

ECHOTA RESORT
ARCHITECTURAL STANDARDS
(Revised December 11, 2022)

In a mountain resort community such as Echota Resort, the lot owners take great care to ensure that all homes constructed and improved conform to the minimum architectural standards established for the community. The purpose in doing so is twofold. (1) To ensure that the community's beauty, design and harmony will be aesthetically pleasing. (2) To ensure that the homes located within Echota Resort maintain their value.

As such, as prescribed by the Declaration of Covenants, Conditions and Restrictions of Echota, A Planned Unit Development, the Echota Owners Association Board of Directors has formed an Architectural Review Committee (ARC). The primary purpose is to establish and ensure conformance with architectural standards for Echota, including review and approval of all house plans prior to construction and other Construction Activities established for the community. It is NOT the ARC's responsibility to review speculative floor plans and elevations for "market acceptance."

An excerpt quoted from the:

***DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ECHOTA
A PLANNED UNIT DEVELOPMENT***

Article V
ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural review committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee fails to approve or disapprove such design and location within sixty (60) days after said plans and specifications have been submitted to it, approval will not be required and this article will be deemed to have been fully complied with.

The architectural review committee appointed by the Board shall establish a set of architectural standards that will include but not be limited to certain color, shape, height, and location requirements; roof materials, exterior colors and materials; drainage, landscaping, driveway materials, building standards and specifications.

IT IS SPECIFICALLY REQUIRED THAT EACH SINGLE FAMILY DWELLING, MOUNTAIN VILLA AND TOWNHOME SHALL CONTAIN A FIREPLACE THAT WILL UTILIZE GAS LOGS ONLY. NO WOODBURNING FIREPLACES SHALL BE ALLOWED OR PERMITTED ON THE PROPERTY, UNLESS GIVEN EXPRESS PERMISSION BY THE ARCHITECTURAL REVIEW COMMITTEE.

After closing on a lot and **PRIOR TO CLEARING THE LOT**, the property owner desiring to perform Construction Activities must submit the appropriate documents. The Construction Submittal shall include the plans for the ARC. Details are as follows:

1. Architectural working drawings showing floor plans and all exterior elevations. The drawings shall include roof pitches and overhangs, room sizes, a/c heated square footage, total square footage, exterior details such as window and door trim, shutters, porch railings and pickets, etc. Exterior elevations should show where the proposed grade meets the house or foundation.
2. A site plan showing the primary building footprint with all front, rear and side setbacks indicated. Additionally, the detached accessory building, if proposed, and any proposed retaining walls should be located on the plan. The orientation of the driveway, from the street to the home site shall also be shown. Measurements shall be noted for all items included on the site plan if it is not drawn to scale.
3. The proposed construction schedule for the Construction Activities.
4. Color selections for all exterior features, including but not limited to base paint, trim paint, shutters, siding, stucco, doors, windows, stone, etc., marked on each page where products are being used.

Application for Architectural Approval shall be sent to:

Echota Owners Association Architectural Review Committee – echotahoa@gmail.com

The plans will be reviewed and the ARC shall provide a response to any request for approval within fourteen (14) calendar days after actual receipt of plans and specifications in sufficient detail. The ARC shall notify the property owner in writing if the plans are not acceptable and shall advise them of what modifications and/or additions are necessary.

Once ARC approval has been granted, the lot may be cleared for construction.

Any changes that are made to the approved plans during house construction, which affect the exterior appearance or site, must be submitted to the ARC for review and written approval before such changes are effected.

The ARC, in its sole discretion, may grant a variance to an owner for any of the specific requirements listed below **BEFORE** construction has begun.

IMPORTANT: Anyone starting construction of a cabin in an undeveloped portion of the resort is advised to contact the City of Sevierville to inquire about roadway requirements before building.

New construction homes in Echota Resort must meet the following key criteria:

1. Code Compliance / Permits.

All dwellings and other structures shall be constructed in compliance with any and all applicable state, county and municipal zoning and building restrictions, and any applicable laws, statutes, orders, regulations and restrictions of all applicable governmental entities.

2. Construction Timeline.

Once construction (including lot clearing) has begun, the Construction Activities related thereto shall be completed within one (1) year.

3. **Construction Site Maintenance.**

During construction, the lot and dwelling shall be kept reasonably clean and uncluttered. The owner shall cause all roadways, easements and common areas to be kept clear of silt, construction materials and trash resulting from Construction Activities. During weekends and other non-construction periods, all construction materials shall be neatly stacked or placed. In addition, All equipment driven on the paved roadways during construction shall have rubber tires or rubber tracks. Equipment with metal tracks shall not be driven on paved roadways with the following exception. During loading or unloading, equipment with metal tracks may be driven on the paved roadways provided a protective barrier such as plywood sheeting or a similar product is put down to protect the roadway from the metal tracks. The homeowner shall be responsible for repairing damage to the roadway caused by the construction of their cabin.

4. **Trash.**

Trash and debris (including trees, brush and stumps) generated during Construction Activities shall be regularly removed from the site. Trash and debris shall not be buried or covered on the lot. During weekends and other non-construction periods, all trash and waste materials shall be removed from the lot and properly disposed of.

5. **Erosion Control.**

The owner shall be responsible to ensure that necessary erosion control devices, including silt fences, are installed and maintained, to prevent the discharge of silt into creeks, adjacent lots, common areas and streets. The owner shall be responsible for the cleanup of all mud left in the streets as a result of trucks and delivery vehicles leaving the site.

6. **Drainage.**

The lot shall be graded in such a manner so as not to block the flow of surface water through any natural or man-made swales, ditches, culverts, etc. The lot shall be graded in such that water flows to the street in front or along the sides to the rear of the property. Under no circumstances shall water be redirected onto or across and adjacent lot. Man-made swales shall be fine-graded and grassed. Retaining walls shall be installed where necessary to prevent erosion or steep slopes. For further information please contact: **City of Sevierville Storm Water Control.**

7. **Dwelling Style.**

The style and design of the dwelling must fit with the overall mountain resort cabin theme of Echota Resort.

8. **Building Materials.**

Exterior walls of all dwellings, accessory buildings and other similar improvement, as well as approved fences, decking and enclosures, shall be constructed of:

- 8.a. Natural wood siding or logs
- 8.b. Natural stone, manufactured stone, or cut stone

The use of Masonite, particleboard, plywood or other “wood products” is specifically prohibited.

9. Fireplaces and Woodburning Fire Pits.

Under no circumstances are wood burning fire pits permitted. Any owner installing a wood burning fire pit will be subject to a fine from the HOA. Natural gas and propane fire pits are permitted with ARC approval. Fireplaces are permitted but, each dwelling shall contain a fireplace that will utilize gas logs only. No wood burning fireplaces shall be allowed or permitted, unless given express permission by the ARC.

10. Reused Building Materials.

All building materials that are visible from outside the structure shall be new, except for recovered, restored or recycled antique materials approved by the ARC.

11. Exterior Colors.

The colors of exterior materials for all dwellings, accessory buildings and other similar improvements, as well as fences, decking and enclosures, i.e. shingle roofs, logs, trim, windows, doors, stone, etc., shall be subdued, natural earth tones. Metal roof colors shall be those typically found on log and wood siding cabins in the area. Color samples shall be submitted with house plans to the ARC for approval prior to start of construction.

12. Mortar Colors.

Mortar shall be painted gray, buff, or black.

13. Dwellings and Accessory Buildings.

- 13.a. No structure, except as provide herein, shall be erected, altered, placed or permitted to remain on any lot other than one (1) detached family dwelling.
- 13.b. The ARC will consider requests for approval of one (1) small, detached accessory building or carport, subject to site size and topography and other factors. Approved accessory buildings shall be located behind dwellings so as to minimize visibility from the street.
- 13.c. No garages shall be permitted in Echota Resort.

14. Setbacks.

Setbacks shall be as prescribed by the Sevierville Zoning Ordinance.

15. Minimum Square Footage.

None.

16. Height.

No dwelling, accessory or other structure shall exceed two (2) stories in height above the ground surface level, measured from the principal entrance of the structure.

17. Foundation.

No finished or unfinished block or concrete shall be exposed to the exterior above ground level. The exterior of the foundation (surface between the ground and the siding) shall be veneered with stucco, natural stone, manufacture stone, or cut stone, depending upon the exterior material of the dwelling.

18. Exterior Lighting.

Exterior lights, which cause an unreasonable disturbance or nuisance to owners or occupants of other lots or to persons using the roads, shall not be permitted.

All outdoor light (except emergency lighting and lighting affixed directly to the principal residence, used as porch lights, deck lights, or floodlights for the immediate area surrounding the principal residence) shall be of low wattage and shall be turned toward the ground, so that no light shines directly from one house to another house or illuminates any other lot.

19. Driveways

Each dwelling shall have a hard surfaced, concrete or paved entrance drive.

20. Landscaping.

A Landscape Plan shall be submitted and approved prior to installation of the landscape material. All plans must be tasteful and in keeping with the environment. The plan shall indicate the size and location of all trees, shrubs, grass, etc. to be planted on the property. All disturbed areas on the lot shall be grassed or landscaped.

21. Trees.

No trees measuring six (6) inches or more in diameter at a point three (3) feet above ground level shall be removed from a lot unless located within fifteen (15) feet of the dwelling or accessory building, or the approved site therefore, or within the power lines area. Further, no tree shall be removed from any lot until the owner is ready to begin construction, has clearly marked all trees designated for removal and has secured the prior written consent of the ARC.

22. Comcast and Satellite Dishes.

We strongly suggest all owners utilize Comcast for cable and internet service if possible as this service is underground and does not affect the aesthetics of the resort. However, if you choose a provider with a satellite dish it cannot be greater than thirty-six (36) inches in diameter and may not be placed on any lot or structure without prior written consent of the ARC. This provision does not limit the authority of the ARC to regulate the location and placement of any satellite dish.

23. Mailboxes.

If an owner chooses to have a mailbox, the ARC can provide one at the Echota Resort entrance for a reasonable fee.

24. Deck Poles.

Wooden deck poles must be 6"x6" or greater in size. Metal pipe columns will be allowed to support decks where grade conditions require. If metal posts, porch or deck are visible from the street or adjacent lots, the owner may be required to wrap metal poles with wood or stone veneer.

25. Temporary Structures.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time. Mobile homes or trailers used as construction offices or temporary living quarters are strictly prohibited.

26. Signs.

No sign of any kind shall be displayed to the public view or on any lot except for:

- 26.a. One (1) professional sign of not more than one square foot.
- 26.b. One (1) sign of not more than five (5) square feet advertising the property for sale or rent.
- 26.c. Signs used by a builder to advertise the property during the construction and sales period.

27. Construction Completion.

Upon construction completion, the owner shall immediately remove all construction tools, equipment, materials, and debris from the lot.

28. Additional Items Regulated by the Architectural Review Committee.

The cutting of trees and clearing of Lots and the installation, placement, construction and alteration of such items as: swimming pools, window air-conditioning units or fans, exterior lights, storage tanks, clothes lines, gazebos, playhouses, playground equipment, antennae (satellite dishes or other apparatus for transmission or reception of television, radio, satellite or other signals of any kind), dog runs or animal pens, walls or fences of any kind, roads, walkways, driveways, yard art or sculptures, artificial vegetation, gardens or flower beds, landscaping materials, and signs are each considered Construction Activities subject to regulation by the ARC.