Long Branch Lakes

AT FALL CREEK FALLS | SPENCER, TENNESSEE

Improvement Project Requirements

Not applicable to new home construction.

Standard Requirements and Short Form Applications

(December 2025)

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I. Committee Scope

Overview

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 applicable property improvement short-form construction application by the ALCC chairperson, the ALCC has up to and including ten (10) days to review and respond to the application.

From the date of approval, the property owner has up to three (3) months to begin construction or resubmit application for updated approval. The property owner has the right to request a meeting to discuss the Committee's decision or comments.

Code of Practice

The lot Owner is ultimately responsible for the activity on the lot. Please inform your Contractor that all Contractors and Sub-Contractors 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 job site). Music or noise coming from construction sites should be in good taste and not offend property owners, employees, or any other person passing by site or work area. First offense for violation of this code of practice will be a written warning to the violator. For a third offense for violation of this code of practice, the violator will be asked to leave the property immediately and the violator will not be able to return to any job site in Long Branch Lakes for 30 days.

II. Standard Requirements of Design and Construction

Fencing and Gates

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 fences and gates should blend with the existing style of the Long Branch Lakes community. Applicant must ensure that the intended size, use and location comply with the Declaration of Protective and Restrictive Covenants.

The following requirements apply to fencing and gates and are determined based on the location and intended use of the improvements. Sample photos for each are provided on ALCC webpage at: Architectural & Landscape Control Committee - Long Branch Lakes Property Owners Association (lblpoa.com)

Fencing:

a. Front property fences facing a main access road (or side fences, in the case of a corner lot) shall be vertical black metal (wrought iron, steel, aluminum) or horizontal wood fence with metal, stone, or wood piers/posts.
b. Fencing along the side of a property, that does not face an access road (as with a corner lot), may be either wire, horizontal wood, vertical black metal, a combination of wood and metal, or black chain link.
c. Fencing along the rear of lakefront properties shall be set back seventy (70) feet from the high water level and be constructed of black wrought iron, black coated wire, or black coated chain link and must have the following characteristics:
    i. Maximum height of five (5) feet
    ii. Narrow supporting posts and top rail, if applicable
    iii. Minimal obstruction of lake view
    iv. Low visibility from lake view
    v. Any wood elements must be painted black.
d. Barbed wire fencing is strictly prohibited.
e. Garden fencing that will be visible from an access road must be submitted for variance consideration only and will be approved on a case-by-case basis.

Gates:

a. Driveway or entrance entry gates, or gates that face an access road, shall be decorative in style and design, constructed of black wrought iron, metal, wood or a combination of metal and wood. Pillars are to be constructed of metal, wood, or stone.
b. Farm gates, intended to be used for pasture areas may be constructed of wood or tube metal. Metal gates must be a dark color of either black, brown, blue or gray. Galvanized metal gates may not be installed for use on an outer perimeter fence.
c. Temporary Security gates (during construction only). Temporary security gates, like those used as pasture gates, may be installed at the entrance to a building site, subject to variance approval. The gate must be removed and/or replaced with an acceptable entry gate (*see A above*) once construction is completed and the property is ready for occupancy.

Barn/Shed/Out Building/Free Standing Garage/Other Structure

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 other structures, including but not limited to barns, sheds, out buildings, or free-standing garages, should blend with the existing style of the Long Branch Lakes community and, more specifically, the home that is constructed on that property. Applicants must ensure that the intended size, use and location comply with the Declaration of Protective and Restrictive Covenants (LBL POA Covenants).

In general, the design and materials used to construct any barn, shed, outbuilding or free-standing garage should be harmonious with the overall design, materials, and aesthetics of the house and surrounding area. The property owner is responsible for ensuring compliance with any and all requirements per the LBL POA Covenants and for adherence to any municipality or utility easements and/or permit requirements.

Pools and Other Structures:

Structures other than barns, sheds, garages or outbuildings will be reviewed, as a variance consideration, on a case-by-case basis. These other structures may include, but are not limited to solar panels, windmills, or any specified use structure.

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 recreational improvements, including but not limited to pools, tennis courts, decking, docks or other play structures, should blend with the existing style of the Long Branch Lakes community and, more specifically, the home that is constructed on that property. Applicants must ensure that the intended size, use and location comply with the Declaration of Protective and Restrictive Covenants (LBL POA Covenants).

In general, the design and materials used to construct any recreational amenities should be harmonious with the overall design, materials, and aesthetics of the house and surrounding area. The property owner is responsible for ensuring compliance with any and all requirements per the LBL POA Covenants and for adherence to any municipality or utility easements and/or permit requirements.

Pools:

Pools may be constructed either above grade (aka above ground) below grade (aka below or inground). If a pool is visible from the road, it must be screened using fencing, a building or structure (like decking), or landscaping. Pools constructed on lake frontage lots must be set back a minimum of seventy (70) feet from the high-water level.

The property owner is responsible for obtaining all required permits and for adherence to the local municipality's safety requirements.

Safety Fences (if pool is visible from road, adjacent property, or lake frontage):

Safety fences are typically required and subject to local or state regulations. Property owners are responsible for ensuring compliance with those regulations; however, visible fences must also comply aesthetically with the design requirements outlined in this document, Fencing.

III. Solar and Off Grid Systems

Solar panels may be constructed to reduce or supplement public utility energy consumption. Solar panels may be installed on a rooftop or in a ground mounted array.

Roof Mounted

Solar panels that are roof mounted must be low profile and flush mounted to the roof and frames must be dark in color to blend with roof color and aesthetic. Light color or silver frames will not be approved. When possible, the panels should be placed on roof areas not visible from street, so long as placement does not reduce energy production by more than 10%, as provided in manufacturer recommendations.

Ground Mounted

Ground mounted arrays must be sufficiently screened from view, considering neighboring roads, lakes and adjacent properties, in accordance with the guidelines outlined in *Section II, Fencing and Gates*.

Off Grid and Solar Equipment Screening

Solar and off grid systems will typically include equipment that includes but is not limited to inverters, propane tanks, generators, and batteries. All equipment must be screened from view as described in Section II. For equipment that must be housed in a structure, refer to *Section II, Barn/Shed/Out Building/Free Standing Garage/Other Structure* for design requirements.

Other Requirements

Property Owners are ultimately responsible for insuring their solar and off grid systems are installed in accordance with State and local regulations. Refer to Reference TN.gov Residential Solar for guidance.

IV. Requirements for Short Form Applications

For the property improvement projects outlined in this document, the ALCC has provided short form submission forms, available at lblpoa.com. Completed forms and required site sketches and photos should be submitted electronically, via email to: buildatlbl@gmail.com.

The following items are typically required for ALCC review, depending on the type of project:

1. ***Site Specific Drawings:***
   i. Property Lines with Bearings, Coordinates and Dimensions.
   ii. Existing structures, including House, Steps, Patios and Hardscapes (Sidewalks and Drives) shall be located on plan.
   iii. Dimension from Building to adjacent property lines.
   iv. Building Setback Lines shown and labeled.
   v. Proposed locations of Docks, and any water edge improvements (Lake Lots only).

2. ***Samples:***

   Photographs of samples of ALL materials to be used on the exterior of the structures including colors and finishes are required to be submitted as a PDF. Actual samples may be requested to confirm colors.

3. ***Septic Permit, if applicable:***

   A copy of the Septic Permit issued by Van Buren County or the Bledsoe County Health Department is required. Follow this link to access more information about septic permitting.

Note: ***Easements for access to public water and electric connections vary by lot and range between twenty (20) and thirty (30) feet from the center of the road. Please consult with local water and utility districts prior to constructing any improvements near water meters and electric junction boxes. Property owners are responsible for any damage that occurs to their property improvements if they are built within the easements.***