



# Greystone

## HOA

### Greystone Architectural Review Application

*Revised December 17, 2024 - supersedes all previous revisions*

Complete all available information. Where information is not available, submit expected date(s) when that information will be available.

- ☐ New Construction
- ☐ Exterior Modification

Lot Number and Street Address	
Construction Start Date	
Construction Completion Date	
Building Permit Number and Date	

#### Owner Information:

Name(s)	
Address	
Home Phone	
Cell Phone	
Email	

#### Contractor Information (All contractors for new construction must be approved by the ARC.):

Name	
Company Name	
Business Address	
Business Phone	
Cell Phone	
Email	
TN Contractor License #	

### **Requirements for New Construction Review**

1. Architectural site plan (plot) showing dimensioned layout of structure(s), setbacks and easements, topographical details of adjustment to grading and proposed tree removal.
2. All floor plans at 1/4" scale (first floor elevation and total square footage calculations shall be noted on plans)
3. All exterior Elevations at 1/4" scale with floor heights and materials noted
4. Building Details at Cornice, Front Porch & any other decorative item
5. Exterior Materials
6. Architectural review fee for new construction: Payable to Weichert SPM in the amount of \$4,500.00. [Online Payment.](#)

### **Following items shall be submitted when available**

7. Landscape plans with details of softscape, hardscape & planting materials
8. Exterior finish schedule
9. Proposed screening material and locations for utilities, air conditioning units, garbage bins, generator, pool equipment
10. Roof materials and color
11. Fence materials, height, construction details and layout on site plot

### **Requirements for Modification Construction Review**

12. Architectural site plan (plot) showing dimensioned layout of structure(s) with proposed modifications.
13. Fence: materials and representative photos
14. Exterior materials and finish schedule
15. Landscape plans
16. Proposed screening material and locations
17. Architectural review fee: Dependent upon scope of modification and/or addition. The Greystone HOA ARC will advise upon initial review of submission. If required, the architectural review fee is \$600.00. Make your payment to Weichert SPM. [Online Payment.](#)

## **General Requirements for all Construction**

(No Substitution for specified materials)

18. All concrete work exposed to street view (drives, walkways, et cetera) shall be:
  - a. 4000 PSI #8 Limestone with White Sand
    - i. Coarse aggregate: 1625 # per yard
    - ii. Fine aggregate: 1440 # per yard
    - iii. Cement: 405 # per yard
    - iv. Fly Ash: 135 # per yard
19. A photocell controlled street lamp post and fixture shall be installed. The pole, fixture and lamps are available from Graham's Lighting Company. Contact Patty Clark at 901-274-6780 office, 901-412-8727 cell or [PattyClark@grahamslighting.com](mailto:PattyClark@grahamslighting.com). NOTE: 6-8 week lead-time.
  - a. Pole # 8G-P2520-10A
  - b. Fixture # 6F-4520 AC
  - c. Lamps # 60 W 130V AC (five required) / (Greystone HOA maintains future lamp replacement)

NOTE: Exact siting of the lamp post must be coordinated with Greystone ARC prior to installation.



20. Mailbox (#2 Rural) with 4” Fluted Post & Ball Mail Stand

- a. PREFERRED: Pickle Iron (901) 452-3754
- b. Alternate: A&H Iron works - (901) 870-5476 / Ricky / 2 weeks

NOTE: Street number font, size, material and placement are specific to Greystone HOA requirements. (Please go to “Documents” page on HOA Website for Mailbox specification.) Coordinate with Greystone ARC prior to installation.

- 21. Irrigation: All areas of lot visible from the street shall be irrigated with an automatic irrigation system.
- 22. Screening: All electrical and gas utilities, generators, pool equipment, garbage bins, air conditioning units, et cetera, shall be screened from view from neighborhood streets.
- 23. Roof: Mechanical and plumbing vents shall be located where not viewable from neighborhood streets.
- 24. Antennas shall be located where not viewable from neighborhood streets.
- 25. Periodic inspections will be conducted by Greystone ARC.

The Architectural Review Committee has up to thirty (30) days to review your request per the Declaration of Covenants, Conditions, & Restrictions beginning with the date of submission of all required review materials.

Do not schedule any work or begin any work prior to ARC approval. Builders/Contractors must be approved as part of the ARC application process. The ARC will schedule an interview with your prospective builder as part of the builder approval process. Do not sign a contract with a prospective builder until the builder approval process is completed. Any builder on the Greystone prohibited list will not be approved. Once you have submitted your Architectural Review, you will be contacted by a member of the Greystone ARC to schedule a time to review your request.

Return this form and any other information, including plans, drawings, photographs, materials lists, color pal-ettes, or other items that will be necessary for the Greystone ARC to review your request to:

arc@mygreystonehoa.org

Submitted by (printed name) Signature Date  
*Signature of applicant acknowledges review and receipt of the Greystone CCRs and Greystone ARC requirements, including all design guidelines, policies, and PIMs. Applicant agrees to all terms and conditions.*

ARC Action:	Date:	Notes:
Plan Review		