

# The Reserve at Temple Hills

## Frequently Asked Questions

### 1. In describing the character/look/feel of The Reserve at Temple Hills, which local community most closely compares?

The Reserve at Temple Hills is designed to be a unique gated community with a character, look and feel all its own. We believe that it will appeal to the same group of buyers that are interested in the Governor's Club but prefer living in a more intimate golf course community with a unique character.

### 2. Who is the developer?

Rochford Realty & Construction Company and CPS Land, LLC are the developers. Rochford Realty and Construction Company, one of Middle Tennessee's leading locally based homebuilders, has demonstrated a consistent commitment to enduring quality and value since our founding in the 1970s. Whether building fine custom homes, creating entire communities, or developing a commercial project that enriches the community and blends seamlessly with its surroundings, we continue to emphasize our founding principle: Building Tradition Today.

CPS Land, LLC has been developing communities in the Middle Tennessee area for more than eight years including Annandale, Montclair, The Links at Temple Hills, Riverwalk, Burkitt Place and Providence. Additional information on CPS Land is available at [www.cpsland.com](http://www.cpsland.com).

### 3. What amenities will be offered in The Reserve at Temple Hills?

The Reserve at Temple Hills residents will enjoy:

- Beautifully landscaped and gated entry for exclusivity
- Located on the front 9 holes of the Temple Hills Golf Course. Residents *choosing to join* the Temple Hills Club will have access to:
  - 27 holes of championship golf, a driving range, putting green and practice bunker
  - Clubhouse with a restaurant and a 3,200 square foot ballroom suitable for parties or business events
  - Olympic-size swimming pool (summer swim teams for children ages 4 through 18)
  - Two (2) har-tru tennis courts
  - Volleyball court and children's playground
- Golf course and wooded view homesites
- Private streets
- Enhanced architectural program
- Street trees or a street landscaping edge program
- Sidewalks
- Walking trails
- Streetlamps

### 4. How many homes will be in The Reserve at Temple Hills once completed?

There will be 77 homes in The Reserve at Temple Hills once completed. All homes are located in Williamson County. Of the 77 total homes:

- 29 are Valley Homesites
- 13 are View Homesites
- 35 are Golf Course Homesites

Approximately 59 homesites (77% of all homesites) back up to natural areas, are located along streams or are on the golf course.

**5. Is The Reserve at Temple Hills a gated community?**

Yes, The Reserve at Temple Hills will have a beautifully landscaped and gated entry.

**6. Who are approved Builders for The Reserve at Temple Hills? Why were these builders selected?**

The members of the Builders Guild are:

Castle Contractors Alan Looney	(615) 309-8200
Cumberland Construction Brett Heckman	(615) 207-1887
D.L. Smith Construction Debra Smith	(615) 405-5976
Ford Custom Classic Homes Mike Ford	(615)503-9727
Legend Homes Doug Herman	(615) 207-2087
Marrero Building & Development LLC Rob Marrero	(615) 349-6332
Michael G. Shears Co. Michael Shears	(615) 533-4428
Rochford Realty & Construction Co., Inc. Brad Graham	(615) 383-1141

The members of The Reserve at Temple Hills Builders Guild were selected because of their craftsmanship, exacting standards and attention to detail and designs. While there were substantially more than just the above builders interested and considered, the builder selection committee felt that the number of builders needed to be kept small enough so that the aesthetic quality of what was being built could be closely monitored.

**7. What is The Reserve at Temple Hills Homeowners Association (HOA) fees in The Reserve at Temple Hills and what do these fees cover?**

As of July 1, 2007, the HOA monthly fee assessment is \$130.00. The monthly assessments are subject to review and/or revision as outlined in the Bylaws. At the homesite closing, there is a payment due of \$900.00 toward the HOA working capital fund and an additional payment of \$150.00 for a set up fee to the HOA management company, Ghertner & Company, (615) 277-0312.

The HOA fees will cover:

- Lawn care and seasonal planting of entrance area, parks and common areas throughout the community (nearly 30 acres in total).
- Maintenance of the highly landscaped, gated and lighted entrance.
- Maintenance of the private community streets and sidewalks.
- Insurance for all common open space.
- Water used to irrigate the entrance and other common open space areas.
- Electricity for the street lights, entry lighting and other landscape lighting in common spaces.
- Gas for lanterns at entrance.
- Management costs for maintaining The Reserve at Temple Hills on a day-to-day basis so residents can enjoy their time while at home.

The Reserve at Temple Hills homeowners will also be a member of the Temple Hills Master Homeowners Association (MHOA). Those dues are \$ 22.00 monthly as of April, 2007.

There are numerous additional items not listed above that the HOA fees cover. All homeowners will be invited to HOA meetings and have an opportunity to participate in leadership positions helping to insure The Reserve at Temple Hills remains one of Williamson County's premier communities.

**8. Is The Reserve at Temple Hills Homeowners Association (HOA) responsible for maintaining the streets and sidewalks in the community?**

Yes. Because The Reserve at Temple Hills is a gated community, Williamson County considers the streets and sidewalks within the community as private and thus requires that the HOA maintain and repair them.

**9. Will there be a reserve for private street and sidewalk maintenance and repairs?**

Yes. A portion of the HOA dues paid by The Reserve at Temple Hills homeowners will go towards a reserve for the maintenance and repair of the private streets and sidewalks.

**10. What is The Reserve at Temple Hills Design Review Committee (DRC)?**

The Design Review Committee (DRC) is a board of design and building professionals established by the developer to review all homes to be constructed in The Reserve at Temple Hills with respect to the community covenants and restrictions. This review is also based on architectural style, materials and colors, exterior detailing and site and landscape criteria. The activities of the DRC have been established to protect the integrity of the community streetscape while allowing individual buyers to create a custom home that is unique to them.

**11. What individuals comprise the Design Review Committee (DRC)?**

Mr. Rob Pease – Mr. Pease is the Project Manager responsible for the design and construction of The Reserve at Temple Hills. Mr. Pease, who has more than 20 years experience in land planning, landscape architectural design and project management helped create the vision for The Reserve at Temple Hills and is passionate about ensuring its position as one of Williamson County's most distinctive communities.

Mr. Jack Herr – Mr. Herr is a well respected architectural designer who has designed many of the homes found in some of Nashville's finest communities including Annandale, Governor's

Club, LaurelBrooke, The Enclave, Green Hills and Belle Meade. Mr. Herr's homes can also be found in cities throughout the Southeast and have been featured in *Southern Living* and *Better Homes and Gardens*.

Mr. Doug Arnold, ASLA – Mr. Arnold is a well respected landscape architect and land planner specializing in high end residential communities. Mr. Arnold has worked on communities throughout the Southeast including Annandale, Governor's Club and LaurelBrooke in Nashville.

Ms. Tiffany Webb, ASID – Ms. Webb has an interior design degree from the School of Architecture at Auburn University and extensive experience in residential architectural design, material and color selections. Ms. Webb has worked on multi-million dollar home communities throughout the Southeast including Atlanta, Chattanooga and Nashville. She was formerly one of the designers in charge of streetscape for a local high end residential developer.

Ms. Susan Gregory, Ms. Lisa Culp Taylor and Ms. JoAnne Staler will also participate on the DRC as ex-officio members of the committee. Ms. Gregory and Ms. Taylor have more than 20 years combined real estate experience working as sales representatives in some of Nashville and Williamson County's premier communities. Ms. Staler has been selling homes in Williamson County for over thirteen years, with over 70 homes sold in Temple Hills. She is Principal Broker for Rochford Realty at The Reserve at Temple Hills.

Additionally, Gary Edick, of the Temple Hills Master HOA and Architectural Review Committee, has been appointed to serve on the DRC.

**12. Once all design criteria is submitted to the Design Review Committee (DRC), what is the timeframe to receive approval or comments on plans?**

The Design Review Committee (DRC) will establish a fixed meeting schedule at the beginning of each quarter; the committee will meet approximately every two weeks. Complete design criteria must be submitted to the DRC at least two (2) days before its scheduled meeting if it is to be placed on the docket for review.

The DRC will attempt to provide written notice of approval of plans or comments on plans within fifteen (15) business days of its scheduled meeting. Once the DRC has approved the Architectural Plan and Site Plan, no changes may be made without seeking re-approval (additional fees may apply).

**13. Is there a specific architectural design that homes in The Reserve at Temple Hills must follow?**

The goal is create a community of distinctive homes conforming to what might be defined as classic architecture. Classic architecture includes Traditional (Georgian, Federal, Greek Revival, etc.), Neoclassical and Classical Revival, European (Mediterranean Revival, English Cottage, French Country, Tudor, Baroque, etc.), and American (Craftsman, Bungalow, Foursquare, etc.) among others defined as classic by the Design Review Committee. Each home is to be distinctive yet is to fit into the context of the community plan and architectural theme. As with all aspects of the design review process, flexibility exists and all submittals for construction will be reviewed on an individual basis. A preliminary review of all homes is strongly suggested in order to receive initial feedback (additional fees may apply).

**14. How is the design guidelines enforced?**

The design guidelines will be enforced by the Design Review Committee (DRC). More specifically, the DRC will regularly visit The Reserve at Temple Hills and review the homes under construction. Homes that are not built according to the plans as approved by the DRC will be in violation of the design guidelines (“Design Infraction”).

Builders/Buyers violating the design guidelines will be sent notice of the Design Infraction, fined and ordered to remediate the Design Infraction. Within fifteen (15) days of receiving notice of a Design Infraction, the Builder/Buyer must make all repairs or changes necessary to correct the Design Infraction. If the Builder/Buyer fails to make the repairs within a reasonable time, Seller or its agents shall be free to enter the property and undertake any required repairs, the cost of which shall be paid by the Builder/Buyer including fifteen (15%) percent of the actual out-of-pocket cost to cover Seller’s overhead.

**15. How do I purchase a homesite? How soon can I close?**

Home buyers interested in selecting a homesite can either select a homesite from the available homesites and place a \$10,000 non-refundable deposit to purchase that homesite, or they can select a builder to build their home on one of the homesites that the builder has contracted to purchase (each builder has specific requirements for contracts). Closing can be scheduled immediately.

**16. How soon after I purchase my homesite do I have to begin building?**

A homesite purchaser has 365 days to start construction from the time of the homesite closing. This must be a continuous, established construction.

**17. What are the homesite sizes?**

Homesite sizes vary from ¼ acre to nearly 3 acres.

**18. How do I know if my home will fit on my homesite?**

The ‘Homesite Profile’ is a descriptive outline of various site-related elements present on the available homesites in The Reserve at Temple Hills that may affect the construction of your custom home. The elements included are such items as homesite slope and orientation, the best location for a garage, basement options, building envelope size and any other special features regarding the homesite. This profile will function as a guide for selecting a specific site and/or determining whether your house plans are suited for a particular site. Additional help can be sought from The Reserve at Temple Hills Builders Guild.

**19. Are “Homesite Profiles” available for every homesite?**

The Homesite Profile is only available for homesites in current phases.

**20. Can I immediately begin construction once I close on my homesite?**

Home construction can begin once the Design Review Committee (DRC) has approved the Architectural Plan and Site Plan. Once the Architectural Plan and Site Plan are approved, no changes may be made without seeking re-approval (additional fees may apply).

**21. How many square feet will the homes be in The Reserve at Temple Hills?**

We anticipate the average home size will be in the 4,500 square foot range and some will possibly exceed 5,500 square feet. Any home built in The Reserve at Temple Hills, regardless of the home’s size, must meet very high design standards. The minimum square footage for homes

constructed in The Reserve at Temple Hills is 2,500 square feet excluding garages, porches, unfinished basement area and open area.

**22. Is there a restriction on how large a custom home I can build?**

Each homesite will have a building envelope that is determined by the configuration and features of the individual homesite. Factors to be considered are homesite size, specimen trees to be saved, significant wooded areas to be saved and location in relation to the golf course. All homes must be built within the building envelope established by the developer and Williamson County regulations.

**23. Can I build my own home?**

Only the members of The Reserve at Temple Hills Builders Guild are permitted to build homes in The Reserve at Temple Hills.

**24. What exterior materials are acceptable on homes in The Reserve at Temple Hills?**

Allowable exterior façade materials are brick, stone and stucco (hardcoat only). Accent materials include wood, 'Hardi' siding, shake and vertical board-and-batten. No synthetic stucco or exposed concrete block will be allowed. Synthetic stone is acceptable in limited circumstances (subject to Design Review Committee approval). Other materials such as stucco board will be allowed in small areas and only by approval. Combining these materials is permitted and, as with all listed materials, they must be continuous on all sides of the home (no material can stop on an outside corner and no use of 'short returns'). This also includes windows as they shall have grids (simulated divided lites) on all sides of the façade as well. All foundations must be faced with stucco, stone or brick.

The use of an allowable material is subject to the review and approval of the Design Review Committee (DRC) as certain materials may not be appropriate for a particular style, design or location of a home.

**25. Is the construction of private swimming pools, tennis courts or sport courts allowed?**

Construction of the above items will be considered on a case-by-case basis. Home buyers interested in constructing any of the above items must include them on the Architectural Plan, Site Plan and the Landscaping Plan that are submitted to the Design Review Committee (DRC). Home buyers that wish to construct any of the above items at a later time must submit a formal request to the DRC along with detailed plans. None of the above items can be constructed without prior written approval from the DRC.

**26. Is play equipment allowed?**

The type, structure and design of any semi-permanent or permanent play equipment must be submitted to the Design Review Committee (DRC) for approval before installation. Wood construction is required, except as otherwise may be approved by the DRC. Play equipment composed primarily of metal is prohibited. Play equipment located in the front or a side yard is prohibited.

**27. What are the requirements for fences in The Reserve at Temple Hills?**

Black iron/cast aluminum fences will be allowed. Fence height shall be 5'-0." Fence location and style is per Design Review Committee (DRC) approval. Alignment with the rear corners of the home is recommended. Front yard fences, entry gates/walls and privacy fences will all require DRC approval and must be submitted as part of an overall landscape design. Special

attention will be given to the fence designs adjacent to all open spaces and on High Profile homesites.

**28. What is meant by “High Profile” homesites?**

These homesites would be considered high profile homesites because of their orientation or location within the community. This would typically include corner homesites, homesites located along the golf course and homesites backing or fronting formal open space.

**29. What is the requirement for driveways in The Reserve at Temple Hills?**

The standard is gray aggregate concrete with a standard broom finish concrete apron (apron is defined as the concrete paved area from the back of curb to and including the sidewalk). The Design Review Committee (DRC) must approve any alternate materials for the driveway. No variances will be granted for the broom finish concrete apron. Broom finish concrete may be permitted in the garage pad area if a decorative border is provided and approved by the DRC.

**30. May homeowners choose their own mailbox design/size in The Reserve at Temple Hills?**

The developer has chosen a standard mailbox design for the community that will be used on all homes constructed in The Reserve at Temple Hills. This mailbox will be ordered and installed by your builder upon completion of your home construction.

**31. What are the landscaping criteria in The Reserve at Temple Hills? What information does my builder need to secure in relation to saving the most trees possible on my homesite?**

All homes in The Reserve at Temple Hills are expected to include a high level of quality landscaping and hardscape. Hardscape refers to items such as walks, drives, pool and patio layout. Landscape refers to all aspects of new plantings and existing natural foliage on the homesite and how they combine to create a complete site layout. Landscape and hardscape plans must be approved by the Design Review Committee (DRC). Plans should be submitted for DRC approval on or before completion of the exterior facade.

Required ‘tree save areas’ on each homesite can be discussed on site with a representative of the DRC prior to the planning of your home design (additional fees may apply). It is important to maintain as many of the existing trees as possible to insure the pristine appeal of the existing landscape though it is often difficult to save trees in areas near the home or in areas where grading will be required.

**32. Do any homesites in The Reserve at Temple Hills have special considerations that need to be considered when selecting a homesite (i.e. drainage easements, tree save areas, etc)? How would these conditions impact the construction of a home on this site?**

The ‘Homesite Profile’ is a descriptive outline of various site-related elements present on the available homesites in The Reserve at Temple Hills that may affect the construction of your custom home. The elements included are such items as homesite slope and orientation, the best location for a garage, basement options, building envelope size and any other special features regarding the homesite. This profile will function as a guide for selecting a specific site and/or determining whether your house plans are suited for a particular site.

**33. Some homesites call for “heavy landscaping.” How do these homesites differ from other homesites that do not have that requirement?**

Homesites requiring “heavy landscaping” are typically considered high profile homesites that because of their orientation or location within the community are highly visible. The “heavy landscaping” requirement will insure that these homes are well presented.

**34. Are there any restrictions on the construction of entry monuments/gates at driveways?**

Construction of the above will be considered on a case-by-case basis. Home buyers interested in constructing any of the above must include them on the Architectural & Site Plan and the Landscaping Plan that are submitted to the Design Review Committee (DRC). Home buyers that wish to construct the above at a later time must submit a formal request to the DRC along with detailed plans. None of the above can be constructed without prior written approval from the DRC.

**35. How do I know if my home can have a basement?**

The ‘Homesite Profile’ is a descriptive outline of various site related elements present on the available homesites in The Reserve at Temple Hills that may affect the construction of your custom home. The elements included are such items as homesite slope and orientation, the best location for a garage, basement options, building envelope size and any other special features regarding the homesite. This profile will function as a guide for selecting a specific site and/or determining whether your house plans are suited for a particular site.

**36. Will there be streetlights in The Reserve at Temple Hills?**

Yes

**37. Will there be sidewalks in The Reserve at Temple Hills?**

Yes, there will be sidewalks in the community as shown on the Sidewalk & Trail plan. The Reserve at Temple Hills is a pedestrian-oriented community that was designed for people interested in walking and running on the sidewalks.

**38. What is the “Street Tree Program” at The Reserve at Temple Hills?**

The Street Tree Program was developed to provide the framework for planting trees near the street in an informal pattern to supplement existing trees. The developer will plant the street trees in the various locations at the appropriate time and the builder will be responsible for the care, maintenance and replacement, if necessary, of street trees on a homesite during construction. After the home closing, the homeowner will be responsible for the care, maintenance and replacement, if necessary, of street trees on their homesite.

**39. Which public schools is The Reserve at Temple Hills zoned for?**

The Reserve at Temple Hills is currently zoned for:

- Grassland Elementary
  - Grassland Middle
  - Franklin High
- <http://www.wcs.edu>

**40. Which private schools are nearby?**

- Ensworth School (grades 9–12)
- Currey Ingram Academy (grades K-12)

- Christ Presbyterian Academy (grades K-12)
- St. Matthews

**41. What utility companies serve The Reserve at Temple Hills?**

Electric Company

Nashville Electric Service  
1214 Church Street  
Nashville, TN 37203  
615-736-6900

Gas Company

Nashville Gas Company  
814 Church Street  
Nashville, TN 37203  
615-734-0665

Water and Sewer Company

Harpeth Valley Utilities District  
5910 River Road  
Nashville, TN 37209  
615-352-7076

Phone Company

AT&T  
712 Church Street  
Nashville, TN 37027  
1-866-321-6716  
1-888-757-6500

Cable TV

Comcast Cable  
PO Box 80570  
Nashville, TN 37208  
615-244-5990

The Reserve at Temple Hills Trash/Recycle Collector

Clean Earth, Inc  
320 Century Court  
Franklin, TN 37064  
615-794-7599

**42. What is “Back Door” trash collection service?**

A “back door” trash collection service allows homeowners to leave their trash cans and/or recycling bins at the side or rear of the main residential structure on trash collection days. In order to restrict the number of trucks in the neighborhood, trash pickup will be regulated to (1) time per week on a designated day. Recycling opportunities with the trash collection service are available and encouraged.

**43. What if I am interested in purchasing a townhome or a homesite in Phase II or III?**

Pricing for future phases or for the townhome section have not been finalized. Prospective buyers may register an option to purchase a future phase homesite or townhome by placing a refundable deposit of \$5000. When pricing is available, the buyer will have the first opportunity to proceed to contract on the homesite or townhome. If the pricing is not acceptable to the buyer, the deposit will be fully refunded.

**44. Who should I contact about purchasing a home or homesite in The Reserve at Temple Hills?**

The Reserve at Temple Hills has established a Central Sales program to enhance the overall sales experience in the community. We believe Central Sales achieves that goal by having a knowledgeable and dedicated onsite sales team that is customer service oriented. Central Sales will represent homesites that the developer owns as well as homes and homesites owned by the members of The Reserve at Temple Hills Builders Guild.

For information about a home or homesite please call JoAnne Staler, Rochford Realty Company, at (615) 673-9150.

**45. What will be the property taxes on my new house in the Reserve?**

In Williamson County, residential property is assessed for 25% of value, as determined by the county tax appraiser. The County appraiser is notified of the needed for a tax appraisal when the Notice of Completion is filed on a new home. Only after the appraiser has made a determination of tax value can the exact tax be computed. However, to determine the ESTIMATED tax for your future home, multiply the probable sales price (home and lot) by .25 to find the assessment value. The assessment value is multiplied by \$2.31 per \$100, which is the rate for homes located outside the cities in Williamson County. For example, to estimate the tax for an \$800,000 home at the Reserve:  $\$800,000 \times .25 = \$200,000$  assessment value  $\times .0231 = \$4620$  estimated county property tax.

It should be noted that the County Commissioners will be reviewing the current tax rate in July and the \$2.31/\$100 rate could change. For further questions tax questions, please call the Williamson County Property Assessor at (615)790-5708.

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