

The Enclave at Sparkle Creek

Design Regulations

Purpose:

These Residential Design Regulations are intended to act as a guideline for the Enclave Lot Owner and the Design Professionals employed 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 Enclave.

The Enclave Lot Owner is also responsible for compliance with the following documents and / or agencies:

1. Enclave "Design Regulations"
2. Enclave "Owner's Guidelines"
3. Enclave "Declaration of Covenants and Restrictions"
4. Memphis / Shelby County Department of Construction Code Enforcement
5. Other applicable local codes

These regulations are strictly aesthetic in their intent. In cases of contradiction with local safety codes, these regulations shall be overruled, with notification given to the Architectural Control Committee and the reviewing Architect. In no way does compliance with these regulations exempt a structure from conformance with other applicable codes.

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

Building Walls

1. **Building Walls** for primary structures shall be finished in (1) real stucco (no E.I.F.S. allowed), (2) natural stone (no prefabricated synthetic stone allowed), (3) cut limestone veneer, (4) half-timber with stucco or limed or painted brick, or (5) limed antique brick (since the brick will be covered with lime, the brick can be different shades and colors of old handmade brick), (6) painted brick, (7) natural brick, (8) wood painted ship-lap siding, or (9) painted wood board-and-batten. Items 8 and 9 are not recommended for the primary structure.
2. **Building Walls** may be built of no more than two primary wall material types. Any change in materials shall occur for both logical as well as aesthetic reasons.
3. **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 a sand or a smooth finish is allowed.

4. **Natural Stone Veneer** shall be laid in traditional techniques – like a roughly squared, loosely coursed ashlar pattern. No dry stack stone will be allowed on building walls – only on courtyard or retaining walls. Mortar color shall blend with the stone color. Samples shall be laid for the Architectural Control Committee’s approval.
5. **Painted Brick** finishes shall be constructed using brick with a flush mortar joint.

Chimneys

Chimneys shall be constructed of masonry (no prefab fireplaces will be allowed), and veneered with brick, real stucco, cut-stone, limed brick, or painted brick – the material chosen being compatible with the building walls. Chimneys shall clear the height of the roof ridge that is closest to it. Taller chimneys draw better and are more aesthetic. No metal chimney caps, other than copper, are acceptable. Terra cotta chimney pots, new or antique, are acceptable.

Windows

1. Windows and Exterior Glass Doors shall be one of the following: custom wood (painted) made by an experienced millwork shop, architectural-series wood, or aluminum-clad wood from a national window company (like Pella, Marvin, Kolbe & Kolbe, Pozzi, or equal).
2. Windows and Exterior Glass Doors shall have, if called for, true divided lites or simulated divided lites (no snap-in muntins allowed). If windows are metal-clad, painted brick and sills shall be added to give the windows a traditional appearance from the outside.
3. No double hung windows are allowed.
4. The use of reflective glass will be restricted to those types with less than 10% outdoor reflectance and be of gray, bronze or neutral shades. No silver, gold, blue, green or highly mirror-surfaced glass will be allowed.

Front Doors

Front Doors and All Exterior Solid Doors shall be custom-made and may be painted, stained, or finished in a special way.

Gutters and Downspouts

Gutters and Downspouts, when used, shall be copper or lead-coated copper. Galvanized metal (painted or natural) may be considered and shall be approved only if the Architectural Control Committee determines such to be appropriate to the exterior of the residence. Conductor heads / scuppers of the same material as the gutters and downspouts are preferred but not required.

Roofs

Roofs for primary structures shall be clad in one of the following: (1) antique slate, (2) new slate, (3) new or antique clay tiles (either barrel or flat), (4) synthetic slate, or (5) fiberglass shingles with a 50 year warranty (Certaineed “Grand Manor” or equal).

Dormers

Dormers shall be traditionally detailed either in a segmented arch, hip, gable, or shed style. Dormers shall be completely detailed on the submitted working drawings and supervision of their construction shall be closely observed by the Owner's Design Professional.

Shutters

Shutters shall be properly sized and shaped to match the window or door openings. All shutters, wood (painted or stained) or synthetic material must be approved by the Architectural Control Committee.

Garages

1. Each residence must have at least one private, fully enclosed garage which will accommodate a minimum of two, but no more than four, automobiles.
2. No garage will be permitted to be enclosed for living or used for purposes other than storage of automobiles and related normal accessory uses. Living area designed above a garage is allowed.
3. Configuration of garages will be reviewed by the Architectural Control Committee. The preferred configuration is one where garage doors do not face any part of the street. If a site configuration presents functional hardship, an alternate solution will be permitted.
4. The interior walls of all garages must be finished.

Garage Doors

Garage Doors shall be custom-made wood (painted or stained) with a high-grade wood. No synthetic or flat paneled doors are allowed. No double or triple garage doors are allowed.

No garage door windows are allowed.

Columns

Columns shall be architecturally correct in design and blend with the house. Columns shall be constructed of natural materials. No plastic or fiberglass plinths are allowed. Plinths are to be a stone material such as limestone.

Exterior Building Steps & Sidewalks

Exterior Building Steps and Sidewalks shall be traditionally or classically designed depending on the style of the house and shall integrate into the landscape. All steps and sidewalks shall be constructed of natural materials with no aggregate concrete or stamped concrete allowed.

Porch Lighting & Exterior Lighting

1. Porch Lighting that can be viewed from a development street shall be low-level lighting. Only gas lanterns or lanterns with incandescent bulbs (preferably controlled by a rheostat) shall be allowed.
2. Exterior Lighting shall be achieved by using low-level moon-lighting in trees, path lighting, low-level landscape up-lighting, and lanterns that are compatible with the style of the house. Exterior lighting plans shall be submitted to the Architectural Control Committee along with the landscape plans. Flood lights are to be used discretely. No recessed cans in the cornice are allowed.

Fences

1. All fence locations, designs and materials must be approved by the Architectural Control Committee. Fence materials shall be the appropriate combinations of masonry (brick, stone, stucco) consistent with the architectural theme, color scheme, and finish trim on the main structure and wrought iron.
2. Wood fences are not allowed due to excessive humidity resulting in unsightly weathering and rotting of material.
3. The Architectural Control Committee may require installation of additional plant materials alongside fences facing the streetscape or other properties, to soften the appearance thereof.

Driveways

All driveways and autocourts shall be (1) natural stone pavers, (2) crushed stone, (3) granite cobblestones, (4) cast concrete pavers, (5) asphalt, or (6) washed aggregate concrete. Stamped concrete is unacceptable.

Landscaping

Landscape improvements (as approved by the Architectural Control Committee) shall be installed within ninety (90) days of occupancy or completion of the project, whichever occurs first. The ACC may allow delay of installation of specific elements of an approved landscape plan due to poor planting conditions. This must be a written approval.

Variances

Variances to the Architectural Regulations may be granted on the basis of architectural merit, but only by approval of the Architectural Control Committee. At no time will variances be considered precedent setting. In all cases, the decision of the Architectural Control Committee is final and binding.