

**EAGLE BLUFF HOMEOWNERS ASSOCIATION**

6890 River Run Drive  
Chattanooga, TN 37416-0187



**RENOVATION APPLICATION – SINGLE FAMILY HOME**

**INSTRUCTIONS:**

1. Please read the entire application before starting any renovation project.
2. Please download the Pocket Guide from the website (<https://eaglebluffchattanooga.org>), and read it to ensure knowledge of all renovation/building stipulations and requirements.
3. Please complete the following information and attach all plans, photos, and/or requests. For multiple projects, please complete a form for each project.
4. The Architectural Review Committee (ARC) Chairman will maintain a copy of your approved plans on file during renovation.
5. Complete the application and send it to the ARC Chairman for review and approval at [whitakev@gmail.com](mailto:whitakev@gmail.com).

<b>Date:</b>	
<b>Name Primary:</b>	
<b>Email:</b>	
<b>Cell Phone:</b>	
<b>Name Secondary:</b>	
<b>Email:</b>	
<b>Cell Phone:</b>	
<b>Street Address:</b>	
<b>Lot Number:</b>	
<b>Contractor's Name:</b>	
<b>Contractor's Cell Phone:</b>	

**IMPORTANT**

Please be aware that no trees or shrubs may be cut or removed from the proposed site, and no construction is to start before obtaining Eagle Bluff Homeowner's Association (EBHOA) Board (or Board appointed ARC) approval in writing. Housekeeping will be strictly enforced; we will be insistent that building debris and mud on the streets be cleaned up immediately.

**SECTION 1. APPROVAL OF YOUR REQUEST IS SUBJECT TO THE FOLLOWING:**

1. Submittal of house changes and/or landscaping plans. All setbacks outlined in the subdivision covenants and by-laws must be met. Single Family homes: front or side to street property line - 30 ft., side lot property line - 10 ft., rear property line - 25 ft. Any changes to the above plans or plot must be approved by the ARC prior to implementing the change.

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2. All dwellings must meet the minimum square footage requirements as stated in the Covenant Pocket Guide on our website <https://eaglebluffchattanooga.org>, and it shall be calculated per ANSI standard Z765-2003.
3. Front and sides of house must be of brick, stone, or stucco or other natural or artificial masonry materials that have the appearance of brick, stone, or stucco. Siding may be used on rear of house and in limited use on dormers only; this must be declared on plan submission and is subject to the approval or disapproval by the ARC. No exposed concrete, cinderblock, or any other form of foundations is allowed.
4. Mailbox and foundations must match the exterior of house.
5. Retaining walls must be of brick, stone, or dry seam architectural stacking blocks.
6. Any driveway must be constructed of hard surface materials such as concrete, brick, exposed aggregate or pre-cast pavers. All other hard surface materials must be approved by the Board (or Board appointed Architectural Review Committee).
7. Front and side yards must be sodded with automated in-ground irrigation.
8. All renovations must be completed within 12 months from the date of ARC approval.
9. Contractors who are licensed in TN must perform all construction work where a permit is required.

**SECTION 2. DURING THE RENOVATION/CONSTRUCTION, THE FOLLOWING MUST BE DONE:**

1. Any mud or debris must be removed from the subdivision street(s) immediately.
2. A construction dumpster, if needed, is required to be on site until construction is complete. The building site must be kept clean of debris. Debris blown into street or neighbor's yards must be removed immediately without neighbors having to complain. Any damage to roads, Common Properties, or property owned by others caused by the owner or owner's contractor or other parties proving labor or services to the owner shall be repaired by the Owner or in default of the Owner's performance, at the Owners expense.
3. Silt fencing or hay bales, where needed, must be installed adjacent to street and/or run around the perimeter of the lot.
4. Concrete deliveries are to be ordered one yard short of truck capacity to minimize spilling when entering the steep hills in Eagle Bluff sub-division. Any wash down from concrete trucks shall not be left on roads nor deposited on any other property in the subdivision.
5. Restroom facilities (portable toilet) must be made available on your building lot during the entire period of construction and must be located a minimum of 10 feet off the road.

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6. If a violation of the Covenants is not expeditiously terminated, the HOA may fine the home owner up to \$25.00 per day for each violation and may engage legal counsel to bring an appropriate action, including any appeals, to enforce these covenants and regulations. Violators shall be obligated to reimburse the Association in full for all its direct and indirect costs.

**SECTION 3. ADDITIONAL SPECIAL PROVISIONS (APPLICABLE TO ALL LOTS EXCEPT THE TOWNHOUSES):**

1. All the dwellings on any lot shall be limited to single family residential use.
2. No unit shall be located on any lot nearer than:
  - a. 30 feet to its front property line (ROW, not street curb) or any side street,
  - b. 10 feet to any side lot or property line, nor
  - c. 25 feet to the rear property line.
3. After renovations the improvement erected on each lot shall continue to meet one of the following:
  - a. A two-story residence with an attached double-automobile garage with at least 1,500 square feet (sq. ft.) on the first floor and a minimum total of 3,000 sq. ft. for the entire house;
  - b. A one-story residence with double-automobile garage in the basement and at least 2,600 sq. ft. on the main floor;
  - c. A one-story residence with an attached double-automobile garage and at least 2,400 sq. ft.;
  - d. A 1.5 story residence with an attached double-automobile garage and at least 1,800 sq. ft. on the first floor and a minimum total 2,600 sq. ft. for the entire house; or
  - e. A 1.5 story residence with a 2 automobile garage in the basement and at least 2,300 square feet on the first floor or a minimum total of 3,200 sq. ft. for the entire house.

**NOTE:** The measurement of square footage in each of the above-described improvements shall be calculated per ANSI standard Z765-2003 and is to be exclusive of porches, basements, or unfinished rooms, breezeways, garages, and similar areas. All square footage shall be considered to mean enclosed heated living area. In the event of any question as to the amount of square footage of enclosed living area, the decision of the Board (or Architectural Review Committee designated by the Board) shall be final.

4. Any building or reconstruction of any kind on any Lot shall have full masonry foundations and no exposed block, concrete or plastered foundation shall be exposed to the exterior above grade level. All exposed concrete foundations or retaining walls must be covered with stone, brick stucco or other natural or artificial masonry materials that have the appearance of brick, stone or stucco.

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- 5. An 18-inch satellite dish may be approved by the Board (or Architectural Review Committee) subject to requirements regarding location and screening which it may impose.
- 6. No flat roofs shall be allowed except as a floor for a functional second story porch or balcony.

**SECTION 4 - DESCRIPTION OF RENOVATION**

**Be as specific as possible. Include materials, colors, etc.**

**SECTION 5 - ATTACHMENTS**

<b>House Plans Submitted?</b> If "Y", do you want plans returned at the end of the project? Where did the May 20 date come from? Usually, you are given 30 days.	<b>Y</b>	<b>N</b>
<b>Plot Plan Submitted?</b>	<b>Y</b>	<b>N</b>
<b>Is Home On a Golf Course Lot?</b> If "Y," any Golf Fairway Residential Area and/or Lot or tract within 20 feet of the property line bordering the golf course shall be in general conformity with the overall landscaping pattern for the Golf Course Fairway established by EBHOA Board including landscaping plans for which ARC approval must be obtained. No fences shall be allowed on lots sharing a property line with the golf course.	<b>Y</b>	<b>N</b>
<b>Landscape Plan Submitted?</b> If "Y", do you want plans returned at the end of the project?	<b>Y</b>	<b>N</b>

**SECTION 6 - SIGNATURES**

<b>PROPERTY OWNER/APPLICANT</b>	<b>DATE SUBMITTED</b>
<b>EAGLE BLUFF ARC CHAIRMAN</b>	<b>DATE RECEIVED</b>
<b>EAGLE BLUFF ARC CHAIRMAN</b>	<b>DATE APPROVED</b>

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