted, except where site configuration presents functional hardship, in which case alternate solutions will be reviewed by the ACC. Appropriate screening elements may be required on any garage door which can be viewed from the public realm.

The interior walls of all garages must be finished (tape, bed, and paint at a minimum). No garage may be left open to the public street for an extended period of time.

No garage will be permitted to be enclosed for living or used for purposes other than storage of automobiles and related normal accessory uses.



18. Garages (end facing street): For homes having garages with ends that face the public street, it is important to create an attractive façade utilizing architectural details inherent to the overall home’s architecture.



19. Driveways: All driveways and auto courts shall be (1) natural stone pavers, (2) granite cobblestones, (3) cast concrete pavers, or (4) washed aggregate concrete. Drives shall be a minimum of twelve (12) feet wide. Other finishes for driveways will be considered on a case-per-case basis as submitted to the Architectural Control Committee.

20. Exterior Building Steps & Sidewalks: Exterior Building Steps & Sidewalks shall be designed to blend with the style of the house and shall integrate into the landscape. All steps and sidewalks shall be constructed of natural materials with aggregate concrete or stamped concrete being allowed where it is tastefully done.

21. Unique Features: The Architectural Control Committed encourages the incorporation and application of appropriate unique features to home designs within this development. Including decorative details to gables, decorative brick or stone details at the ends of eaves, decorative spires or cupolas, decorative window boxes, and unique brick designs, etc... examples are as follows:



22. **Mailboxes:** All mailboxes shall be the “Renaissance” style (as used in all Renaissance Developments) being further identified as the “Pickle Fluted 4” Mailstand” as provided by Pickle Iron Specialties Company or identical equal.

23. **Utilities - Mechanical, Electrical, etc.:** All equipment, utility meters, gas meters, etc. shall be kept screened by adequate planting or fencing so as to conceal them from view of neighbors or the roads and to blend with the site and residences. All such equipment, etc. shall be located behind the front building line and toward the rear of the primary structure. No such items will be allowed in the front yard, or yards in the case of a corner lot. No window or wall air conditioning or heating units will be permitted.



24. **Refuse Containers, Woodpiles, etc.:** All garbage cans, service yards, woodpiles or storage piles shall be kept screened by adequate planting or fencing so as to conceal them from view of neighbors or the roads and to blend with the site and residences. All such items shall be located behind the front building line and toward the rear of the primary structure. No such items will be allowed in the front yard, or yards in the case of a corner lot.

25. Satellite Dishes: Dishes cannot be more than 18” in diameter and must be screened from view from the street and of neighbors.

26. Landscaping: The general approach to Landscape Design shall employ two basic considerations: (1) landscape conservation, and (2) uniformity in design application. Owners shall make note of the large variety and quantity of vegetation which already exists at the site. In order to preserve the natural beauty of the development, no tree larger than eight (8) inches in diameter measured twelve (12) inches from the grade shall be removed without the approval of the Architectural Control Committee.

Appropriate construction procedures should be followed to protect and preserve desirable trees, shrubs, and other landscaping which may exist on the construction site or on adjacent or nearby sites.

Good examples of mature vegetation should, whenever practical, be saved to give the design an established feeling. Cleared areas (front, sides, and rear) shall be adequately landscaped with trees, shrubs, and lawns designed to complement the architectural character of the proposed structure in form, location, and scale. The use of plant material with advanced maturity and of the highest quality shall be used to give the property a finished and established feeling. In addition to the landscaping placed around the residence, a minimum of two deciduous trees (three inches in caliper) shall be planted between the front of the residence and the road; and the front and side yards of each lot shall be solid (block) sodded and the rear yard shall be sprigged at a minimum.

In the event an underground irrigation system is installed to maintain landscaped areas, the irrigation backflow box shall be located out of the public view or adequately screened.

Landscape improvements (as approved by the ACC) shall be installed within ninety (90) days of occupancy or completion of the building. The ACC may allow delay of installation of specific elements of an approved landscape plan due to poor planting conditions.

27. Swimming Pools: All swimming pools, spas, or tubs must be sunken into and become an integral part of the yard, deck or patio. No above ground pools will be permitted.

28. Material & Color Approval: All roof, brick, mortar, stone, siding and paint color selections must be submitted and approved prior to installation or application.

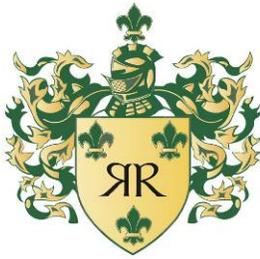
29. Fencing: It is the preference of the ACC that fencing be of the natural composition; i.e., shrubs or bushes be utilized as the solution to privacy whenever possible. In situations where fences are required for the purpose of containment or confinement, the ACC preferred fence materials will be the appropriate combination of masonry (brick, stone, or stucco), consistent with the architectural theme, color scheme, and finish trim used on the main structure, and wrought iron. If additional privacy is required, natural barriers of shrubs and bushes should be planted. All fencing located along the “Common Areas” shall be split-rail fencing identical to that installed by the developer.

Fence or Wall facing another property – The side of a fence or wall facing another property must be finished in an acceptable manner. The minimum standard will be a shadowbox fence with appropriate cap detail. The ACC may require installation of additional plant materials alongside fences or wall facing the streetscape or other properties, to soften the appearance thereof.

30. Low-Voltage Specifications: Renaissance Development Company would like to ensure that the homes built within our developments offer the security, safety, convenience and comfort today’s homeowner’s desire. This also includes applying technology to the homes ensuring forward thinking and future expansion capabilities. To this end, we have developed a set of low-voltage standards for construction of homes within our development. Said low-voltage standards can be found in a separate “Low-Voltage Specifications” document available upon request.

31. Variances: Variance to these Residential Design Regulations may be granted on the basis of architectural merit. These regulations will be updated periodically, and all subsequent changes will apply to all buildings, which have yet to complete the construction document phase.

The specifications contained herein are not a complete list of restrictions. Please refer to the Declaration of Covenants and Restrictions and the recorded Final Plat of Aston Park – Phase I for additional information, conditions and restrictions.



Renaissance Development Company

Jobsite Maintenance and Construction Management Standards:

During the period in which a site and/or building is under construction, the following minimum standards will be enforced to minimize disturbance to adjacent sites, as well as inconvenience to residents:

1. No dumping of any construction materials or debris is permitted anywhere within the development.
2. No excavation will be made except in conjunction with construction of an approved improvement. When such improvement is completed, all exposed openings will be property backfilled and graded.
3. Stockpiling of any building materials is not allowed within the drip line of any existing trees or within the road right-of-way. Cutting, filling or any ground disturbances will not be allowed within the drip line of any existing trees.
4. Temporary erosion control shall be required on site during construction. Hay bales, silt fences and/or overseeding annual grasses shall be required. Wind screening (orange fencing) shall be required on each site when necessary to contain debris. Removal of excessive mud from streets shall be the responsibility of the builder. Repairs to neighboring resident's property or common area property resulting from damage caused by inadequate screening or inadequate mud control will be charged back to the negligent jobsite.
5. Weeds must be cut back on a regular basis.
6. The use of a large industrial type dumpster shall be required and properly maintained on each jobsite. Location should be approved by the ACC if not within the building setback area. Under no circumstances shall the dumpster be located within the road right-of-way. Construction debris shall be collected and placed in the dumpster at the close of business each day.
7. Once commenced, construction will be diligently pursued to completion, and may not be left in a partially finished condition any longer than reasonably necessary for typical construction practices.
8. No signs, other than the approved standard Aston Park signs shall be permitted. Only two signs will be permitted on any single homesite at any given time (one standard builder sign / one standard real estate sign).
9. Loud radios or other similar devices that can be heard from the street or neighboring properties are prohibited.
10. Generators, trailers, trucks or other construction equipment must be removed from the jobsite at the close of business each day. Such equipment shall not be stored on the jobsite, street, neighboring parcels or common areas overnight.

The specifications contained herein are not a complete list of restrictions. Please refer to the Declaration of Covenants and Restrictions and the recorded Final Plat of Aston Park – Phase I for additional information, conditions and restrictions.

The Cloisters

CONSTRUCTION DOCUMENT REVIEW FORM Submittal Information Sheet

Submit to: The Cloisters Architectural Control Committee
Renaissance Development Company – located at the Renaissance Professional Park
3157 U.S. Highway No. 64 – Suite 200 – Eads, Tennessee 38028

Attention: Chairman

Submittal Date: _____ Lot No.: _____ Lot Address: _____

Contact Information:

Owner / Applicant:

Name: _____

Address: _____

Phone: _____

Architect / Designer:

Name: _____

Address: _____

Phone: _____

Builder:

Committee Meeting date: _____

Project start date: _____

Completion date: _____

Cert. of Compliance issued: _____

Name: _____

Address: _____

Phone: _____

Description of improvements:

Description of Materials: (Please attach other appropriate information, such as plot plan, elevations, architectural plans, etc. as required by the Standards):

The Owner / applicant understands the requirement of the design and construction standards and the Architectural Control Committee and has submitted all required information herein.

Owner / applicant signature

Date

The Cloisters

CERTIFICATE OF COMPLIANCE

Issued by: The Cloisters Architectural Control Committee
Renaissance Development Company – located at the Renaissance Professional Park
3157 U.S. Highway No. 64 – Suite 200 – Eads, Tennessee 38028

Lot Number: _____

Lot Address: _____

**The Cloisters Architectural Control Committee
has found the building and site improvements
on this lot to be in compliance with the
Aston Park Residential Design Requirements.**

Approval date: _____

Approved: _____
Signature of the Chairman

The Cloisters

Low-Voltage Specifications

Renaissance Development Company wants to ensure the homes built within our developments offer the security, safety, convenience and comfort today's homeowners desire. This also includes applying technology to the homes ensuring forward thinking and future expansion capabilities.

To this end, we have developed the following standards for construction of the homes in our communities.

Security Systems

Today's security systems offer a variety of features ensuring the safety and security of the homeowner. All homes should have the following minimum capabilities.

- All exterior doors and windows will be protected through the use of recessed security contacts. These contacts will not be surface mounted, but rather concealed in the jams and frames.
- The overhead doors on the garages should be contacted with industrial style devices capable of withstanding the environment in which they will be installed. These contacts will offer added protection for the homeowner as well as future home automation expansion capabilities should the need arise.
- Any room in the home with fixed windows should be protected with glass breakage detectors. These devices should be properly placed and offer adequate protection for the area being covered.
- Life-safety devices in the form of carbon monoxide detectors, photoelectric smoke detectors and heat detectors should be installed as required by the NEC. These devices should be connected to the main alarm control panel as 24-hour zones monitored regardless of the armed or disarmed status of the system.
- A minimum of two alarm keypads will be installed in the home, one in the Master Bedroom and one at the Garage Entry of the home. These devices should offer plain English LCD readouts to further simplify the operation for the homeowner.
- The security system should be capable of remote off-site monitoring should the homeowner decide to activate this service. The panel should be capable of universal monitoring thereby ensuring the homeowner can select the monitoring company of their choice.
- A battery back up capable of sustaining the entire security system for a minimum of 24 hours in an armed state should be provided and installed with the system.

Structured Wiring Systems

Today's homeowner requires a multitude of communication capabilities. These typically include telephone, cable television, satellite television, broadband internet service and computer networking. It is also becoming commonplace for the homeowner to have security cameras, door intercom systems and other subsystems requiring a specific wiring infrastructure.

A structured wiring system should consist of a specialized central panel with the appropriate connection modules to provide quality signal to all telephone, cable television and computer networking jack locations. This panel should provide surge suppression for all incoming signals provided by utilities and content providers. The panel should allow expansion for in-house cameras and DirecTV satellite systems.

All wiring and jacks should be bandwidth and parity checked to ensure proper terminations during the installation process. This will give the homeowner peace of mind knowing all cable television jacks are delivering correct signal, all telephone jacks are active and no showing any signs of crosstalk or interference and the network jacks are ready for their cable or DSL broadband modem. The networking should consist of the required firewall, router and switch hardware providing a minimum of 100BaseT connectivity.

The following specifications are meant to ensure the home in our developments can be marketed as technology ready.

- All wiring included in the structured wiring systems will consist of a minimum of 2GHz rated and bandwidth swept RG-6 coaxial cable and Category 5e 4pair twisted wiring. These wire types will be formed into a complete and comprehensive infrastructure as described below. All wiring should be properly identified with computer printed labels at both ends. When wiring is terminated, these labels must be replaced as needed to ensure proper identification needs in the future.
- All bedrooms, main living areas and entertainment areas will include a structured wiring jack location consisting of 2 RG-6 coax cables and 2 Cat5e 4pair twisted wires. These wires will be terminated in a single gang plate w/F-81 barrel connectors and Cat5e RJ-45 jacks. These jack locations should be placed at the anticipated television or computer locations.
- All bedrooms, main living areas and entertainment areas will include a structured wiring jack location consisting of a stand-alone Cat5e cable with a single gang Cat5e RJ-45 jack will be provided and installed as a secondary telephone location for the rooms. Typically these jack locations should be placed on walls opposite of the television jack locations.
- In all secondary room locations a structured wiring jack consisting of one RG-6 coax cable and 1 Cat5e 4pair twisted wire with the appropriate single gang F-81 barrel connector and Cat5e RJ-45 jack will be provided. These areas would typically include Exercise Rooms, Laundry or Utility Rooms, Garages, etc.
- Additional telephone only jacks consisting of 1 Cat5e wire with a single gang Cat5e RJ-45 jack should be provided as needed to ensure proper coverage of the home.
- A cable television building entrance service feeder will be installed consisting of 1 RG-6 coax cable from the utility demarcation point of the home to the central structured wiring system enclosure.
- A telephone building entrance service feeder will be installed consisting of 1 Cat5e 4pair twisted wire from the utility demarcation point of the home to the central structured wiring system enclosure.
- Prewiring for a future DirecTV satellite dish system should be placed in an appropriate location inside the Attic to allow the required dish to be installed in the future should the homeowner desire. The location of this wiring will depend on exterior aesthetics as well as clear views of the southern sky as required for proper dish aiming.
- The main entry of the home as well as any friend's entry, side entry, etc. should receive a single Cat5e 4pair wire homerun to the central structured wiring system enclosure. This feature will allow future door intercom stations to be added to the system at the homeowner's request.

- The development is very security conscious and today's homeowner's are very aware of the need for security cameras to monitor their property and to observe smaller children at play in the lawns. All homes will have camera prewiring provided by the structured wiring system. This wiring will consist of a single RG-6 coax cable homerun from each of the following locations to the central structured wiring system enclosure. This will allow the homeowner to add cameras as desired in the future.
 - Front Entry Door
 - Side or Friend's Entry Door
 - Front Lawn Area
 - Rear Lawn Area

Distributed House Audio System Prewire

In order to ensure the homeowner has the ability to easily add music to their home, all homes in the developments will be prewired to accommodate a distributed house audio system. This system will allow the installation of any type of system from a basic single zone system with localized volume controls in each room equipped with speakers to a comprehensive multi-zone system with keypad or touchscreen control in each location.

All wiring should be properly identified with computer printed labels at both ends. When wiring is terminated, these labels must be replaced as needed to ensure proper identification needs in the future. A minimum of 6 feet of slack should be left on each cable in the equipment closet. This will allow easy future termination of the wiring as needed. The wiring should be neatly bundled and protected from construction damage.

The wiring infrastructure will consist of installing a Cat5e 4pair twisted pair wire along with a 16gauge 4conductor speaker wire from the local volume control location in the room to the main equipment closet. This equipment closet location should also house the structure wiring system panel for added flexibility.

In each room a 16gauge 4conductor speaker wire should be ran from the local volume control location to each in-ceiling or in-wall speaker location. This allows flexibility for future design and layout.

The following rooms should be prewired as stated above under this specification.

- Master Bedroom (Two In-Ceiling Speaker Locations)
- Master Bath (One In-Ceiling Speaker Location)
- Dining Room (Two In-Wall Speaker Locations)
- Living Room (Two In-Wall Speaker Locations)
- Study/Library/Game Room (Two In-Wall Speaker Locations)
- Kitchen/Breakfast Room (Two In-Ceiling Speaker Locations)
- Family/Keeping/Hearth/ Den (Two In-Ceiling Speaker Locations)
- Covered/Screened Porch (Two-In Ceiling or Surface Mount Speaker Locations)

All wiring should be left behind the sheetrock for the homeowner to access in the future as needed. A prewire videotape should be taken prior to the insulation and sheetrock phase of the project. This video should be given to the builder to track for future homeowner upgrades. The builder should offer a copy of this video to the homeowner with the rest of the documentation package at closing.

Surround System Prewire

Homeowners needs vary. It is important to give each one an opportunity to add entertainment systems to their homes. By properly prewiring, it is easy to allow flexibility for each family's preferences.

Many homeowners want dedicated "media rooms" or "home theaters". These rooms become destinations for movies, sporting events, etc. Other homeowners would prefer a smaller surround system in the middle of the main family living area. This specification ensures the homes will be prepared for these requests. The Family Room,

Keeping Room, Hearth Room or Den offers a central space for the family to congregate. These rooms are typically located off of the Kitchen/Breakfast area.

This location should be prewired for front left, center, right, right rear and left rear in-ceiling speakers. These speakers should be laid out around a designated television location to ensure proper sound field coverage. A 14gauge 2conductor speaker wire should be placed from each location to the main television location for this room.

A 22gauge 2conductor shielded audio wire should be placed in a location appropriate for a freestanding powered subwoofer system. An electrical outlet should be provided near this jack location.

A prewire videotape should be taken prior to the insulation and sheetrock phase of the project. This video should be given to the builder to track for future homeowner upgrades. The builder should offer a copy of this video to the homeowner with the rest of the documentation package at closing.

Home Theater System Prewire

Today's homeowners have a multitude of opportunities for a dedicated home theater system. Equipment costs, custom theater furnishings and specialized room treatment kits offer the ability to have anything from a basic media system to a full fledged theater. It is important that the development offers the homeowners the ability to take advantage of the choices. Therefore a designated room will be prewired for this functionality.

In most floor plans a dedicated media room or home theater room has been identified. This room may be identified as a game room or playroom. This room will receive the home theater system prewire.

The wiring infrastructure for this room will consist of the following items. The room will be set up for a front projection, rear projection or plasma display to allow the greatest degree of flexibility.

- A main equipment location in this room will be specified prior to the prewiring. This location should not be located on the screenwall if at all possible. During the prewire phase of the project it will also be important to have the structured wiring jack location at the main equipment location of this room.
- A 12gauge 2conductor speaker wire should be installed for each of the front left, center and right channel speakers. These should be placed in the screen wall location and should have enough separation to provide adequate imaging. These wires should run from the ceiling down to the bottom of the wall allowing the home to select freestanding or inwall speakers. These wires should be run to the main equipment location for this room.
- A 12gauge 2conductor speaker wire should be installed for each of the right side, right rear, left rear and left side speakers. These should be placed in appropriate locations of the wall or ceiling to ensure a proper surround sound field. These wires should be run to the main equipment location for this room.
- A 22gauge 2conductor shielded audio wire should be run from the main equipment location of this room to an appropriate location for a free-standing, powered subwoofer system. An electrical outlet should be placed close to this location to supply the required electrical service for the subwoofer.
- A Liberty Wire & Cable EZ-LINK-50 universal display cabling system will be installed between the main equipment location for this room and the future front projection device. The projector location should also be placed at the correct distance from the screenwall allowing maximum flexibility for screen sizing. This cabling system ensures the correct signal distribution can be accomplished as needed both now and in the future.

- A 12gauge 3conductor SO electrical cable should be installed between the main equipment location for this room and the future front projection device. This will allow power form the main equipment location in this room to supply the projector, eliminating ground loops and potential electrical interference.
- A Liberty Wire & Cable EZ-LINK-50 universal display cabling system will be installed between the main equipment location for this room and the future rear projection/plasma device. This cabling system ensures the correct signal distribution can be accomplished as needed both now and in the future.
- Should the room have windows, prewiring for future shading control is advised. This wiring should include a 16gauge 4conductor control wire along with a 22gauge 2conductor shielded control wire from the window casement to the main equipment location for the room.
- The main equipment location for this room should have a minimum of a 20amp dedicated electrical receptacle to ensure proper service for the electronics.

A prewire videotape should be taken prior to the insulation and sheetrock phase of the project. This video should be given to the builder to track for future homeowner upgrades. The builder should offer a copy of this video to the homeowner with the rest of the documentation package at closing.