



BRAYSTONE PARK

Architectural Guidelines

September 2003

** Using one of the above architects will involve a short review process. However, if you choose not to use one of the above architects, then you must submit your plans for review to Millard and Stevens. The initial review fee is \$350.00 and the resubmittal fee is \$150.00.*

Braystone Park Architectural Guidelines

When designing your house plans, please keep in mind the following architectural requirements. Prior to beginning construction, your plans, including a site plan, must be reviewed and approved by the Architectural Control Committee (ACC).

The first step in the design review process will consist of an informal sketch review with the builder and architect, during which we will discuss the general concept of the plan, including the orientation of the house and the garage on the lot, and together agree on any necessary improvements or changes. In addition, your landscape plan must be approved prior to installation of the driveway. The Homeowners Association may impose a substantial fine against anyone who starts construction prior to plans approval.

Architects:

All exterior elevations **must** be designed by one of the following architects:

Archimania

Jeff Blackledge and Todd Walker
356 S. Main Street
Memphis, Tennessee 38103
Phone: 527-3560

Looney, Ricks, Kiss

J. Carson Looney
175 Toyota Plaza, Suite 600
Memphis, Tennessee 38103
Phone: 521-1440

Douglas T. Enoch

5050 Poplar Avenue, Suite 111
Memphis, Tennessee 38157
Phone: 685-7636

Millard & Stevens

John Millard
766 South White Station Rd., Suite 2
Memphis, Tennessee 38117
Phone: 682-5631

Charles Shipp

4646 Poplar Avenue, Suite 244
Memphis, Tennessee 38117
Phone: 680-0204

Lavelle Walker

5119 Summer Avenue #408
Memphis, Tennessee 38122
Phone: 683-7529

**Shapiro & Company
Architects, Inc.**

Brad Shapiro
4646 Poplar Ave., Suite 517
Memphis, Tennessee 38117
Phone: 685-9001

General Guidelines

1. **House Size:** Minimum required heated and finished area is 3,400 square feet.
2. **Garages:** Garages shall face the side or rear, and shall not face the street, unless otherwise approved in writing by the ACC. Corner lots which require the garage doors to face the street shall require additional measures as required by the ACC to soften/screen this impact.
3. **Ceiling Height:** Minimum 9' smooth ceilings throughout.
4. **Floor Height:** At least 20 inches clearance must be provided between the first floor elevation and finished grade along the entire front of the house (and street side on corner lots), unless otherwise approved by the ACC.
5. **Cladding:** Must be wood mold, simulated wood mold, or used brick with an approved mortar color or stucco on all fronts (and street side on corner lots), and on sides and rear to at least the first floor ceiling joists unless otherwise approved in writing by the ACC.
6. **Roofing:** All roofs must meet or exceed dimensional 25 year shingles, and must be of slate blend, weathered wood, weathered gray, oxford gray, estate gray, or shadow gray color, unless otherwise approved in writing by the ACC.
7. **Windows & Doors:** All windows must have wood frames (vinyl clad or aluminum clad windows are acceptable, with color to match trim), and brick mold is required. True divided lite or simulated divided lite windows shall be used where visible from the street. No snap-in grids shall be used on windows visible from the street.
8. **Siding:** Siding must be 4" - 8" wide. No 4' x 8' sheet siding or stucco board allowed.
9. **Colors:** Roof, brick, mortar, siding, stucco and paint color selections must be submitted and approved prior to installation or application.
10. **Columns:** Columns must be wood, stone or cast concrete with a smooth finish. Whether round or square, columns must be properly proportioned. If round, the column must have the proper entasis, or taper, associated with classical proportions. Conventions of classical proportion also dictate that the top of the column shaft must align with the finished face of the beam, or entablature, above.

11. **Railings:** Railings must have well-proportioned square or turned balusters and shall be made of wood or an approved synthetic such as certain products available from Fypon. Iron railings and combination masonry and iron railings are also acceptable, as approved by the ACC. Certain stone and cast products, as approved by the ACC, will be allowed for use in balustrades. Specific information on desired railings should be submitted to the ACC for approval with construction drawings.
12. **Shutters:** Shutters shall be paneled, plank (French), or louvered in configuration and shall be operable or appear operable. Shutters are to be made of wood or an approved synthetic such as those manufactured by J & L Shutters in Memphis. Louvered shutters must have blades that are at least 2" wide. All shutters must be hinged and must be held in position with shutter dogs.
13. **Chimneys:** Chimneys must be brick or stucco veneer of an approved color. No stucco board or siding is allowed.
14. **Flashing:** All flashing visible from the street must be copper, except step flashing (which must be painted to match roof or trim).
15. **Concrete:** All driveway inlets and sidewalks, where required along the street, must be 4,000 psi limestone concrete with a light broom finish. *All driveways, from the inlet back, toward the house, and all front yard flatwork, must be of 4,000 psi exposed pea gravel or limestone aggregate concrete or brick unless otherwise approved by the ACC. Any stained concrete beyond the driveway inlet shall require written approval from the ACC. Asphalt and plain concrete beyond the driveway inlets are excluded.

*Sidewalks must be installed by each lot Owner as specified by the Town of Collierville and must be installed within 12 months after the top layer of asphalt is installed.

16. **Mailboxes:** All lots shall have a decorative wrought iron "Halle" type mailbox, available from Pickle Iron Company or Grahams Lighting. Colors may be antique brown, verde green, or black.
17. **Landscaping:** Solid sod all yards, front, sides, and rear. At least two trees (4 on corner lots) of a minimum 4" caliper must be planted in the front yard.

No landscape credits to buyers. Approved landscaping must be completed by builders within 2 weeks after completion of the house. The value of landscaping material for the front yard must be at least \$1,500 excluding trees and sod.

Screen all A/C compressors, meters and transformers from view from the street.

18. **Fences:** All fences and walls must be approved prior to construction. No chain link fences are allowed, unless located within a wood fence and screened so as to not be visible from outside the yard. Wood fences must be of cedar or cypress, board-to-board, with a wood

cap,
smooth side out (if visible from street) and shall not exceed 6' in height. A brick column, as shown on Exhibit "A", shall be erected at the common property line between houses to separate the ownership of the wood fences. No top ornamentation permitted on top of brick column. No brick column or wood fence between houses shall be permitted closer to the street than 15' behind the front of the house.

19. **Common Open Space Fences:** In order to preserve the openness to the parks and common open spaces, no fence is required on lots that have rear or side yards abutting them. However, if the lot owner wishes to erect a fence, it must be a 6' wrought iron fence with brick columns as shown on Exhibit "A". Brick columns are required at each property corner and equally spaced in between as shown on Exhibit "A". Gates are permitted as shown on Exhibit "A", but are not required.
20. **Utilities:** All utility connections, including cable TV and telephone must be underground.
21. **Satellite Dishes:** No satellite dishes in excess of 18 inches in diameter. All dishes must be screened from view from the street and of neighbors and must be approved in writing by the ACC prior to installation.

The above is not a complete list of covenants and restrictions. Please refer to the Declaration of Covenants, Conditions and Restrictions, and the recorded final plat of Braystone Park Subdivision for additional information and conditions.

Should you have any questions or if we may be of any help at any time, please do not hesitate to call us at 766-4246.