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OVERTON RETREAT

Architectural Guidelines



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1. Introduction

The Site

Overton Mountain is nestled deep in the foothills of central Tennessee. Mountain lakes, streams and waterfalls, rocky cliffs, and dramatic vistas characterize the serene, rugged beauty that has drawn people to this area for hundreds of years. Overton Retreat provides parkland and hiking trails over the top of Long Mountain to access some of the most stunning scenery in central Tennessee. While the area is secluded and rural, it is also easily accessible: within 90 minutes of Nashville, Chattanooga and other urban centers.

The Community

Overton Retreat is a place of retreat and recreation. Homes cluster around community open spaces, two lakes, hiking trails, and numerous common gathering facilities, fostering a community while allowing all residents to partake in the beauty and natural splendor of the site. With its unparalleled location and local history, Overton Retreat is a gathering place for people with an appreciation for both tradition and innovation. As a family-oriented community, each home retains a feeling of privacy, but is also designed to be an integral part of the surroundings. Buildings for social gatherings as well as shared green spaces and trails provide opportunity for family interaction. Site and climate specific design, orientation, and construction will ensure that each house is unique in character, innovative in implementation, and contributes to the community's environment as a whole. All structures in Overton Retreat represent high-quality construction and design and contribute to the emergence of a distinguishable identity.

2. Design Guidelines

At Overton Retreat, the goal of the design guidelines is to create a common community character while encouraging creative design expression. It is intended that the simplest structures will add to the quality and appearance of the community, and that the most creative desires of homeowners or designers will find room for expression.

The architectural style of Overton Retreat has been developed from a combination of historic style influences and modern forms. The styles influencing the guidelines are Rural Gothic, Adirondack and Tennessee vernacular styles. The background of these styles as well as the elements of each style incorporated into these guidelines are described further in the next section.

Contemporary forms not typically found in these styles, such as curved or angled walls, more extensive use of glass, or towers are to be combined with the historic influences to create the style found throughout Overton Retreat.

Overton Retreat offers spectacular views and unique natural features throughout its home sites. All structures within the community should relate to the topography of the sites as well as incorporate natural materials, appropriate massing and site responsive design.

It is not the intent of the design guidelines to duplicate or select one of these historic styles, but to blend these architectural influences together to create a new style unique to Overton Retreat. Each home should be as unique as the site on which it stands.

Design Guideline Influences

Rural Gothic

History

Settlers who were nostalgic for the old medieval cottages and farmhouses they had left behind brought the Gothic Revival style to the New World. This style, already outdated in Europe, sprang to new life up and down the Atlantic Seaboard as people discovered that not only was it comforting, but it was also comfortable.

In rural settings, the forms that were originally wrought in brick and mortar were translated into wood and stone. As farmers continued to adapt these familiar forms to the rural landscape, a distinctly American style was formed. Early American architects Andrew Jackson Downing and Alexander Jackson Davis, strongly influenced the development of this style through the publishing of several books with sample house designs published in the middle 1800s.

Downing and Davis drew inspiration from the grandeur of the great European Cathedrals and translated gothic expression of form into grand country residences throughout the Eastern States. The success of Rural Gothic resulted from the general public desire to escape the industrial hardness of the city and emerged, as people grew tired of the formal expressions of Classic Revival that had been proliferated in the early years of the nation.

Also known as the Picturesque Style, Rural Gothic is identified by its use of natural materials, simple architectural forms, and precise detailing. Bracketing, pointed, arched windows, and high, sloped rooflines are quintessential elements.

Influences incorporated at Overton Retreat:

Basic massing or form of the homes

Steep roof pitches

Large roof overhangs

Window and door shapes

Adirondack

History

Drawn from a variety of sources, and later to influence some of the great building of the mountain west, the Adirondack style emerged as the predominant style of rural summer residents in the Adirondack region of New York. Growing out of the desire of people to escape the cities and experience the natural surroundings and mountain scenery, the Adirondack style became a predominant architectural expression for mountaintop architecture.

Timber frame structures, with unique and ingenious natural expressions of materials, created a cottage/cabin feel that blended into the natural scenery. Meticulous craftsmanship and innovative use of materials are essential components. Natural finishes, large windows, use of natural exterior elements in the interior, great rooms, and massive stone fireplaces are common elements of this style.

Influences incorporated at Overton Retreat:

Naturally finished materials
Exposed structure
Post brackets
Complex, naturalistic railing and baluster design
Large windows
Stone Chimneys and Building Elements

Tennessee Vernacular

History

While not a style in itself, vernacular architecture is a concept of using locally available materials, traditional local cultural expressions and elements, and local climate conditions as reflections of the unique surroundings and history of a region. A prime example of rural vernacular architecture exists right on the property. The Overton Lodge, built in the early 1920s, incorporates a unique chestnut bark siding with stone and timber frame construction.

Tennessee vernacular architecture employs several unique forms that are especially suited to the region's climate and topography. These elements include the dogtrot or breezeway, the log cabin with square-notched logs, the L-shaped house or barn, generously pitched roofs, front or wrap-around porches.

Influences incorporated at Overton Retreat:

Local, natural materials
Large porches
Breezeways
'L' shaped plans
Relationship to site

Contemporary Architecture

History

In many places throughout the world, designers have used traditional styles or materials in new ways, creating structures that are clearly modern, but connected to the past. Through constant technological innovation in materials and structural capabilities, architects and designers have been enabled to continue to explore new concepts in design. While holding to some traditional concepts of design and expression, new homes can adapt to modern lifestyles with a greater focus on natural light permitted by more energy efficient window systems, larger volume spaces and open plan designs, and incorporation of recent technology. This is also the intent of the Overton Retreat guidelines, to allow for modern adaptations of historic ideals.

Influences incorporated at Overton Retreat:

Massing elements – curves, angles, towers
Use of glass – Large windows and glass areas

Design Guideline Implementation

The guidelines are implemented through the Core Guidelines and Architectural Review.

The *Core Guidelines* outline the mandatory requirements and encouraged direction of design at Overton Retreat. These guidelines are divided into three sections: Site Planning, Design Elements, & Landscaping.

Architectural Review is performed by the ARC. The design is reviewed to ensure compliance with the requirements and intent of the guidelines. The committee will look for substantial compliance with the intent of these design guidelines as described in the introductions and *Encouraged* sections of each category. The committee will also look for compliance with all requirements described in the *Mandatory* sections.

Design components and concepts not specifically identified herein shall be encouraged provided that they are demonstrably influenced by the historic precedents used at Overton Retreat. Unique and innovative interpretations of these influences are permitted and encouraged.

Owners and designers should carefully consider proposed design elements prior to submission. Proposed stylistic details shall enhance the overall character of the design and contribute to the overall feeling of Overton Retreat as described by these design guidelines.

These Guidelines continue to apply after the construction of all improvements.

Site Planning

Home Site Zones

Home sites at Overton retreat (also referred to as “lots”) are located in two zones – Lakeside and Bluff. Each has its own unique character within the community as described below.

Bluff Homes

Bluff homes are sited on larger home sites allowing for more expansive designs. Use of stone is encouraged, and homes are intended to blend with the cliff face character and exposed stone outcroppings found on many sites. Orientation to natural lighting is encouraged to capture sunset or sunrise and distant views. Close attention will be given to impact of design and constructions to the rocky cliffs and bluffs in this zone. Rock bluff features should not be adversely disturbed by the presence or design of any structure.

Lakeside Homes

The lakeside homes are on smaller home sites of 1.5-2.5 acres. The homes are to be comparatively simple in form. Natural materials and predominantly wood exterior elements are strongly encouraged.

Structure Location

Building envelopes and other site restrictions have been created to preserve the native forest character of Overton Retreat as well as privacy between home sites.

Mandatory

- All structures must be located entirely within the building envelope defined for the lot (a 100 foot diameter circle shown on the recorded plats), subject to the following:
 - Outbuildings under 160 square feet may be constructed outside of the building envelope but must be a minimum of 25' from the side property line and may not be deeper in the lot (with respect to the road frontage) than the center of the building envelope.
 - Up to 50% of a detached garage structure may extend beyond the limits of the building envelope, but must be a minimum of from the 25' side property line and may not be deeper in the lot (with respect to the road frontage) than the center of the building envelope.
 - Unique designs may require portions of guest houses and other habitable structures to be located outside of the building envelope, but such structures must be a minimum of 50' from the adjacent property line and may not be deeper in the lot (with respect to the road frontage) than the center of the building envelope.
- No structures may be built in the “no-cut zone” as defined in the landscaping guidelines.
- No structure may be placed within 20'-0” of a rock bluff.

Permitted Structure Types and Quantities

The total number of structures on each site has been limited to retain the rural density of the community. The uses permitted on each lot have also been limited as described below.

Mandatory

- No outbuildings may be constructed prior to the construction of the residence.
- Up to five structures may be built on each lot.
- Uses are limited to the following:

Single Family Residence

- Only one single-family residence may be constructed on each lot.
- Only one kitchen, which shall be located in the residence, is allowed on each lot.
- The residence may be made up of multiple detached structures provided that they are located within the building envelope. Each structure will count toward the structure limit.
- Lakeside homes may not exceed 3,000 square feet of enclosed space. This does not include porches, decks, unfinished basements, attics, etc. A finished basement in the volume of space resulting from a grade change from the street side of the house (not to exceed 3.0 feet higher than the natural grade for purposes of this exception) to the natural grade at the rear of the house will not be counted against the 3,000 square feet limit.

Garages (Including Carports)

- Each garage is limited to 750 square feet of ground coverage.
- Garages shall have a maximum capacity of two cars.
- Up to two garages may be constructed on each homesite.
- Garages may contain one bathroom with toilet, sink and shower or bathtub.

Studios

- One studio structure shall be permitted on each homesite.
- Studios may contain one bathroom with toilet, sink and shower.

Greenhouses, storage sheds, etc.

- These structures may be constructed provided that they meet the design guidelines.
- Bathrooms are not permitted in these structures.

Guest Houses

- Similar to studios but may include sleeping area, refrigerator, sink and microwave.
- The maximum enclosed guest house size is 600 square feet.

Design Elements

Designs for Overton Retreat residences are encouraged to be innovative, re-interpretive, and contributive. It is not the intent to regulate individual creativity or to inflict overly restrictive restraints on any residential design, but to instead promote relationships between each home and its neighbors, community, and site. With this goal, the following standards have been developed to assist the design process.

Building Forms and Massing

The form and massing of a building refers to the overall shape and connection of the parts of a structure. Massing is an essential component in the overall character of a structure and its integration into the property.

These guidelines are intended to encourage building forms that are informal, additive & asymmetrical, and relate to their site. They also address the differing design intent for Bluff and Lakeside homes.

Encouraged

- For all structures, additive massing is strongly encouraged.
- Long, unbroken exterior walls are discouraged.
- Detached garages are encouraged.
- Buildings should reflect the intimacy and natural scale of their setting, without dominating or defying their contexts.
- Asymmetrical primary massing is encouraged. Single masses are discouraged.

Mandatory

- Ridgelines over 50'-0" unbroken will not be permitted. Chimneys clad in stone (or cast stone) that run through the ridgeline, and cross gables with the same height as the primary mass ridgeline, are considered breaks in the primary mass ridgeline.
- Garages, if attached to the residence, must be a building mass distinct from the main body of the residence.
- Each single-family residence shall be unique, and no replication or near replication of the exterior of any approved residence shall be permitted.
- Lakeside structures shall be comparatively simple and compact forms with a rustic appearance. Complicated and over-scaled forms will not be permitted in the Lakeside area.
- Bluff area structures must use additive massing fitted to the topography of the site. Large single masses will not be permitted for very large structures.

Building Height

The height limits are designed to establish a hierarchy between structures on each site, limit building height in relation to the tree canopy, and encourage tower elements.

Mandatory

- Building height shall be determined from the original or existing grade prior to construction activity on the lot.
- Except as provided below, building heights for individual residences are limited to 35'-0".
- Detached garages are limited to 25'-0".
- Other outbuildings are limited to 18'-0".
- Up to 200 square feet of the primary structure on each lot (plus the area of the stairwell reasonably required to access such higher area) may exceed 35' 0", but may not exceed 50' 0".

Foundations

Large expanses of foundation should be minimized or eliminated. Structures are encouraged to follow the existing contours of the site. Foundations should have a rural appearance and appear as natural connections to the surrounding land.

Encouraged

- Structures should follow the contours of the site to reduce grading around the structure and long or tall expanses of foundation.

Mandatory

- Foundations may be constructed of any acceptable material to satisfy the structural needs of the design.
- No exposed raw concrete, CMU or block shall be permitted. All such surfaces shall be covered with stone. Cast stone and artificial stone shall be permitted as approved by the ARC. Patterned concrete or parging is discouraged.
- Any large or high foundation walls shall be broken up by the incorporation of porches, decks, windows or doors. This will be an issue of special concern in areas visible from common areas and trails.
- No filling shall be done beyond 15' from any point on the foundation.

Exterior Walls

Wall guidelines are intended to maintain a rural appearance also in keeping with the stated design influences of Overton Retreat.

Mandatory

- Siding on a residence must be wood, wood grained Hardie board (or similar solid fiber simulated wood) or stone. Permitted siding types are clapboard, shiplap, lap, shakes, log siding, stone veneer, cast stone and board & batten.
- No brick, CMU, exposed concrete, metal, vinyl or other manufactured siding shall be permitted at Overton Retreat.
- Homes may utilize two or more types or orientations of siding on a façade provided they blend with the character of the overall design.
- Any primary wall material used must wrap the entire massing element it is used on. Materials that do not wrap all the walls of a mass element are not permitted.

Fenestration – windows, doors, & openings.

Fenestration may be larger or more expansive than historically found, but should be implemented in historically influenced ways.

Encouraged

- Protected openings are encouraged through the use of overhangs and wall or roof projections.
- Orientations that capitalize on natural airflow and passive heating and cooling methods shall be encouraged.
- The use of thermal pane units and shading should be standard practice.
- The use of glass in exterior doorways shall be encouraged.

Mandatory

- Layout and design of fenestration shall reflect the influence of the historic styles used as Design Influences at Overton Mountain – patterns that do not reference these styles will not be permitted.
- Large expanses of glass may be permitted but shall not overly dominate visible facades.
- Mirrored glass is not acceptable.
- On all elevations facing the street, adjacent lots or lake trails, each window sash with a glass area exceeding 4.5 square feet shall have a minimum of four panes, provided that only the upper sash must meet this requirement for double hung windows. Fixed picture window units may be allowed if combined with two or more windows meeting the above requirement.
- Windowpanes may not have horizontal proportions.

- Fixed muntins shall be required when muntins are required; snap-in and removable muntins and muntins placed only inside the glass shall not be approved.
- Windows shall be made of wood. Vinyl, aluminum, or copper cladding may be approvable. No windows made entirely of metal or aluminum or vinyl shall be permitted.
- Windows may be painted, factory finished or left natural to weather.
- Doors may be made of any material, but shall have the finished appearance of wood. Flush doors, of any material, with no panels are not permitted for exterior use.
- Front doors must be protected by a minimum 3'-0" overhang, porch, recess, etc.
- Doors may be painted or stained in appropriate colors.
- Garage doors must be single bay only and of appropriate size and scale to the building.
- Garage doors are not permitted to directly face the street.
- Garage doors must be constructed of, or faced with, wood.
- Glass in all doors must meet the same requirements as glass in windows.

Decks, Porches, Balconies, & Exterior Stairs

Porches are encouraged within the community; they should maintain a historically influenced, rural character.

Encouraged

- Open rafters or sloped ceilings shall be encouraged for porches.
- Railings on balconies, decks, stairs, and porches are encouraged to be new interpretations of traditional patterns.

Mandatory

- Each home must incorporate at least one first floor porch element, covering a minimum of 100 square feet.
- Porches shall be supported by decorative brackets or posts of at least 6" nominal thickness in all directions. Porch supports shall be architecturally consistent with the home.
- Decks and balconies may be projected off any façade or designed into the mass of the structure.
- Railings on balconies, decks, stairs, and porches must meet applicable safety codes and must be open rail systems unless integrated into the building mass.
- Unbuilt areas under decks must be naturally integrated into the surrounding landscaping or screened from view. Screening, if used, must be consistent with the overall design of the house and site.
- Deck or porch posts visible from trails or streets over 3' 0" in height shall be clad in real or cast stone with outside dimensions of at least 18" x 18".

Chimneys

Chimney design should reflect the rural character of Overton retreat.

Mandatory

- Chimneys may be built of any materials allowed to meet appropriate fire and safety code requirements.
- All chimneys must be faced with stone on the exterior or may have an exposed metal flue in homes using metal roofs. Stone may include natural stone, cast stone or synthetic stone of type and manufacturer approved by the ARC.
- No exposed brick and no chimneys finished with siding material (including wood or vinyl) shall be permitted.

Roofs

Rooflines must be in keeping with the historic influences used at Overton retreat.

Encouraged

- Steep roof pitches of 14:12 or larger are encouraged.
- Primary roof pitches below 12:12 are discouraged.
- Full house gutters are discouraged due to maintenance issues.

Mandatory

- All second floor roofs (excluding dormers), and at least 60% (measured horizontally when viewed from above) of the total roof area of a structure (including all porches, towers and dormers), must have a minimum pitch of 10:12.
- Except as provided below, towers and dormers are to have a minimum pitch of 4:12.
- Except as provided below, porches are to have a minimum pitch of 3:12.
- Flat roofs shall only be permitted for sunrooms, decks, connectors, porches, & towers. Flat roofs shall not exceed 10% of the total roof area of a structure, measured horizontally.
- Roofs are to be metal, wood or slate. Glazed tile, asphalt, or fiberglass shingles are not allowed.
- All structures are required to have minimum roof overhangs of 18", measured horizontally.
- All soffits shall be open and have exposed rafter tails. Rafter tails must have a minimum of 2" visible in elevation. Gutters may not obscure the rafter tails.

Dormers

The use of dormers is encouraged.

Encouraged

- Large or long roof expanses should be broken up with dormers.
- Multiple dormers are preferred to clustering of windows into one larger dormer.
- Unique and innovative solutions to natural lighting that reference the historic design influences of Overton Retreat shall be considered.

Mandatory

- Each residence must have at least one dormer.

Skylights

Skylights may be used provided they do not obscure the traditionally inspired character of Overton retreat.

Mandatory

- Bubble or raised skylights (over 6" off the roof plane) shall not be permitted.
- No skylight shall be permitted on the roof plane facing the street.
- Skylights may not be used on dormer roofs.
- Greenhouses or glass roof systems may be permitted as appropriate.

Trim, Overhangs, and Detailing

Details used must be appropriate for the design influences and used consistently throughout the design.

Mandatory

- Door and window trim shall be demonstrably influenced by the historic design influences used at Overton Retreat.
- Trim shall be of the same materials permitted for walls.
- Details throughout any structure, including door and window trim, corner trim, dormer trim, and fascia and rake details, etc. must substantially match or relate to each other.

- The underside of roof decking at exposed soffits shall be built of individual boards of finish grade dimension lumber (or an acceptable facsimile). Exposed plywood is not permitted.
- Shutters, if used, shall be made of wood and be fully operational and consistently placed. Shutters must be able to completely cover windows to which they are attached. Shutters may be painted or stained.
- Gutters and downspouts shall be made of wood or metal and be designed and built to blend with the structure. Metal gutters shall be of heavy gauge aluminum, steel or copper.
- PVC shall only be permitted for downspouts if boxed in wood, so that no PVC is visible from the exterior.

Colors

The palette of colors used in the community is intended to blend and complement with the natural surroundings.

Encouraged

- Browns, reds, grays and greens, or natural wood to weather shall be the preferred shades used in most circumstances.
- Bluff houses are strongly encouraged to use darker natural colors.

Mandatory

- Colors shall be primarily earth tones, selected to encourage buildings to blend with their natural surroundings.
- Colors should not stand out, produce glare or otherwise dominate the character of the community.
- White or shades of white shall not be allowed for any exterior element.
- Roofs:
 - Wood roofs must be natural finish.
 - Metal roofing must be colored and be of a color approved by the ARC, which shall not be unusually bright or obtrusive. Samples shall be brought to the ARC for all materials unless previously approved as a standard color and material.
- Gutters:
 - Wood may be left natural to weather or painted.
 - Aluminum gutters shall be painted to match either the house or the roof. Aluminum downspouts must match siding color.
 - Copper or steel gutters and downspouts may be left natural (but without any shiny coatings).

Landscaping

In order to produce a high quality, environmentally sensitive, naturally beautiful retreat community which both preserves and enhances its setting, the site design and landscape of each lot shall be carefully planned according to the following standards.

Site Grading & Erosion Control

All grading and site changes should minimize the filling and cutting of earth from the sites and maintain the natural character of the area. Designs are encouraged to respond to the existing shape of the land and reflect the character of the property wherever possible. Re-contouring of land is discouraged and shall be subject to specific review by the ARC

Encouraged

- Natural sheet flow drainage shall be maintained wherever feasible. All drainage should be encouraged to be sheet drainage and not concentrated.

Mandatory

- Grading shall be limited to the areas within the building envelope for activity necessary for construction. Grading outside the building envelope shall be permitted only for conditions of site access and in extreme conditions relating to the structural stability of a home or lot.
- Large flat expanses shall not be created where they do not presently exist. The design of each structure should incorporate the contours of each site as much as possible; fill shall only be permitted for purposes of structural stability and site access. Fill shall not be placed near existing trees.
- Erosion control measures must be implemented on all areas of a lot. Any new drainage methods or pathways shall be constructed to blend within the natural vegetation and site appearance to the fullest extent possible. The use of indigenous rock for concentrated outflows and drainage ways shall be required to prevent erosion.
- No concrete or synthetic piping shall be visible from anywhere on the lot.
- All swales over 5% slope must have stone bottoms.

Retaining Walls

The intrusive effect of retaining wall on a natural landscape must be minimized.

Encouraged

- Terracing and minor re-grading shall be the preferred methods to deal with large retaining areas, to allow construction to blend in with the site in the most natural manner achievable.

Mandatory

- Any walls built on the property are to have a surface appearance of cast or natural stone used in traditional patterns, and reinforced and/or backed with concrete or CMU where required. No exposed concrete or CMU shall be permitted.
- Freestanding retaining walls not connected to any structure shall have an organic form relating to site contours.
- Retaining walls shall not exceed 4'-0" in height, unless specifically permitted by the ARC. Any proposals of walls over 4'-0" will be reviewed by the ARC based on their proximity and visibility from public areas or ways and the resulting site impact of such construction.
- All disturbed or affected slopes over 3:1 shall be planted using a vegetation plan approved by the ARC.

Bluffs and Natural Features

Preserving the existing rocky bluffs and other natural features, including the lake, streams and valleys, is essential. These natural features shall remain unaffected, to the greatest extent possible, by construction on individual lots.

Mandatory

- No structure shall be built within 20'-0" of a cliff or rock outcropping. The ARC shall not permit any permanent structure to be built on or immediately below any of the cliff areas.

Driveways

Driveways should reflect the rural nature of Overton Retreat.

Mandatory

- Driveways shall be finished with loose natural indigenous materials such as gravel, stone, mulch, or bark. Hard paved surfaces such as asphalt and chip & tar shall not be permitted for private driveways unless approved by the ARC. *(Note: This provision is not applicable to common areas and structures. Materials for drives to community structures and for community roadways shall be determined at the discretion of the ARC.)*
- Driveways shall be no wider than 12'-0". Only one access point shall be allowed per lot unless road frontage exceeds 250'. Lots bordering two different streets may choose either street for access.
- Driveways must be gently curving rather than straight.
- Concrete is allowed under porte cocheres and carports.

Driveway Entries

The predominant landscape features of Overton Retreat are large expanses of trees and grass shoulders long the roadways, with occasional large openings in the forest where fields are located. Most of the fields are historic remains of earlier settlement. In order to maintain this cohesive look within the development,

Encouraged

- The absence of any plantings at driveway entries is preferred.

Mandatory

- Driveway entries should allow for street drainage and have a 20' radius.
- Culverts should extend beyond the driveway by a 5' minimum on both sides. No stone culvert caps or other structures (other than the approved address sign) at driveway entries are allowed.
- No large entry plantings may be installed at driveway entries. Small perennial beds or groundcover are acceptable, but no plantings may exceed 18" high at plant maturity.

Utilities

The impact of utility equipment on all sites should be minimized.

Mandatory

- Site utilities are to be installed underground on alignments that minimize grading, tree cutting, and other disruption of the site.
- Utility boxes, including any meters, trash containers, or storage tanks, are to be located and/or screened to be invisible from off site.
- Propane tanks shall be below grade only.

Fences

Extensive use of fencing is not encouraged. When used, fencing styles should complement the rural character of Overton Retreat.

Encouraged

- Vernacular styles of fencing are encouraged.
- The use of vegetation to obscure fencing or to eliminate fencing needs shall be encouraged.

Mandatory

- All fencing shall be of a wood material, stacked stone, or simple black metal picket fencing. Chain link, barbed wire or plastic fencing shall be permitted only for temporary use during construction. All proposed fencing must be approved by the ARC.
- Fencing shall be no more than 4'-0" in height.
- No gates shall be permitted for individual property driveway entries.
- No fencing within 40'-0" of public roadway shall be permitted.
- Fencing shall not enclose more than 10% of the total area of any lot.
- Fences shall not have ornamental elements such as finials.

Patios and Terraces

Patios should blend with or complement the natural landscape.

Encouraged

- Natural, indigenous materials such as natural stone, and loose materials are encouraged.
- Natural drainage and erosion control measures shall be encouraged.

Mandatory

- Concrete may be used for patios surfaces only with prior approval of the ARC, and must be treated, colored or formed to avoid the appearance of raw concrete. The ARC may require samples of materials or photographs of proposed appearance to determine appropriateness.

Plantings

The use of landscaping is intended to improve the overall character of the property while allowing homes and outbuildings to blend into the natural surrounding. The presiding goal is to ensure that landscaping effectively incorporates local plant materials and species so that the resulting effect is a landscape that preserves the natural beauty of the forest. The installation of large grass lawns is discouraged.

Encouraged

- Retaining the forest landscape is a specific goal of the community and clearing for open lawns is not encouraged.
- Plantings requiring extensive irrigation and maintenance shall be minimized.
- Plantings should preserve and enhance existing view corridors, natural drainage features and overall site appearance from public areas, roadways and trails. Existing vegetation should be incorporated and preserved wherever possible.

- The ARC shall encourage designs that implement measures to quickly and effectively restore the landscape and do not require numerous years to reach maturity
- Site design should use limited view corridors approved by the ARC.
- Owners are encouraged to remove any invasive plants found on their property.

Mandatory

- Only native or naturalized planting is allowed. No invasive plants such as English Ivy, privet, eleagnus, wisteria, etc. shall be allowed.
- Grassy lawns, except where naturally occurring, shall not exceed the ground cover of the residential structure on the property or 2000 square feet, whichever is larger, except at the discretion of the ARC. Lawns shall be sown with cool season grasses. Bernarda grass is not allowed.
- Manicured or groomed yards and terraces are to be permitted only within the building envelope, except at the discretion of the ARC.
- A minimum of 50% of any building lot must remain entirely undisturbed, except for removal of briars, poison ivy and other understory plants approved for removal by the ARC.
- There shall be a 35'-0" no-cut zone surrounding all property boundaries, except where such zone would restrict the bluff view or lake view or allowed structures, in which case cutting will be allowed as approved by the ARC. Proposed tree cutting on the portions of lake lots fronting the lake will be carefully reviewed by the ARC to preserve the character of the lake environment. Houses should recede into the forest when viewed from the lake. No house may have large, cleared views of the lake pavilion. Complete clear cutting of bluff lots between the primary structure and the bluff side property line will not be allowed.
- The no-cut restriction shall not apply to areas of the no-cut zone overlapped by the building envelope. Driveway clearings not exceeding 16' wide are permitted through the no-cut zone, but no more than 8' from the centerline of the driveway.
- All plant materials introduced on building lots must be approved by the ARC.
- Trees over 3" caliper on lake lots, and above the bluff on bluff lots, shall be removed only with specific authorization of the ARC. The preservation of larger trees shall be a priority in building siting and development.
- All cut trees and brush must be promptly removed in their entirety from Overton Retreat. Not cut trees or brush may be pushed over the bluff, or disposed of on any common or undeveloped area.
- Where grading is required, implementation of tree wells and protection measures will be used to preserve trees and their root systems during construction as approved by ARC.
- New vegetation shall incorporate a variety of specimen sizes to allow new landscaping to blend into the existing surroundings.

Landscape Lighting

The rural character of Overton Retreat will be supported by minimizing excess artificial light, particularly that which is directed upward or outward.

Encouraged

- Landscape lighting should be minimized to that required for purposes of safety and access.
- Light sources should, to the greatest extent possible, be limited to and directed upon the individual property and should not disturb or adversely affect neighboring properties or public areas.
- Light fixtures that direct light downward are strongly encouraged.

Mandatory

- Light posts to identify driveways shall be permitted with the approval of the ARC. However, multiple units lining a drive or path shall not be permitted where substantially visible from the street.
- Spotlights, high wattage lights and architectural accent lighting are not permitted.
- All exterior fixtures shall be a “decorative” style consistent with the structures, and must be approved in advance by the ARC.
- The Association desires to maintain the dark sky environment for the preservation of wildlife and the enjoyment of all owners. All outdoor luminaires shall be full cutoff, fully shielded, downlight only with low glare, and there shall be no direct glare or bulbs visible from any adjacent lots or common areas. Use of lasers, searchlights, and/or any other high intensity lighting is prohibited. Light Emitting Diode (LED) lighting with blue-rich light output, High Pressure Sodium (HPS) lighting, and Low Pressure Sodium (LPS) lighting are all prohibited. Notwithstanding the foregoing, the following shall be permitted: (i) entrance lighting on structures using not more than three conventional shielded or diffused incandescent or LED lighting fixtures for each entrance that do not exceed 1,000 lumens in aggregate light output and having color temperatures not to exceed 3000 Kelvin, and (ii) conventional fully shielded area spotlights not exceeding 5,000 lumens in aggregate light output on the same circuit with conventional LED or incandescent spotlights having color temperatures not exceeding 3000 Kelvin, *provided* that such spotlights must be aimed at least 60 degrees below horizontal and such spotlights must be used only on a temporary or emergency basis (*i.e.*, they may not be left on overnight, be on a timer or ambient light sensor that automatically turns them on, or be activated by the presence or motion of small animals near the spotlight). If new lighting technology is developed, then the provisions of this paragraph shall apply to such new technology to achieve the same results contemplated by this paragraph.
- All exterior lighting must be approved by the ARC.

Site Preservation

It is essential that home construction and other lot improvements cause the least possible damage to the natural environment at Overton Retreat

Encouraged

- Large numbers of trees have died after home construction due to unintended damage to trees, often to the dismay of owners desiring to retain those trees. This damage can occur from compaction of roots or disturbance of the natural organic material covering the ground around trees. During construction, contractors should avoid the compaction of any tree roots and aerate, if necessary, at construction completion. Likewise, the use of temporary fencing or other means to avoid disturbing areas under tree canopies is highly encouraged.

Mandatory

- No driveways may be cleared or constructed, and no trees or other vegetation (other than briars) may be cut on any lot, prior to the approval of a site plan and building plan by the ARC.
- Any site that has been cleared for construction shall be seeded if construction does not start within 30 days after clearing.
- Silt fences shall be installed on all downslopes and maintained throughout construction.
- Any sloped disturbed area shall be covered with planting or leaf mold as quickly as practical.

Other Related Provisions

PLEASE NOTE THAT THERE ARE OTHER PROVISIONS RELATING TO THE APPROVAL, CONSTRUCTION AND USE OF ALL IMPROVEMENTS ON LOTS AT OVERTON RETREAT SET FORTH IN THE RECORDED COVENANTS AND THE CONTRACTOR RULES THAT ARE AVAILABLE UPON REQUEST FROM THE ASSOCIATION. ALL OWNERS ARE RESPONSIBLE FOR REVIEWING AND COMPLYING WITH ALL SUCH PROVISIONS, AND ENSURING THAT THEIR CONTRACTORS COMPLY WITH ALL SUCH PROVISIONS.

3. Definitions

Unless the context otherwise specifies or requires, use of the following words or phrases when used in these Design Guidelines shall have the following meanings:

Architectural Review Committee (ARC)

The ARC is the review body for all construction activity at Overton Mountain. All structures and improvements of every kind shall be reviewed and approved by the ARC prior to construction.

Building Envelope

The building envelope is a proscribed area defined on the plan of each lot. Limits on building within or outside the building envelope are described in the Design Guidelines

Building Footprint

The building footprint is the area of ground on which a building rests. The footprint is defined by a vertical plane extending from any building element to the ground. Cantilevered building elements are included in the footprint. Driveways, sidewalks, patios and landscape features, roof overhangs, swimming pools, etc. are not included.

Homesite

A homesite is the lot or property purchased for the construction of a single family residence. Limits on the types and number of structures allowed on each homesite are found in the Design Guidelines.

Outbuilding

An outbuilding or ancillary structure is any structure on a homesite that does not serve the purpose of habitation. This includes storage buildings, garages, gazebos and recreational structures.

Single Family Residence

A single-family residence is a home designed for the use of one family unit and their guests. Each residence shall be permitted only one kitchen. A residence may be composed of multiple habitable structures.