

HARBOR TOWN
DESIGN GUIDELINES

NOTE: The following pages are taken from the overall Harbor Town Design Guidelines published December 8, 1989. The following updated information, combined with the four page Supplement to Harbor Town Design Guidelines comprise the information required to design and construct a single family residence at Harbor Town.

December 8, 1989
August, 1991
January 1, 1994
August 1, 1995

October 1, 1991

Re: Design Review Process and Requirement

The following information basically outlines the Design Review Process which is required by all lot purchasers (individuals and builders) prior to constructing their initial home or prior to making any major improvements to an existing home which can be viewed from the public way.

To achieve the desired goals of Harbor Town, it is required that each lot purchaser/homeowner, architect or builder review and become familiar with the Design Guidelines, the Supplemental Design Guidelines and the design approval process outlined herein.

The steps required for design review approval are as follows:

* Site Orientation Meeting:

This meeting is arranged through our Town Architect, Looney, Ricks, Kiss, Architects, by calling 901-521-1440. You should arrange to have your architect and, if possible builder, present. Harbor Town's Design Review Coordinator will review all design guidelines data as it may apply to your lot and will provide a preliminary site concept sketch. This meeting should be utilized to answer any questions and has proven to be of great benefit when planning and later when submitting your preliminary design.

* Preliminary Design Submittal:

Two copies of schematic preliminary designs consisting of a site plan, floor plans and major exterior elevations should be submitted for an initial design review to the Harbor Town Homeowners Association Property Management office located in the Sales and Information Center at 726 Island Drive, along with the required fees. The Association Manager will submit the preliminary plans and fees to the Town Architect, Looney, Ricks, Kiss, Architects (if LRK is the designer/architect of the home, the plans will be submitted to Charles Shipp, 901-527-7701.) A preliminary review will be made and the plans, together with any denotations and a completed reported form will be returned.

Page Two
October 1, 1991

* Final Design Submittal:

Two copies of complete construction documents shall be submitted to the Association Property Manager for submittal to the Town Architect for final design review. The final review will be made and one set of plans will be returned, together with a completed report form which will denote the approval status.

Should additional design reviews be required due to noncompliance with the desired concept for Harbor Town, a fee of \$100 will be assessed for each additional review.

Attached is a reduced copy of the Supplement to Harbor Town Design Guidelines and the current Approved Architect/Designer List.

All submitted designs will receive close review of the following major elements:

- * Site orientation, garage location and access
- * Porches and columns
- * Scale and proportion of major facade elements
- * Roof lines and roof elements
- * Materials, detailing and composition
- * Appropriate style and image

As noted herein, the Site Orientation Meetings are held at the Town Architect's office, Looney, Ricks, Kiss, Architects, located at 88 Union Avenue, Suite 900 and can be arranged by contacting their office at 901-521-1440.

Preliminary and final designs must be submitted to the Harbor Town Association Management office located in the Sales Center at 726 Island Drive.

Should you have any further questions, please do not hesitate to call the Association Property Manager at 901-527-4837.

Sincerely,

ISLAND PROPERTIES ASSOCIATES

Antonio R. Bologna, FAIA
Director of Development

**APPROVED ARCHITECT/DESIGNER LIST
(LISTED IN ALPHABETICAL ORDER)**

BEMIS ATKIN
245 Wagner Place
Memphis, TN 38103
901/526-3146

LARRY BELK
8472 Buckhurst Road
Memphis, TN 38138
901/755-4754

DAN BREWER, A.I.A.
52 Timber Creek Dr. Suite 100
Cordova, TN 38018
901/756-2807

BOB BROWNE, A.I.A.
2029 Peabody Avenue
Memphis, TN 38103
901/725-4662

DOUG ENOCH, A.I.A.
5050 Poplar Avenue, #1111
Memphis, TN 38157
901/685-7636

JOEY HAGEN, A.I.A.
88 Union Center #105
Memphis, TN 38103
901/526-5080

CLAIR JONES, A.I.A.
83 Madison Avenue
Memphis TN 38103
901/527-8387

BOB LAWRENCE
6685 Quince Rd.
Memphis, TN 38119
901/753-5020

JAMES LINDY, A.I.A.
564 Colonial, Suite 111
Memphis, TN 38117
901/767-6550

J. CARSON LOONEY, F.A.I.A.
88 Union Center, Suite 900
Memphis, TN 38103
901/521-1440

JOHN MILLARD, A.I.A.
766 S. White Station Rd.
Memphis, TN 38117
901/682-5631

MEL O'BRIEN, A.I.A.
44 N. Second Street
Memphis, TN 38103
901/525-0092

HUNTER RYAN
791 Walnut Knoll Lane
Cordova, TN 38016
901/752-9874

DAVID SCHUERMANN, A.I.A.
88 Union Center #106
Memphis, TN 38103
901/526-5080

CHARLES SHIPP, A.I.A.
4646 Poplar Avenue, Suite 244
Memphis, TN 38117
901/680-0204

GRANVILLE TAYLOR, A.I.A.
65 Union Avenue, Suite 1100
Memphis, TN 38103
901-526-4458

JACK TUCKER, A.I.A.
81 S. Front Street
Memphis, TN 38103
901/523-0900

MARK WATSON
60 N. Main St. #1700
Memphis, TN 38103
901/526-4458

JAMES F. WILLIAMSON, A.I.A.
245 Wagner Place
Memphis, TN 38103
901/527-4433

MARK WEAVER, A.I.A.
104 S. Front Street
Memphis, TN 38103
901/525-2557

This is a recommended list of Architects/Designers familiar with the Design Guidelines, Supplemental Design Guidelines and the various requirements of the Harbor Town Planned Development. It is a requirement that all plans designed for Harbor Town be prepared by an approved architect/designer. Alternate licenses architects may be used for design services only after they attend a scheduled orientation meeting, acknowledge an understanding of the Design Guidelines for the development and are approved by the Developer.

Please contact J. Carson Looney, A.I.A., at 521-1440 to arrange a design orientation session with any architect not listed above.

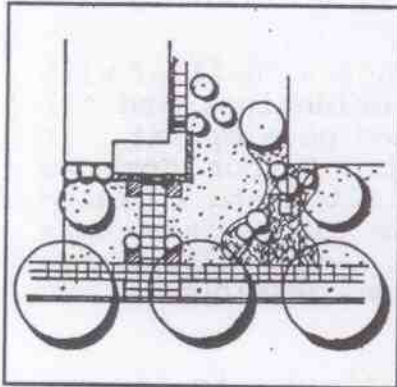
Should you have any further questions, please do not hesitate to call Dawn Kenley at 901-52-RIVER.

NOTE: Should one decide to choose an Architect/Designer not listed herein, then that Architect/Designer must be officially approved by the Design Review Board prior to plans being submitted.

1. FRONT YARD

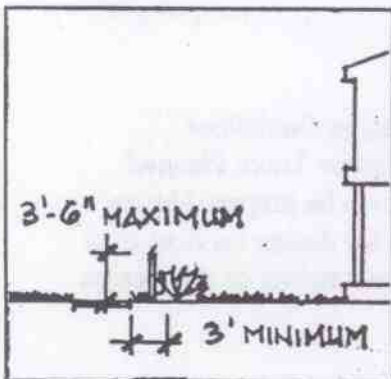
SINGLE FAMILY HOMES

LANDSCAPING



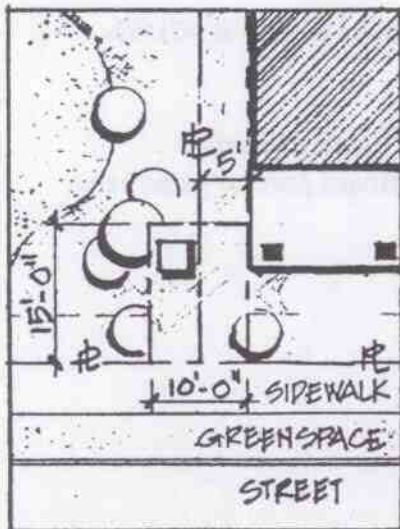
1. The front yard should be simply designed with primarily a grass lawn and landscape accents.
2. Ground and foundation planting masses should be used at the house and porch edges. Use perennials and annuals in masses and beds for accents.
3. Blooming plants are strongly encouraged.
4. Use intermediate and small size trees only when street trees are present.

FENCE / HEDGE



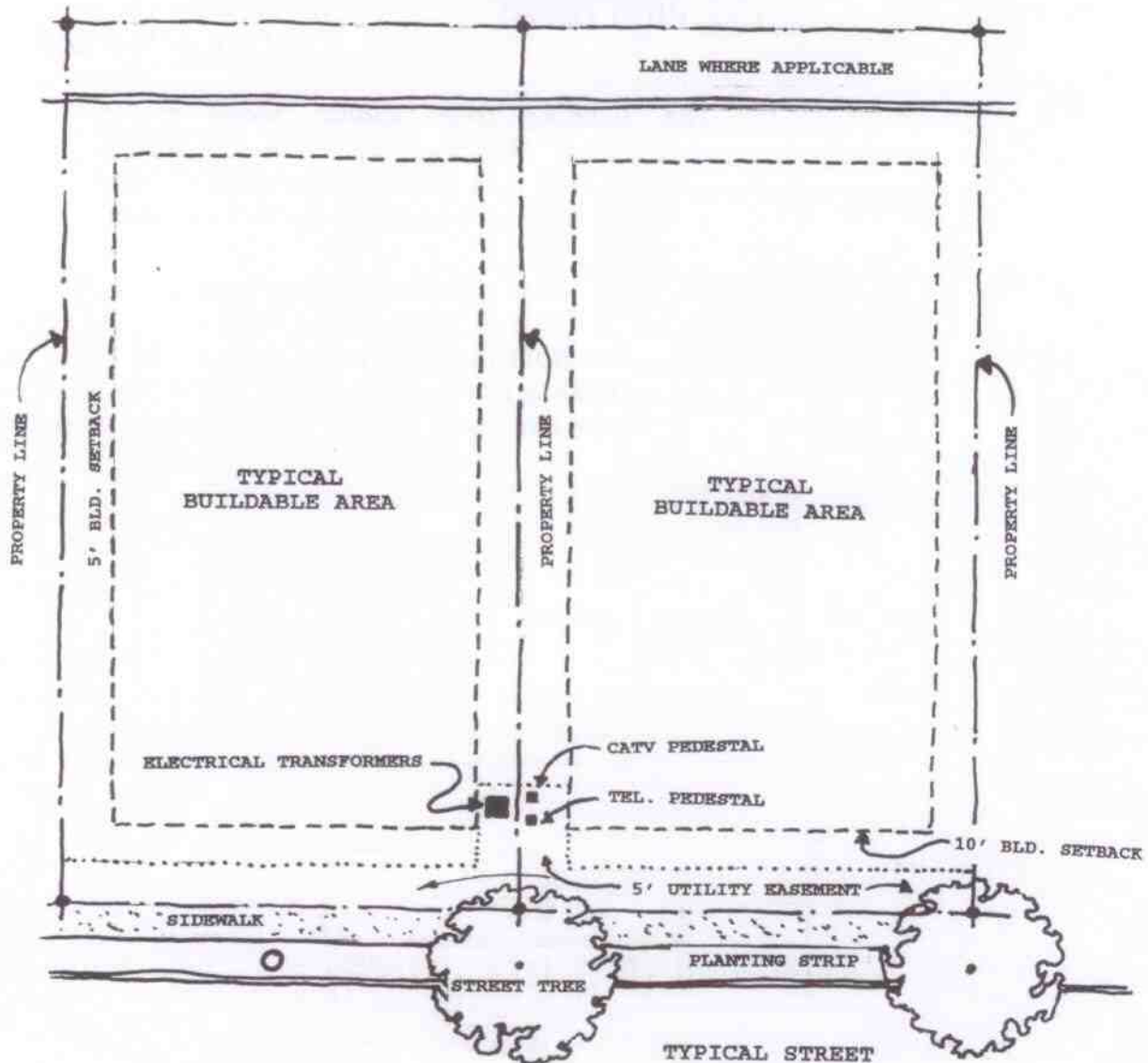
1. A fence and/or hedge may be provided adjacent to the sidewalk within 3 feet of the property line at street edges.
2. The fence design should be compatible with the character of the architectural design. Decorative wrought iron or wood pickets are appropriate fencing materials.
3. The fence should be no higher than 3 feet 6 inches.

TRANSFORMER EASEMENT



1. A 10' x 15' transformer easement may exist behind the property line. Under this condition, ground plane planting should be used to minimize the visual impact of the transformer.
- Note: See attached diagram for utility easement location from Memphis Light, Gas & Water Division and other related utilities.
2. Utility meters shall be located as not to be highly visible from any public way.

UTILITY EASEMENTS AND YOUR RESPONSIBILITY



SPECIAL NOTICE

BEFORE YOU DIG - CALL 1-800-351-1111

To avoid harm to yourself or your contractors and damage to underground utilities, the law requires that you call 72 hours prior to digging in the vicinity of any utilities or known utility easements in order for the existing utilities to be properly located by the locator services paid by the utility companies. This requirement relates to any construction, including foundations, landscaping, fences, etc.

YOU CAN BE LIABLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES WHICH MAY OCCUR AS A RESULT OF A FAILURE TO FOLLOW THESE PROCEDURES !

Actual physical locations of electrical transformers and pull boxes, as well as CATV and telephone service pedestals, may vary from the generalized drawing above and should be field verified by the locator services prior to commencing any construction on your lot.

2. BUILDING FRONT

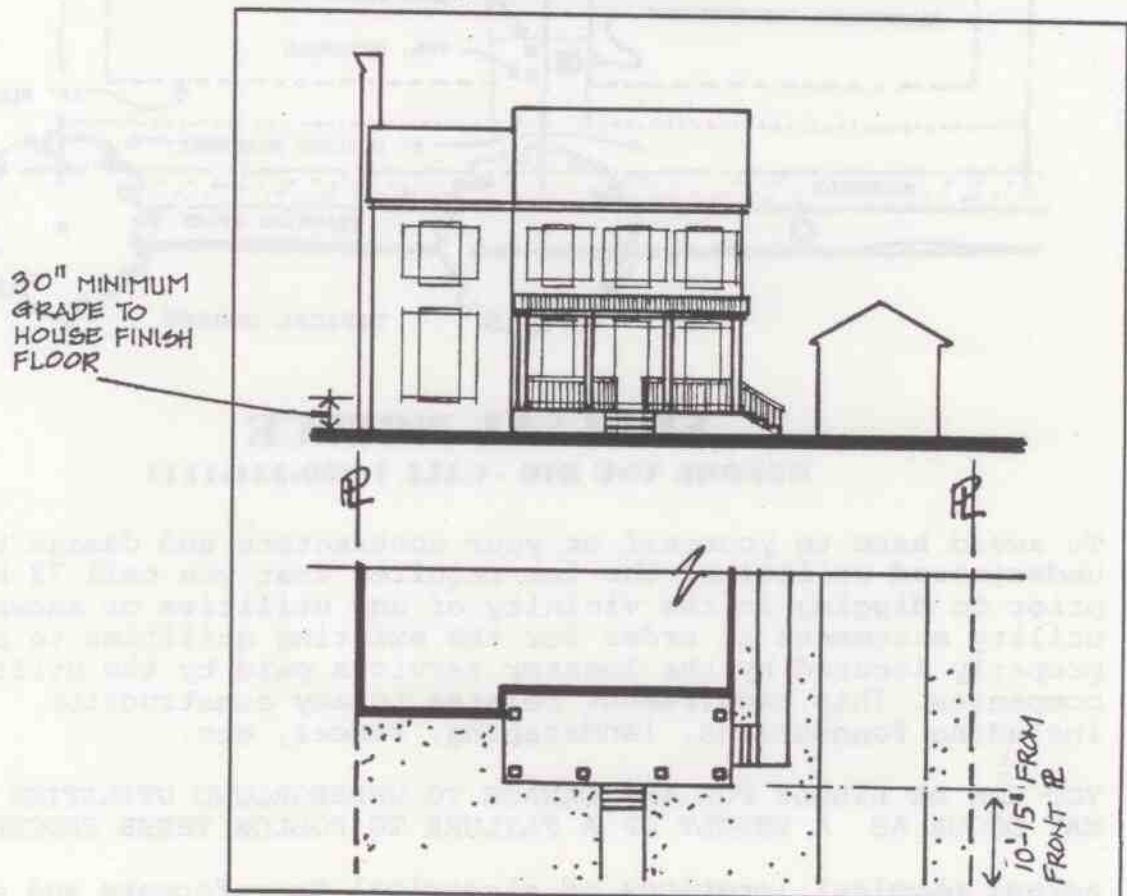
SINGLE FAMILY HOMES

The building front should recall regional architectural expressions. The proportions, elements and materials of the facade should present a harmonious architectural expression.

The building front refers to the building structure at the front of the building. The building front may begin at a distance no less than 10 feet from the front property line. Elements that compose the building front and are important determinants of the character of the streetscape and of the house are as follows:

- Porch/Entry
- Balconies
- Windows
- Finish Materials
- Roof

Note: See Supplement to Design Guidelines for appropriate house styles and forms.






3. SIDE YARDS, REAR YARDS AND GARAGES

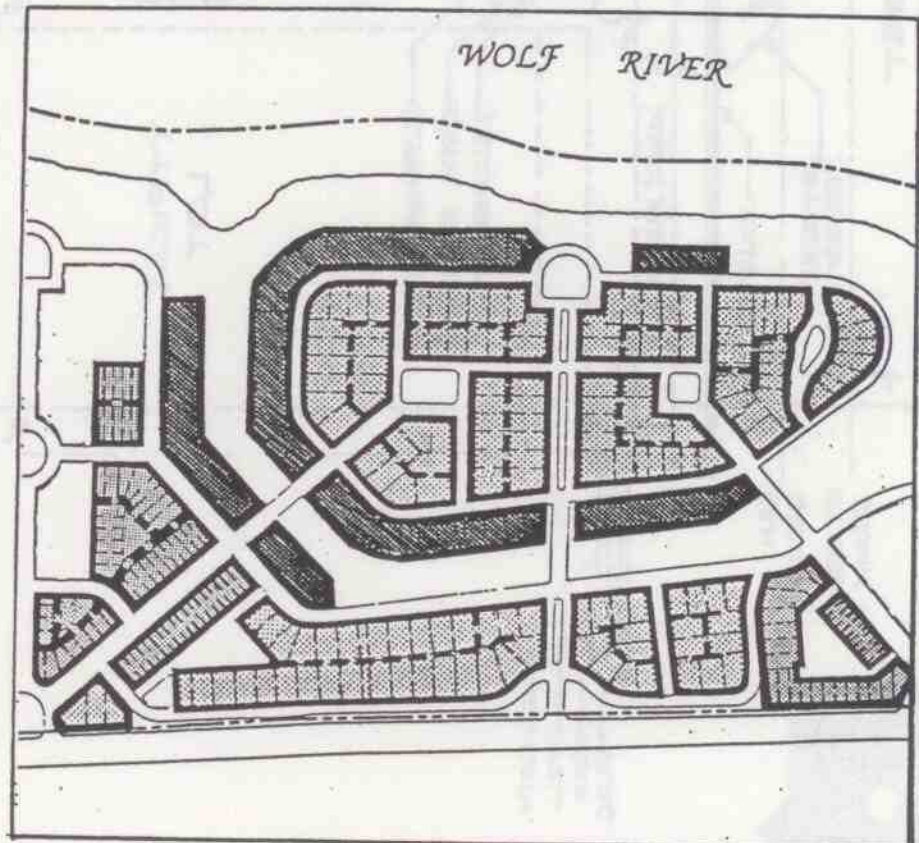
SINGLE FAMILY HOMES

The side yard, rear yard and garage are private areas of the property owners. However, due to the proximity of adjacent homes, it is necessary to determine guidelines for the design of some elements in these areas to protect the interests of all property owners.

For single family homes, there are three primary lot configurations: the Alley Lot, the Corner Lot and the Park Lot. Each lot type may have a different organization of the side yard, rear yard and garage. The Alley Lots are lots which must be accessed from the rear alley. The Corner Lots are located at street intersections and may be accessed from a rear alley or from the secondary street. The Park Lots border the park area along their rear property line and a one or two car garage must be accessed from a private driveway from the front of the lot.

Note: Corner Lots which have access to a rear alley are required to utilize the alley for garage access.

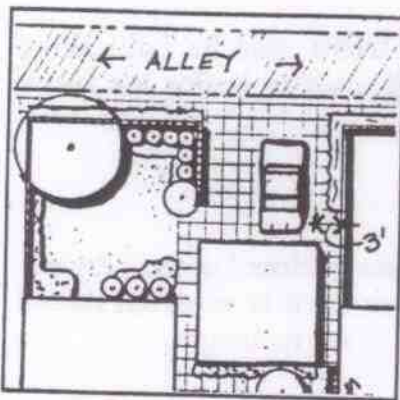
-  Alley Lot
-  Park Lot
-  Alley Location
(Corner Lots are not indicated)



3. SIDE YARDS, REAR YARDS AND GARAGES SINGLE FAMILY HOMES

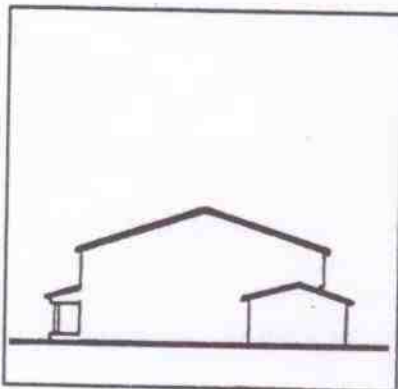
ALLEY LOT: The alley lot will have driveway access off an alley. Attractive side and rear yard spaces should be developed through careful design of landscaping, paving and architectural elements.

Note: No alley lot shall be allowed garage access from the main or side streets.



PRIVATE DRIVEWAY

1. The driveway should be set back 3 feet from the side property line to allow for a landscaped edge.
2. The minimum setback from the center line of the alley is 15 feet (or 7 feet from the edge of the alley).



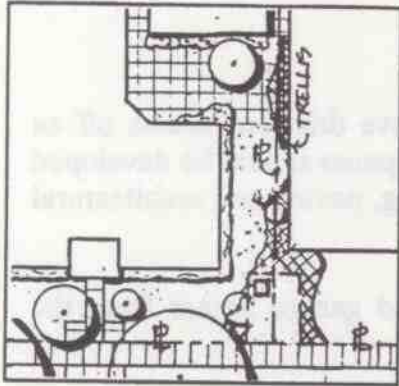
GARAGE

1. The garage should keep the same roof pitch (or less), material, finishes and proportions established by the house design.
2. The garage door elevation is required to be designed in a manner to reduce the typically massive visual impact. This may be accomplished by many innovative design approaches, i.e., separate garage doors; recessing the door plane within the garage wall; extending a deep roof overhang; extending a pergola or trellis type element over the garage doors; extending a balcony or deck above the garage doors, etc.

3. SIDE YARDS, REAR YARDS AND GARAGES

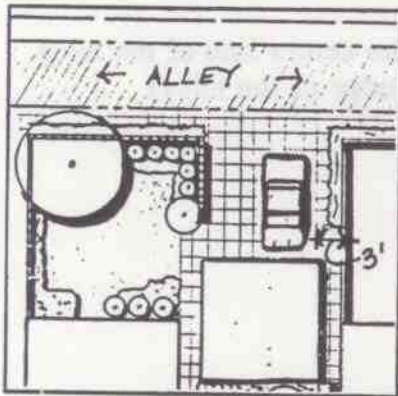
SINGLE FAMILY HOMES

ALLEY LOT (cont.)



SIDE YARD AND ZERO-LOT LINE WALL

1. Side yards should be treated as private, intimately scaled outdoor space. Landscaping and special paving should be used to soften and animate this environment.
2. The exterior wall on the zero-lot line may not permit any view from inside the home to the neighboring property.
3. It is strongly suggested that the zero-wall be constructed of a maintenance free exterior finish.
4. Foundation planting and a trellis may be built along blank walls of adjacent properties to buffer the blank wall.



REAR YARD

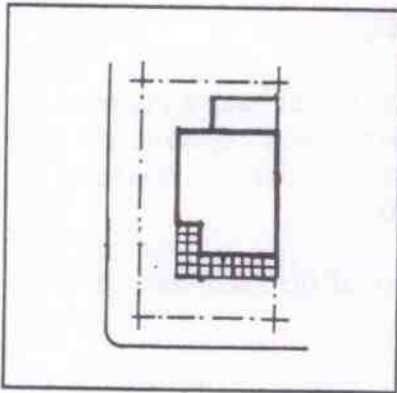
1. The rear yard may be a private enclosed space. Privacy fencing may be used to enclose the rear yard, but should include planting at the base along its length.
2. Any medium or large size trees should be located closer to the rear property line to allow for proper growth and to help define the edges of the property.

FENCING

1. Landscaping is encouraged as the primary means of establishing privacy.
2. Privacy fencing, if used, should be located in the side and rear yards only and should be made of wood. Privacy fencing visible from the public street should be compatible with the architectural style of the home.
3. Decorative ornamental metal fencing is encouraged as an alternative to privacy fencing in the side and rear yards.
4. Chain link fencing is not permitted.

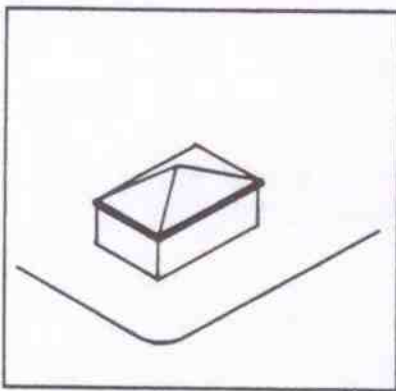
3. SIDE YARDS, REAR YARDS AND GARAGES SINGLE FAMILY HOMES

CORNER LOT: Corner lots must respect the visibility of their location by providing an attractive edge along the front and side yards. Private drives accessing the corner lots may be located off the side street only when an alley is not available.



ARCHITECTURAL TREATMENT

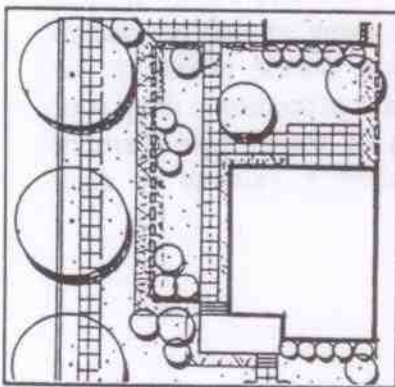
1. The required entry/porch must have a minimum depth of 6 feet and a minimum of 64 square feet, and should be located at the outside corner of the lot.
2. Special architectural treatment should be developed at the corner in conjunction with or in addition to the porch to further emphasize the corner location.



ROOF

1. A primary horizontal roof line should extend around the corner of these lots.

Note: See Supplement to Design Guidelines for appropriate house styles and forms.

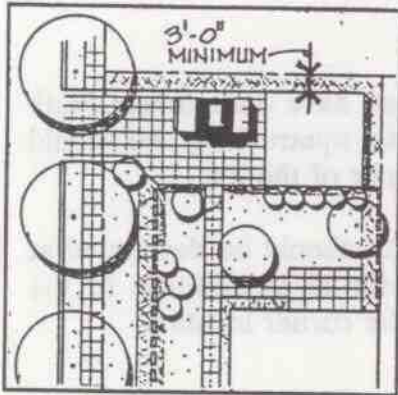
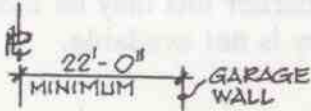


SIDE YARDS AND REAR YARDS

1. The rear yard and a portion of the side yard, if desired, may be enclosed for privacy (see Fencing on Page 8).
2. It is recommended that a paved or decked patio space be provided in the rear yard.
3. If used, a service enclosure should be located in the rear yard and must be enclosed by a privacy fence.

3. SIDE YARDS, REAR YARDS AND GARAGES SINGLE FAMILY HOMES

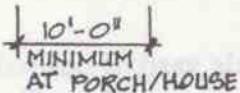
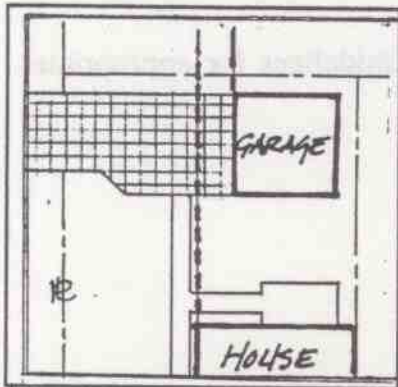
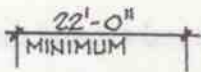
CORNER LOT (cont.)



PRIVATE DRIVEWAY AND GARAGE

1. The driveway and garage should be set back a minimum of 3 feet from adjacent property lines. Ground plane planting within this setback should be used to lessen the visual impact of these elements.
2. The driveway should be located off the secondary of the two streets at the intersection.

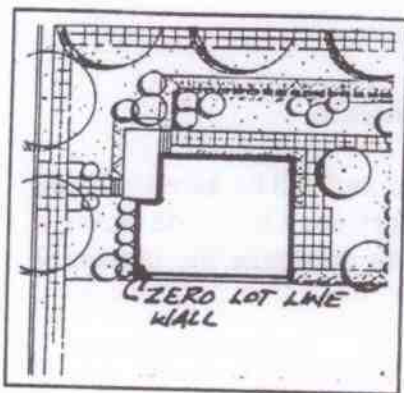
Note: Side street access is only allowed when an alley access is not available.



3. Every effort should be made to minimize the driveway width at the curb.
4. The driveway should be made of special paving and should connect to sidewalks within the lot.
5. Two car garages are allowed and should be planned to maximize usable backyard space; however, the garage should be recessed from the plane of the exterior wall to minimize its visual impact from the street.
6. The garage door elevation is required to be designed in a manner to reduce the typically massive visual impact. This may be accomplished by many innovative design approaches, i.e., separate garage doors; recessing the door plane within the garage wall; extending a deep roof overhang; extending a pergola or trellis type element over the garage doors; extending a balcony or deck above the garage doors, etc.

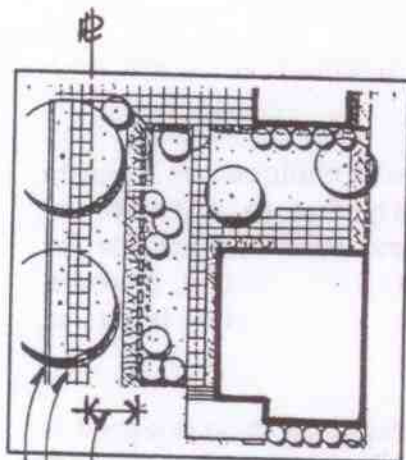
3. SIDE YARDS, REAR YARDS AND GARAGES
SINGLE FAMILY HOMES

CORNER LOT (cont.)



ZERO-LOT LINE WALL

1. The exterior wall on a property line may not permit any view from inside the home to the neighboring property.
2. It is strongly suggested that the zero-wall be constructed of a maintenance free finish.



FENCING

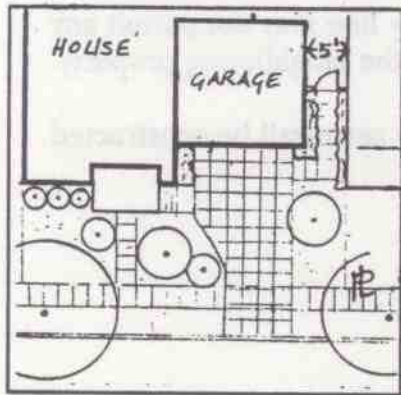
1. Privacy fences may occur in the side and rear yards. The design of the fences must be compatible with the architectural style of the home when the fence is visible from the street.
2. Private fencing along the side yard must be set back a minimum of 3 feet from the property line.
3. A solid fence design shall not exceed 3 feet 6 inches in height. A fence design which maintains a 50% open area above 3 feet 6 inches may extend to a height of 5 feet 6 inches (i.e., similar to fencing seen at Lot 41 within the development).
4. Solid fences which exceed 3 feet 6 inches in height must be set back a minimum of 10 feet from the property line.

3'-0" MINIMUM FOR
NOTE #3
10'-0" MINIMUM FOR
NOTE #4
SIDE WALK
CURB

3. SIDE YARDS, REAR YARDS AND GARAGES

SINGLE FAMILY HOMES

PARK LOT: Park lots back up to community park areas. To ensure an attractive edge to the park, these guidelines address treatment of rear yards. Also, provisions are made to allow driveway access off the street while minimizing the impact of garages on the streetscape.



PRIVATE DRIVEWAYS AND GARAGES

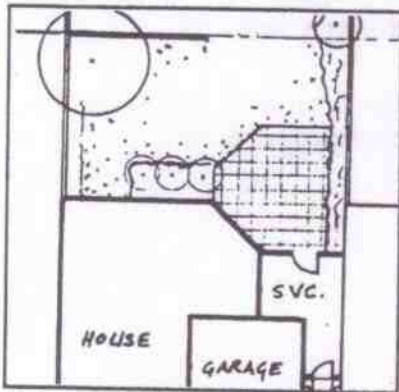
1. Two-car garages are permitted and will be accessed from the street, however, every effort must be made through site and architectural design to minimize the impact of the garage on the streetscape.
2. The driveway width should be minimized and special and attractive pavement materials should be used.
3. Garages must be set back a minimum of 22 feet from the front property line.
4. All garages should be set back a minimum of 3 feet to 5 feet from the side property line to allow for an outdoor connection to the rear yard and provide for service and storage space. One story garages, however, may be set back a minimum of 2 feet 6 inches at nonzero-lot line conditions.
5. The garage door elevation is required to be designed in a manner to reduce the typically massive visual impact. This may be accomplished by many innovative design approaches, i.e., separate garage doors; recessing the door plane within the garage wall; extending a deep roof overhang; extending a pergola or trellis type element over the garage doors; extending a balcony or deck above the garage doors, etc.

3. SIDE YARDS, REAR YARDS AND GARAGES
SINGLE FAMILY HOMES

PARK LOT (cont.)

SERVICE ENCLOSURE

1. A service enclosure must be provided adjacent to the garage and set back at least 12 feet from the rear property line. It is recommended that the service enclosure be adjacent to the garage and be located in the side yard to minimally impact the views and useable space of the rear yard.

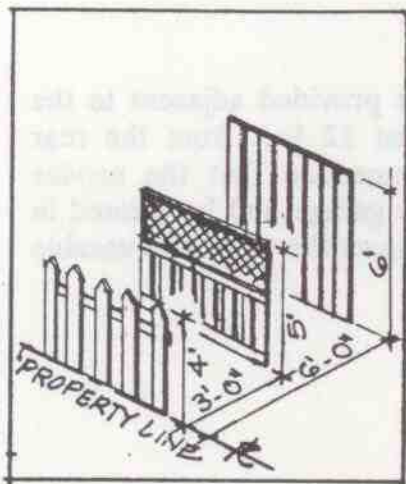


REAR YARD

1. The rear yard may be a private enclosed or semi-enclosed space, however, it is recommended that views to the park area be maximized.
2. Foundation planting and a trellis may be provided along the side property line to soften these edges.

3. SIDE YARDS, REAR YARDS AND GARAGES
SINGLE FAMILY HOMES

PARK LOT (cont.)

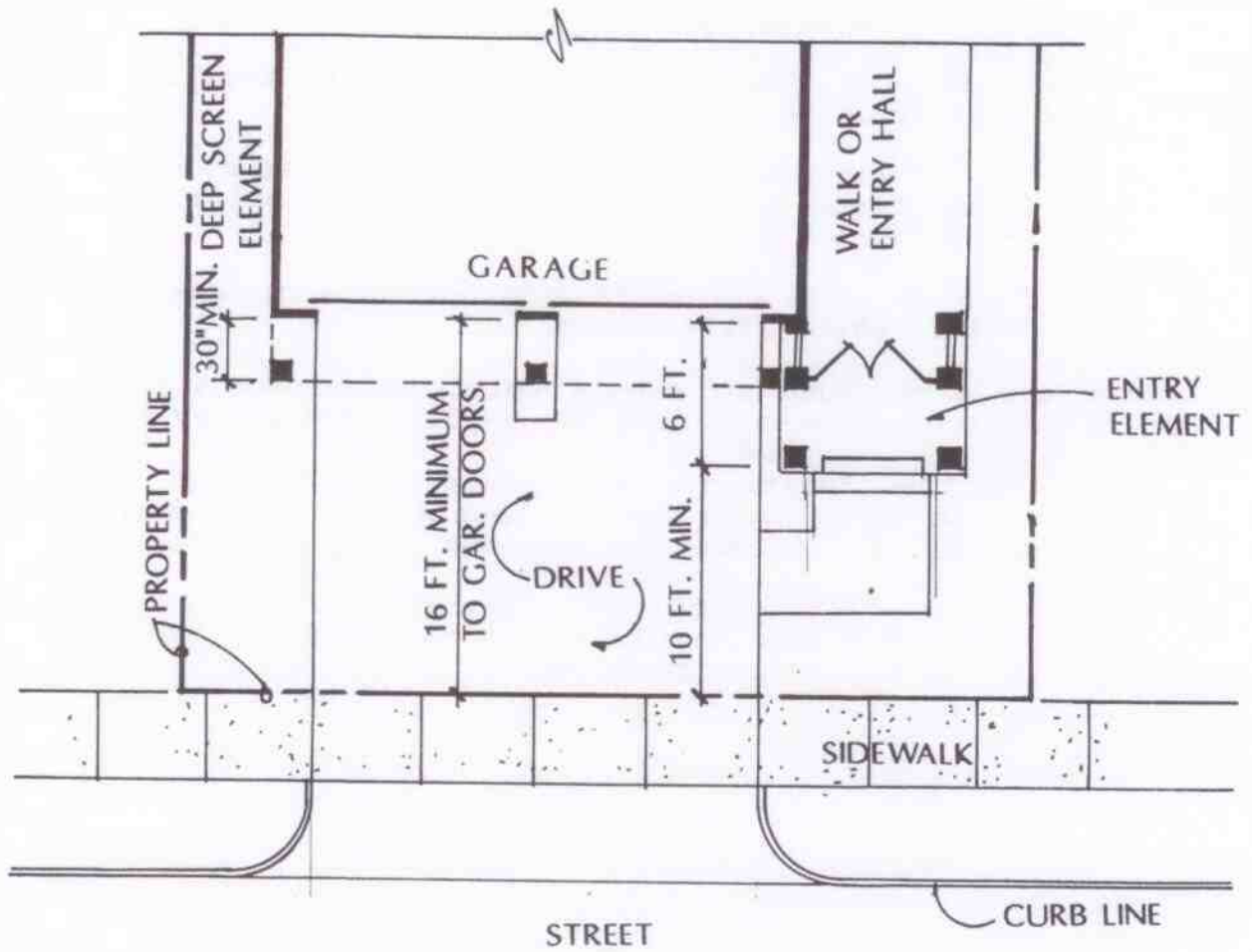


FENCING

1. Fencing of the rear yard is permitted under the following constraints:

Note: Special care should be taken to identify and maintain existing trees within the rear yard and along the rear property line.

- a. A fence located along the rear property line cannot exceed 4 feet in height and must maintain a 50% or less solid to open ratio.
- b. A fence with more than a 50% solid to open ratio or up to 5 feet in height, must be set back 3 feet from the rear property line.
- c. A 6 foot high fence (open or solid) must be set back 6 feet from the rear property line.



PLAN DIAGRAM

1/8" = 1'-0"

ADDENDUM TO HARBOR TOWN DESIGN GUIDELINES
 PHASE 10 LOTS 282 THRU 287

2-24-93

January 1, 1993

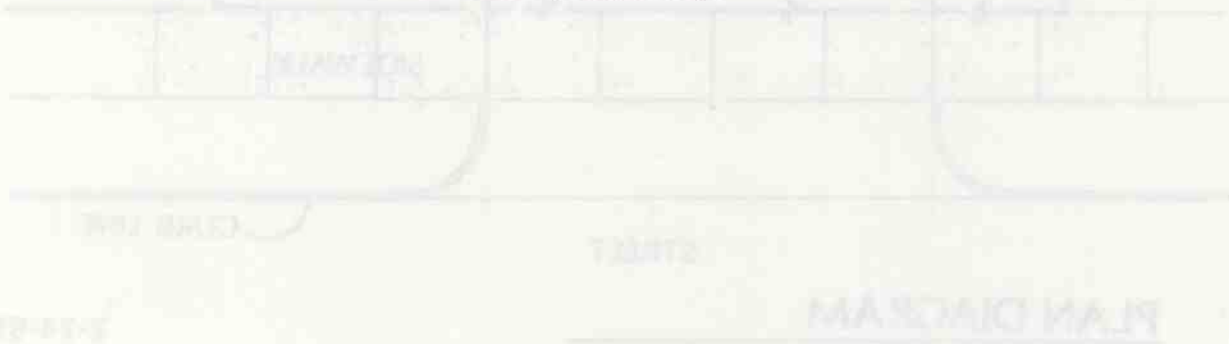
Re: Amendment 1
Exterior Colors

1. The following generic color schemes DO NOT require submittal and approval prior to actual painting.
 - A. Color schemes which maintain a single 'wall' color with a single 'white' or 'light neutral' tone trim color.
 - B. A generic one or two color scheme as noted above combined with the allowed limited use of a natural brick color or natural stone material.
2. The following generic color schemes DO require submittal and approval prior to actual painting.
 - A. Color schemes in which the wall and trim color are a medium to deep toned color range (i.e., a two color scheme where the trim is not 'white' or 'light neutral').
 - B. Any color scheme which combines three or more colors inclusive of a 'white' trim color.

Owners are encouraged to submit color chips and a paint diagram of "multi-colored" schemes during the typical design review process.

Should a desired "multi-colored" scheme not be submitted or approved along with the basic house design, then actual color samples painted on the house shall be reviewed and approved prior to actual painting.

It is the Owner's responsibility to notify Carol Schumann at 521-1593 in order to arrange a time to review the sample color scheme painted on a house prior to the actual painting.



March 1, 1993

Re: Amendment 2
Phase 10 / Lots 282 through 287 inclusive

1. Each lot and proposed house design must provide for a minimum of two standard size automobile parking spaces. No required parking space which is not enclosed within a garage or carport shall encroach within the required minimum front yard setback.
2. Front loading garages or carports shall be set back a minimum of sixteen feet (16') from the front property line to the garage door or carport parking pad.
3. The front garage door wall plane must have a "screen" element projected a minimum of thirty inches (30") toward the street. Acceptable screen elements are: 30" deep roof overhangs with side walls or columns, or a trellis-type element located in front of the garage door plane.
4. Some type of "entry element" shall project a minimum of six feet (6') in front of the garage door plane or front of carport. Acceptable entry elements are: porches, covered walkways, trellis-type element or entry gate/door.

See attached diagram for visual example.

March 1, 1994

January 1, 1994

Re: Amendment 3
Automatic Lights

1. All homes which have Lane (Alley) access shall be required to install a motion activated type light fixture above or on either side of the garage door.
2. All such lights shall have an "on" interval of at least thirty (30) seconds when activated.

The front garage door shall have a "reverse" element
guaranteed a minimum of thirty inches (30") cover the
horizontal area element and 14" deep front overhang
side walls or columns, or a railing-type element located
front of the garage door glass.

See type of "entry element" shall project a minimum of six
feet (6') in front of the garage door glass or least of
width. A separate entry element must be provided
railing, railing-type element or entry glass.

See attached drawing for visual example.

January 1, 1994

Amendment 4

Re: Alternative Exterior Materials

1. PRE-FINISHED VINYL SIDING:
Pre-Finished vinyl siding will be accepted under the following conditions:
 - A. Vinyl siding must be equal to "Restoration Collection by Wolverine" or "Certainteed". Either one of these two siding products will be accepted for typical wall siding applications.
 - B. Owners desiring to use any "vinyl" product for fascias, soffits, corners, window and door trim, etc. will be required to submit samples and details for review and approval.
 - C. Vinyl must be a quality product used in a "non-offensive" fashion and must be installed by a qualified mechanic.
 - D. Any vinyl siding product or trim detail that does not maintain the appearance of traditional wood detailing will not be accepted.

2. BRICK VENEER:
Should an owner desire an exterior with greater use of brick veneer, the following conditions shall apply:
 - A. Major front facades should maintain the existing established character of Harbor Town (ie. brick base, wood siding).
 - B. Sides and secondary elevations will be allowed to utilize brick veneer over 50% to 60% of surface area.
 - C. When brick is to be utilized as noted above, the plans submitted for design review must clearly denote precise areas proposed for brick and wood.

