

SUMMARY OF ARCHITECTURAL GUIDELINES
SOUTH BLUFFS PLANNED DEVELOPMENT
BLUFF EDGE LOTS ONLY
LOTS 1-13 INCLUSIVE
OCTOBER 1, 1991
REVISED NOVEMBER 12, 1993

BUILDING SIZE:

The minimum gross heated area of the home shall be 2,750 s.f. (exclusive of porches, carports and garages). The minimum ground floor footage shall be 1,500 s.f.

BUILDING HEIGHT:

The maximum height, as determined in the zoning ordinance for Memphis and Shelby County, shall be not more than thirty-five (35') feet nor more than 2 1/2 stories (exclusive of any basement).

SETBACKS:

1. Front yard setback shall be ten (10') feet from property line.
2. Combined side yard setbacks for the residence shall be ten (10') feet from the property line with a minimum setback of three (3') feet. A one-story garage may setback three (3') feet from the property line.
3. West side or rear property lines shall be fifteen (15') feet for the building mass, while softscape, hardscape, decks, landscaping, etc., shall be allowed to be built up to the property line.

GARAGES AND PARKING:

At least one double, but not more than a triple, garage is allowed. Said garage must be built such that the overhead door is turned at least 45 degrees or more from the street. Garage requirements may be waived if an auto court is properly fenced and/or landscaped acceptable to the Developer. Additional or guest parking will be only in spaces designated and approved by the Developer.

VIEW EASEMENT:

No landscaping, existing trees nor plant materials shall be planted nor permitted to remain in the side yards of the residents where said material exceed the height of seven (7') feet. This is a view easement for the benefit of all lot owners.

SUMMARY OF ARCHITECTURAL GUIDELINES
SOUTH BLUFFS PLANNED DEVELOPMENT
BLUFF EDGE LOTS ONLY
LOTS 1-13 INCLUSIVE
OCTOBER 1, 1991
REVISED NOVEMBER 12, 1993
PAGE TWO

Landscape plans shall be required for design review prior to implementation.

FENCING REQUIREMENTS:

Fencing shall be permitted between residences, but shall be constructed primarily of masonry materials only, except as noted below. No side yard fencing shall exceed eight (8') feet in height and fences built on the rear or west line shall be of said standard design theme to be supplied by the Developer. Said fence shall not project into the fifteen (15') foot rear yard setback. Fences within the rear yard may be solid to a height of eighteen (18") inches, but must be of open metal design above.

Fence design must be submitted for design review prior to commencing construction.

WINDOW PLACEMENTS:

No windows shall be permitted on the north side of the home unless occurring more than five (5') feet away from said north property line for one-story windows or twenty (20') feet away for two-story windows. Any window sills located above the first floor along the south side of any house may not be lower than five (5') feet.

DESIGN REVIEW:

All architectural and landscape plans must be submitted for design review prior to making application for a South Bluffs Building Permit or a City of Memphis Building Permit.

SOUTH BLUFFS
BUILDING PERMIT

All Homeowners and/or Builders are required to obtain a South Bluffs Building Permit and Construction Rules and regulations prior to commencing construction within the South Bluffs Planned Development

SUMMARY OF ARCHITECTURAL GUIDELINES
SOUTH BLUFFS PLANNED DEVELOPMENT
GARDEN LOTS ONLY
LOTS 14-26 INCLUSIVE
OCTOBER 24, 1991

BUILDING SIZE: The minimum gross heated area of the home shall be 2,400 s.f. (exclusive of porches, carports and garages). The minimum ground floor footage shall be 1,200 s.f.

BUILDING HEIGHT: The maximum height, as determined in the zoning ordinance for Memphis and Shelby County, shall be not more than thirty-five (35') feet nor more than 2 1/2 stories (exclusive of any basement).

- SETBACKS:**
1. Front yard setback shall be ten (10') feet from property line on Magnolia Mound Drive, Asphodel Drive and Nottoway Boulevard and fifteen (15') feet from South Bluffs Drive.
 2. Side yard setbacks for the main residence shall be five (5') feet from the property line. A one-story garage may setback three (3') feet from the property line.
 3. Typical rear building setbacks shall be fifteen (15') feet for the building mass, while softscape, hardscape, garden walls, decks, landscaping, etc., shall be allowed to be built up to the property line. Rear building setbacks along lanes shall be five (5') feet.

GARAGES AND PARKING: At least one double, but not more than a triple, garage is allowed. Said garage must be built such that the overhead door is turned at least 45 degrees or more from the street. Access to garages on lots served by lanes (Lots 14, 16-23, 25 and 26) shall only be allowed from the lane. Garage requirements may be waived if an auto court is properly fenced and/or landscaped acceptable to the Developer. Additional or guest parking can be only in spaces designated and approved by the Developer.

SUMMARY OF ARCHITECTURAL GUIDELINES
SOUTH BLUFFS PLANNED DEVELOPMENT
GARDEN LOTS ONLY
LOTS 14-26 INCLUSIVE
OCTOBER 24, 1991
PAGE TWO

VIEW EASEMENT:

No landscaping, existing trees nor plant materials shall be planted nor permitted to remain in the side yards of the residents where said material exceed the height of seven (7') feet. This is a view easement for the benefit of all lot owners.

Landscape plans shall be required for design review prior to implementation.

FENCING REQUIREMENTS:

Fencing shall be permitted between residences, but shall be constructed primarily of masonry materials only, except as noted below. No side or rear yard fencing shall exceed eight (8') feet in height.

Fence design must be submitted for design review prior to commencing construction.

DESIGN REVIEW:

All architectural and landscape plans must be submitted for design review prior to making application for a South Bluffs Building Permit or a City of Memphis Building Permit.

SOUTH BLUFFS
BUILDING PERMIT

All Homeowners and/or Builders are required to obtain a South Bluffs Building Permit and Construction Rules and regulations prior to commencing construction within the South Bluffs Planned Development

SUMMARY OF ARCHITECTURAL GUIDELINES
SOUTH BLUFFS PLANNED DEVELOPMENT
ROWHOUSE LOTS ONLY
LOTS 43-50 INCLUSIVE
(~~LOT 51 DELETED~~)
~~LOTS 59-66 INCLUSIVE~~
FEBRUARY 10, 1992
REVISED MAY 27, 1992
REVISED NOVEMBER 10, 1993

- BUILDING SIZE:** The minimum gross heated area of the home shall be 1,400 s.f. (exclusive of porches, carports and garages). The minimum ground floor footage shall be 800 s.f.
- BUILDING HEIGHT:** The maximum height, as determined in the zoning ordinance for Memphis and Shelby County, shall be not more than thirty-five (35') feet nor more than 2 1/2 stories (exclusive of any basement).
- SETBACKS:**
1. Front yard setback shall be ten (10') feet from property line on Madewood Drive and Nottoway Boulevard, except for Lot 48 which shall observe a five (5') foot setback from Madewood Drive. Setbacks from property line along Rosedown Drive shall be five (5') feet.
 2. There is a zero setback line allowed on the south line of Lots 44-47 inclusive; a zero setback line allowed on the east line of Lots 48-50 inclusive; a zero setback line allowed on both sides (east and west) of Lots 59-62 inclusive; and a zero setback line allowed on both sides (north and south) of Lots 63-66 inclusive. Lot 43 shall require a minimum of a three (3') foot setback on the north line.
 3. The rear yard setback along the lanes shall be five (5') feet.
- GARAGES AND PARKING:** At least one double garage is allowed with access from the lane only. No curb cuts from Madewood Drive, Rosedown Drive or Nottoway Boulevard will be allowed. Additional or guest parking can be only in spaces designated and approved by the Developer.

SUMMARY OF ARCHITECTURAL GUIDELINES
SOUTH BLUFFS PLANNED DEVELOPMENT
ROWHOUSE LOTS ONLY
LOTS 43-50 INCLUSIVE
(LOT 51 DELETED)
LOTS 59-66 INCLUSIVE
FEBRUARY 10, 1992
REVISED MAY 27, 1992
REVISED NOVEMBER 10, 1993
PAGE TWO

FENCING REQUIREMENTS: Fencing shall be permitted between residences, but shall be constructed primarily of masonry materials only, except as noted below. No side nor rear yard fencing shall exceed eight (8') feet in height.

Fence design must be submitted for design review prior to commencing construction.

DESIGN REVIEW: All architectural and landscape plans must be submitted for design review prior to making application for a South Bluffs Building Permit or a City of Memphis Building Permit.

SOUTH BLUFFS BUILDING PERMIT All Homeowners and/or Builders are required to obtain a South Bluffs Building Permit and Construction Rules and regulations prior to commencing construction within the South Bluffs Planned Development.

SUMMARY OF ARCHITECTURAL GUIDELINES
SOUTH BLUFFS PLANNED DEVELOPMENT
BLUFF EDGE LOTS ONLY
LOTS 71-76 INCLUSIVE
SEPTEMBER 9, 1992

BUILDING SIZE: The minimum gross heated area of the home shall be 2,750 s.f. (exclusive of porches, carports and garages). The minimum ground floor footage shall be 1,500 s.f.

BUILDING HEIGHT: The maximum height, as determined in the zoning ordinance for Memphis and Shelby County, shall be not more than thirty-five (35') feet nor more than 2 1/2 stories (exclusive of any basement).

SETBACKS:

1. Front yard setback shall be ten (10') feet from property line.
2. Side yard setbacks for the residence shall be five (5') feet from the property line.
3. West side or rear property lines shall be fifteen (15') feet for the building mass, while softscape, hardscape, decks, landscaping, etc., shall be allowed to be built up to the property line.

GARAGES AND PARKING: At least one double, but not more than a triple, garage is allowed. Said garage must be built such that the visual impact of the overhead doors are minimized. Garage requirements may be waived if an auto court is properly fenced and/or landscaped acceptable to the Developer. Additional or guest parking will be only in spaces designated and approved by the Developer.

VIEW EASEMENT: No landscaping, existing trees nor plant materials shall be planted nor permitted to remain in the side yards of the residents where said material exceed the height of seven (7') feet. This is a view easement for the benefit of all lot owners.

Landscape plans shall be required for design review prior to implementation.

SUMMARY OF ARCHITECTURAL GUIDELINES
SOUTH BLUFFS PLANNED DEVELOPMENT
BLUFF EDGE LOTS ONLY
LOTS 71-76 INCLUSIVE
SEPTEMBER 8, 1992
PAGE TWO

FENCING REQUIREMENTS:

Fencing shall be permitted between residences, but shall be constructed primarily of masonry materials only, except as noted below. No side yard fencing shall exceed eight (8') feet in height and fences built on the rear or west line shall be of said standard design theme to be supplied by the Developer. Said fence shall not project into the fifteen (15') foot rear yard setback. Fences within the rear yard may be solid to a height of eighteen (18") inches, but must be of open metal design above.

Fence design must be submitted for design review prior to commencing construction.

DESIGN REVIEW:

All architectural and landscape plans must be submitted for design review prior to making application for a South Bluffs Building Permit or a City of Memphis Building Permit.

SOUTH BLUFFS
BUILDING PERMIT

All Homeowners and/or Builders are required to obtain a South Bluffs Building Permit and Construction Rules and regulations prior to commencing construction within the South Bluffs Planned Development.

SUMMARY OF ARCHITECTURAL GUIDELINES
SOUTH BLUFFS PLANNED DEVELOPMENT
BLUFF EDGE LOTS ONLY
LOTS 69, 70, 77, 78
SEPTEMBER 9, 1992

BUILDING SIZE: The minimum gross heated area of the home shall be 2,200 s.f. (exclusive of porches, carports and garages). The minimum ground floor footage shall be 1,000 s.f.

BUILDING HEIGHT: The maximum height, as determined in the zoning ordinance for Memphis and Shelby County, shall be not more than thirty-five (35') feet nor more than 2 1/2 stories (exclusive of any basement).

- SETBACKS:**
1. Front yard setback shall be ten (10') feet from property line.
 2. Lots 69, 70, 77 and 78 shall use the south property line as their zero line and shall provide a minimum north side yard of five (5') feet.
 3. West side or rear property lines shall be fifteen (15') feet for the building mass, while softscape, hardscape, decks, landscaping, etc., shall be allowed to be built up to the property line.

GARAGES AND PARKING: At least one double, but not more than a triple, garage is allowed. Said garage must be built such that the visual impact of the overhead doors are minimized. Garage requirements may be waived if an auto court is properly fenced and/or landscaped acceptable to the Developer. Additional or guest parking will be only in spaces designated and approved by the Developer.

VIEW EASEMENT: No landscaping, existing trees nor plant materials shall be planted or permitted to remain in the side yards of the residents where said material exceed the height of seven (7') feet. This is a view easement for the benefit of all lot owners.

Landscape plans shall be required for design review prior to implementation.

SUMMARY OF ARCHITECTURAL GUIDELINES
SOUTH BLUFFS PLANNED DEVELOPMENT
BLUFF EDGE LOTS ONLY
LOTS 69, 70, 77, 78
SEPTEMBER 8, 1992
PAGE TWO

FENCING REQUIREMENTS:

Fencing shall be permitted between residences, but shall be constructed primarily of masonry materials only, except as noted below. No side yard fencing shall exceed eight (8') feet in height and fences built on the rear or west line shall be of said standard design theme to be supplied by the Developer. Said fence shall not project into the fifteen (15') foot rear yard setback. Fences within the rear yard may be solid to a height of eighteen (18") inches, but must be of open metal design above.

Fence design must be submitted for design review prior to commencing construction.

DESIGN REVIEW:

All architectural and landscape plans must be submitted for design review prior to making application for a South Bluffs Building Permit or a City of Memphis Building Permit.

SOUTH BLUFFS
BUILDING PERMIT

All Homeowners and/or Builders are required to obtain a South Bluffs Building Permit and Construction Rules and regulations prior to commencing construction within the South Bluffs Planned Development.

SUMMARY OF ARCHITECTURAL GUIDELINES
SOUTH BLUFFS PLANNED DEVELOPMENT
GARDEN LOTS ONLY
LOTS 79-81 INCLUSIVE
NOVEMBER 11, 1993

- BUILDING SIZE:** The minimum gross heated area of the home shall be 2,400 s.f. (exclusive of porches, carports and garages). The minimum ground floor footage shall be 1,200 s.f.
- BUILDING HEIGHT:** The maximum height, as determined in the zoning ordinance for Memphis and Shelby County, shall be not more than thirty-five (35') feet nor more than 2 1/2 stories (exclusive of any basement).
- SETBACKS:**
1. Front yard setback shall be ten (10') feet from property line on Montaigne Boulevard.
 2. Side yard setbacks for the main residence shall be five (5') feet from the property line. A one-story garage may set back three (3') feet from the property line. Lot 81 shall maintain a six (6') foot side yard setback adjacent to the service lane to the south.
 3. Typical rear building setbacks shall be six (6') feet for the building mass, while softscape, hardscape, garden walls, decks, landscaping, etc., shall be allowed to be built up to the property line.
- GARAGES AND PARKING:** At least one double, but not more than a triple, garage is allowed. Access to garages shall only be allowed from Reinzi Lane. Additional or guest parking can be only in spaces designated and approved by the Developer.
- LANDSCAPE REQUIREMENT:** Landscape plans shall be required for design review prior to implementation.

SUMMARY OF ARCHITECTURAL GUIDELINES
SOUTH BLUFFS PLANNED DEVELOPMENT
GARDEN LOTS ONLY
LOTS 79-81 INCLUSIVE
NOVEMBER 11, 1991
PAGE TWO

FENCING REQUIREMENTS:

Fencing shall be permitted between residences. No side or rear yard fencing shall exceed eight (8') feet in height.

Fence design must be submitted for design review prior to commencing construction.

DESIGN REVIEW:

All architectural and landscape plans must be submitted for design review prior to making application for a South Bluffs Building Permit or a City of Memphis Building Permit.

SOUTH BLUFFS
BUILDING PERMIT

All Homeowners and/or Builders are required to obtain a South Bluffs Building Permit and Construction Rules and regulations prior to commencing construction within the South Bluffs Planned Development

SUMMARY OF ARCHITECTURAL GUIDELINES
SOUTH BLUFFS PLANNED DEVELOPMENT
ROWHOUSE LOTS ONLY
LOTS 82-88A INCLUSIVE
NOVEMBER 10, 1993

- BUILDING SIZE:** The minimum gross heated area of the home shall be 1,400 s.f. (exclusive of porches, carports and garages). The minimum ground floor footage shall be 800 s.f.
- BUILDING HEIGHT:** The maximum height, as determined in the zoning ordinance for Memphis and Shelby County, shall be not more than thirty-five (35') feet nor more than 2 1/2 stories (exclusive of any basement).
- SETBACKS:**
1. Front yard setback shall be ten (10') feet from property line on West Calhoun Avenue. Setback for Lot 82 from property line along Montaigne Boulevard shall be six (6') feet.
 2. There is a zero setback line required on both sides (east and west) of Lots 83A-87A inclusive. Lot 88A shall require a minimum of a five (5') foot setback along the east line.
 3. The rear yard setback along the lanes shall be six (6') feet.
- GARAGES AND PARKING:** At least one double garage is allowed with access from the lane only. No curb cuts from West Calhoun Avenue nor Montaigne Boulevard shall be allowed. Additional or guest parking can be only in spaces designated and approved by the Developer.
- FENCING REQUIREMENTS:** Fencing shall be permitted between residences. No side or rear yard fencing shall exceed eight (8') feet in height.
- Fence design must be submitted for design review prior to commencing construction.

SUMMARY OF ARCHITECTURAL GUIDELINES
SOUTH BLUFFS PLANNED DEVELOPMENT
ROWHOUSE LOTS ONLY
LOTS 82-88A INCLUSIVE
NOVEMBER 10, 1993
PAGE TWO

DESIGN REVIEW:

All architectural and landscape plans must be submitted for design review prior to making application for a South Bluffs Building Permit or a City of Memphis Building Permit.

SOUTH BLUFFS
BUILDING PERMIT

All Homeowners and/or Builders are required to obtain a South Bluffs Building Permit and Construction Rules and regulations prior to commencing construction within the South Bluffs Planned Development.

SUMMARY OF ARCHITECTURAL GUIDELINES
SOUTH BLUFFS PLANNED DEVELOPMENT
CHARLESTON LOTS ONLY
LOTS 90A-96A INCLUSIVE
NOVEMBER 11, 1993

- BUILDING SIZE:** The minimum gross heated area of the home shall be 1,600 s.f. (exclusive of porches, carports and garages). The minimum ground floor footage shall be 1,000 s.f.
- BUILDING HEIGHT:** The maximum height, as determined in the zoning ordinance for Memphis and Shelby County, shall be not more than thirty-five (35') feet nor more than 2 1/2 stories (exclusive of any basement).
- SETBACKS:**
1. Front yard setback shall be ten (10') feet from property line on Montaigne Boulevard, West Calhoun Avenue and Reinzi Drive.
 2. There is a zero setback line allowed on the east line of Lots 91A-96A inclusive. The minimum side yard setback opposite the zero line shall be five (5') feet. There is a five (5') foot sideyard setback along the west property line of Lot 90A.
- GARAGES AND PARKING:** At least one double garage is allowed with access from the lane only. No curb cuts from Montaigne Boulevard nor West Calhoun Avenue will be allowed. Additional or guest parking can be only in spaces designated and approved by the Developer.
- LANDSCAPE REQUIREMENT:** Landscape plans shall be required for design review prior to implementation.
- FENCING REQUIREMENTS:** Fencing shall be permitted between residences. No side nor rear yard fencing shall exceed eight (8') feet in height.

SUMMARY OF ARCHITECTURAL GUIDELINES
SOUTH BLUFFS PLANNED DEVELOPMENT
CHARLESTON LOTS ONLY
LOTS 90A-96A INCLUSIVE
NOVEMBER 11, 1993
PAGE TWO

Fence design must be submitted for design review prior to commencing construction.

DESIGN REVIEW:

All architectural and landscape plans must be submitted for design review prior to making application for a South Bluffs Building Permit or a City of Memphis Building Permit.

SOUTH BLUFFS
BUILDING PERMIT

All Homeowners and/or Builders are required to obtain a South Bluffs Building Permit and Construction Rules and regulations prior to commencing construction within the South Bluffs Planned Development

SUMMARY OF ARCHITECTURAL GUIDELINES
SOUTH BLUFFS PLANNED DEVELOPMENT
CHARLESTON LOTS ONLY
PHASE IV - LOTS # 97-105 INCLUSIVE
PHASE VII - LOTS # 106-120 INCLUSIVE

- BUILDING SIZE:** The minimum gross heated area of the home shall be 1,600 sf (exclusive of porches, carports and garages). The minimum ground floor footage shall be 1,000 sf.
- BUILDING HEIGHT:** The maximum height, as determined in the zoning ordinance for Memphis and Shelby County, shall be not more than thirty-five (35') feet nor more than 2-1/2 stories (exclusive of any basement).
- SETBACKS:**
1. Front yard setbacks line on Montaigne Boulevard, Rienzi Drive (Between Felicity Drive & the Lane north of Felicity) and Nottoway Boulevard shall be ten feet (10'-0") from the front property line. Front yard setbacks on Felicity Drive, Rosedown Drive and Rosedown Circle shall be five feet (5'-0") from the side property line. Front yard setbacks on Rienzi Drive between Rosedown Circle and Nottoway Boulevard shall be seven feet (7'-0").
 2. There is a zero setback on the south property line of lots # 97, 98, 99 and lots #114 thru 120 inclusive. There is a zero setback on the north property line of lots # 101 thru 105 inclusive; lots # 106 thru 111 inclusive and lots # 121 & 122.
 3. The minimum side yard setback opposite the zero property line shall be five feet (5'-0").
- GARAGES & PARKING:** At least one double garage is required with access from the Lane only. There shall be no drive curb cuts allowed from Montaigne Blvd., Nottoway Blvd., Rienzi Drive, Rosedown Drive and Felicity Drive. Additional guest parking can be only in spaces designated and approved by the Developer.
- LANDSCAPE:** Landscape plans shall be submitted for design review prior to installation. No landscape materials, trees nor shrubs shall be planted nor permitted to remain in the side yard of the residence where said materials exceed seven feet (7'-0") in height.

SUMMARY OF ARCHITECTURAL GUIDELINES
SOUTH BLUFFS PLANNED DEVELOPMENT
CHARLESTON LOTS ONLY
PHASE IV - LOTS # 97-105 INCLUSIVE
PHASE VII - LOTS # 106-120 INCLUSIVE

FENCING:

Fencing shall be permitted between residences along the front setback line. Such fencing shall be constructed primarily of masonry or ornamental metal materials only. No fencing shall exceed eight feet (8'-0") in height.

Fence design must be submitted for design review prior to commencing construction.

DESIGN REVIEW:

All architectural and landscape plans must be submitted for design review prior to making application for a South Bluffs Building Permit or a Memphis and Shelby County Building Permit.

SOUTH BLUFFS:

All Homeowners and/or Builders are required to obtain a South Bluffs Building Permit along with the Construction Rules and Regulations prior to commencing construction within the South Bluffs Planned Development.