

Stonehenge Architectural Review and Control (ARC) for Homeowners

During each calendar year, your Board of Directors is required to review and approve or disapprove numerous homeowners' applications for changes that are proposed for the exteriors of our homes and lots. This responsibility for review and approval is vested in your Board by our association's ***Declaration of Covenants, Conditions, and Restrictions***, also referred to as our ***CCRs***. The purpose for this review, as it is defined in our CCRs, is to ensure that all exterior changes are of good quality and in harmony with the overall standards of the neighborhood. The Board assigns this responsibility to a permanent committee, called the ARC Committee, which is dedicated to reviewing and approving all exterior changes to the homes and lots in Stonehenge.

What this means to each of us who live in Stonehenge is three-fold. First, it provides each of us with a degree of protection from inappropriate or offensive changes that would negatively affect all our property values and our enjoyment of our surroundings, both from a quality standpoint and from an aesthetic standpoint. Second, it means that each of us has a responsibility to apply for this approval whenever we want to make changes, including new or refurbishment construction, to the exteriors of our homes and on any outside structures on our lots. And third, in a few cases, it means that the CCRs may require individual homeowners to act to correct an exterior problem that is negatively affecting the aesthetics and/or property values of the neighborhood and the harmony of the property within the whole.

Your Board does not take these CCR responsibilities lightly. Every homeowner's ARC request is carefully considered based upon the guidelines. A timely response to the homeowner is always sought so that plans and schedules can be maintained. Most homeowners' requests are responded to within 14 days. The vast majority of architectural requests are necessary and appropriate, and your Board is happy to give its approval and to see quality upgrades being made to our homes.

Occasionally, homeowners will forget about this important CCR process and begin a project without approval from the Board. Stonehenge has recently had a few cases such as this, and it is difficult for everyone when this process has to be performed retroactively. A worst-case scenario would be for an exterior project to be well underway or even fully complete, and for a belated ARC request to be denied for some reason. In such a case, the CCRs are very clear that the homeowner may be required to restore his property to the original condition and that it be done at the homeowner's expense.

We never want to arrive at the point in one of these situations where a reversal must be required. In order to prevent such an incident from occurring, we should all be aware of our legal requirements to first seek the approval set forth in our CCRs before we begin any exterior changes.

The approval process is very basic and your Board has attempted to make it as simple as possible. There is a short, one-page application form, called the Architectural Review and Control form that is to be filled out and submitted to our Property Manager, Accurate Income Tax; 1804 Williamson Court; Suite 108; Brentwood, TN 37027. Accurate Tax can be reached at (615) 256-7146 for assistance.

You can find a current blank copy of this ARC form on our HOA website: www.stonehengen.tn.org, under the HOA Documents tab, where you can print as many copies as you need. Make sure you are submitting the current ARC form and format from the website. Old previous versions of this form will not be accepted.

The ARC form simply needs to be completed and submitted with your attached documentation to the address above and Accurate Tax will distribute it to the Board for you. Again, you should normally receive your answer from the Board within 14 days.

In completing the ARC form, please remember that your request should convey how your color changes or design/materials changes will harmonize with the unchanged portions of the house. Proposed changes in colors for each area to be painted must be identified for each portion to be painted, especially if more than one color is to be used in the project.

All trim should normally be the same color, including gutters, downspouts, windows, doors, and garage doors.

All proposed colors to be used in the project should harmonize on the house and with other houses within the neighborhood.

Driveways, sidewalks, steps, stoops, patios, decks, etc. are exterior parts of each house and lot and must be approved for any changes also. The ARC Committee encourages all concrete driveway replacements to be of exposed aggregate concrete.

It is very important to remember that the goal of our HOA is to consider all requests for changes in the context of an architecturally controlled neighborhood that protects every homeowner's property value and their ability to enjoy the place where they live.

Sincerely,

Board of Directors
Tennessee Stonehenge, Inc.