


Long Branch Lakes

AT FALL CREEK FALLS | SPENCER, TENNESSEE

New Construction Documents

Effective January 1, 2025

New Construction Requirements (Revised 2024)

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The Architectural and Landscape Control Committee will hereinafter be referred to as “ALCC”.

Per the Declaration of Protective and Restrictive Covenants, the ALCC has the responsibility to ensure that all structures built or placed in the Long Branch Lakes development comply with the criteria listed in this document. From receipt of the construction application by the ALCC chairperson, the ALCC has up to and including thirty (30) days to review and respond to the application. The property owner has the right to request a meeting to discuss the Committee’s decision or comments.

New Construction Requirements (Revised 2024)

When preparing the drawings and design to be submitted for construction in the Long Branch Lakes development, the ALCC requires that you comply with the following criteria for design.

- The general design style of new construction should blend with the existing style of the Long Branch Lakes community. These requirements also apply to additions for existing structures, exterior renovations (including roof replacement) and freestanding or attached accessory buildings, regardless of size.
- LBL observes a thirty (30) foot utility and maintenance easement from the centerline of the road, for all roadways within LBL. Therefore, no construction, including fences, may be completed within that easement, with the exception of driveways.
- Applicants must ensure that the intended size, use and location comply with the Declaration of Protective and Restrictive Covenants and is approved by the ALCC.
- Refer to the LBL ALCC website for more details at: [Architectural & Landscape Control Committee - Long Branch Lakes Property Owners Association \(lplpoa.com\)](http://lplpoa.com)
- All exterior building materials, colors and design must meet the Covenants and receive ALCC approval. Reference LBL Covenants _ Conditions _ Restrictions dated January 11, 2007, Section I. Permitted and Prohibited Uses.

Construction Staging

All construction staging must take place on the permitted lot. The use of adjacent lots or common area for staging of construction is strictly prohibited.

Code of Practice

The lot Owner is ultimately responsible for the activity on the lot. Please inform your Contractor that all Contractors and Subcontractors shall act in a manner that promotes professionalism and good stewardship. Construction sites and work areas must be cleaned daily. Building materials shall be stacked, stored and organized (not scattered across the job site). Music or noise coming from construction sites cannot be at a volume that can be heard by property owners of adjacent properties or any POA common areas.

Acknowledgements

Property Owner(s) hereby certifies that he/she had read and has full understanding of the Long Branch Lakes Declaration of Protective and Restrictive Covenants and understands the requirements for submission of plan approval, as defined in Appendix A of the ALCC Construction Phase Summary.

Applicant must ensure that the intended size, use and location comply with the Declaration of Protective and Restrictive Covenants.

Members of the Committee and Board of Directors shall be allowed access to the property periodically throughout the construction process.

The Property Owner agrees to uphold and comply with each of these documents.

Non-Compliance

If at any time during the construction process, the Property Owner does not comply with this agreement, he/she will be subject to the assessment of fines and/or placement of liens against the property.

- Steps must be taken within 30 days of written notification to bring the project into compliance
- Additionally, the project must be in compliance within 60 days of notification.
- In the event that Property Owner(s) fails to meet the time requirements outlined above, Property Owner(s) will be subject to fines of \$100.00 per day and/or the placement of liens against the property.

New Construction Application (Revised 2024)

Project Information

Owner's Name _____	Date: _____
Mailing Address: _____	
E-Mail Address: _____	
Home Phone: _____	Work Phone: _____
Emergency Phone: _____	
Lot Number: _____	Section _____

Building Data

Conditioned (heated) Space <i>(exclusive of garage)</i>		
Upper Level	_____	sq. ft.
Main Level	_____	sq. ft.
Lower Level	_____	sq. ft.
Total Conditioned	_____	sq. ft.
Covered Porches and Breezeways	_____	sq. ft.
Garage and Storage	_____	
Lot Use Area	_____	
Total Lot Use Area	_____	sq. ft.
(Including Building and Hardscapes such as driveways)		

Builder Information

Company Name _____	
Company Representative: _____	
Mailing Address: _____	
E-Mail Address: _____	
Office Phone: _____	Cell Phone: _____
Emergency Phone: _____	

New Construction Application (Revised 2024)

Exterior Materials and Finishes

Foundation			
Materials:		Finishes (Color):	
Exterior Siding			
Materials:		Finishes (Color):	
Materials:		Finishes (Color):	
Materials:		Finishes (Color):	
Exterior Trim			
Materials:		Finishes (Color):	
Shutters			
Materials:		Finishes (Color):	
Front Door			
Materials:		Finishes (Color):	
Garage Door			
Materials:		Finishes (Color):	
Mortar (if applicable)			
Materials:		Finishes (Color):	
Roofing			
Materials:		Finishes (Color):	
Materials:		Finishes (Color):	
Drive and Side Walks			
Materials:		Finishes (Color):	
Materials:		Finishes (Color):	
Materials:		Finishes (Color):	
Entrance Gates			
Materials:		Finishes (Color):	
Materials:		Finishes (Color):	
Columns/Posts			
Materials:		Finishes (Color):	
Materials:		Finishes (Color):	
Lights			
Style & Materials		Finish (Color):	
<p>Note: Finishes and Colors shall be provided with the submission package for approval by Long Branch Lakes ALCC. Property owner shall provide actual exterior product sample (wood species or material) with desired color (Paint/stain manufacturer and color code) as a condition of Committee approval.</p>			