

WINDSWEPT ON CHEROKEE LAKE

2026 FORM

Architectural Review Committee

For new homes, major exterior changes, additions, site work, and other improvements requiring ARC review.

Residential Design Review Application

Before submitting: Do not submit until you have selected a builder and have complete plans prepared by an architect, engineer, or other Tennessee-licensed design professional. Incomplete applications may delay review or require resubmittal.

1. APPLICANT AND PROPERTY INFORMATION

OWNER / RESIDENT NAME: _____	LOT NUMBER: _____
PROPERTY ADDRESS: _____	PHASE / SECTION: _____
EMAIL: _____	PHONE: _____
BUILDER / CONTRACTOR: _____	ARCHITECT / DESIGNER: _____

2. PROJECT TYPE

<input type="checkbox"/> New residence	<input type="checkbox"/> Addition / expansion	<input type="checkbox"/> Exterior alteration
<input type="checkbox"/> Accessory structure	<input type="checkbox"/> Site / grading / driveway	<input type="checkbox"/> Landscape / hardscape / retaining wall

Brief project description: _____

3. REQUIRED SUBMITTAL CHECKLIST

Submit one complete PDF package. Check each item included. Items marked "N/A" should be noted if they do not apply to the project.

Included	N/A	Required submittal item / minimum information
<input type="checkbox"/>	<input type="checkbox"/>	Site plan / survey: Lot boundaries, setbacks, easements, building footprint, driveway, walks, patios, retaining walls, utilities, grading and drainage.
<input type="checkbox"/>	<input type="checkbox"/>	Landscape design: Planting plan showing proposed trees, shrubs, lawn or natural areas, screening, hardscape, retaining walls, landscape lighting or irrigation if applicable, and any vegetation proposed for removal.
<input type="checkbox"/>	<input type="checkbox"/>	Floor plans: All rooms, porches, landings and stairs labeled; exterior doors and windows shown; roof overhangs dashed where applicable.
<input type="checkbox"/>	<input type="checkbox"/>	Roof plan: Roof form, overhangs, drainage direction, pitch, major roof features and penetrations.
<input type="checkbox"/>	<input type="checkbox"/>	Exterior elevations: All sides; doors, windows, openings, exterior materials, finished floor, ceiling, eave and ridge heights relative to finished exterior grade.
<input type="checkbox"/>	<input type="checkbox"/>	Building section(s): Rooms labeled; finished floor elevations, ceiling heights, eave and ridge heights; roof pitch.
<input type="checkbox"/>	<input type="checkbox"/>	Typical wall section(s): Foundation, wall, floor, porch and roof structure; window head/sill heights; eave details; material designations.
<input type="checkbox"/>	<input type="checkbox"/>	Porch section(s): Each porch type; adjacent wall and material transitions; columns, rails, screening and stairs where applicable.
<input type="checkbox"/>	<input type="checkbox"/>	Exterior details: Eaves/cornices, chimneys, columns, railings, windows, doors, dormers, bays, balconies,

		foundation vents and other major elements.
<input type="checkbox"/>	<input type="checkbox"/>	Exterior materials and colors: Manufacturer, product name, color, finish, siding, trim, stone, brick, roofing, gutters, doors and windows; include samples or product sheets.
<input type="checkbox"/>	<input type="checkbox"/>	Construction schedule: Estimated start date, completion date and primary site contact.

4. MATERIALS AND COLOR SCHEDULE

Element	Manufacturer / Product	Color / Finish	Sample or Sheet Included
Roofing			<input type="checkbox"/> Yes <input type="checkbox"/> N/A
Primary siding / wall material			<input type="checkbox"/> Yes <input type="checkbox"/> N/A
Secondary siding / accent material			<input type="checkbox"/> Yes <input type="checkbox"/> N/A
Masonry / stone / brick			<input type="checkbox"/> Yes <input type="checkbox"/> N/A
Trim / fascia / soffit			<input type="checkbox"/> Yes <input type="checkbox"/> N/A
Windows			<input type="checkbox"/> Yes <input type="checkbox"/> N/A
Exterior doors / garage doors			<input type="checkbox"/> Yes <input type="checkbox"/> N/A
Columns / railings / screening			<input type="checkbox"/> Yes <input type="checkbox"/> N/A
Gutters / downspouts			<input type="checkbox"/> Yes <input type="checkbox"/> N/A
Exterior lighting			<input type="checkbox"/> Yes <input type="checkbox"/> N/A

5. OWNER ACKNOWLEDGMENT

I certify that the submitted plans and materials are complete and accurate to the best of my knowledge. I understand that ARC approval is required before exterior construction or site work begins, that approval does not relieve me or my builder from complying with applicable covenants, community design guidelines, permits, codes, easements, setbacks, or drainage requirements, and that field changes affecting exterior appearance or site conditions require additional ARC review before installation.

OWNER SIGNATURE: _____	PRINTED NAME: _____	DATE: _____
BUILDER SIGNATURE, IF APPLICABLE: _____	PRINTED NAME: _____	DATE: _____

6. SUBMISSION INSTRUCTIONS

Email complete PDF package to: David Rosser, Rosser Design Studio, David@rosserdesignstudio.com. **Copy:** Darryl Smith, Chris Raines, Matt Sexton and Adam Hatton, or the then-current ARC contacts listed by the HOA. **Mail review fee:** \$750 check payable to Rosser Design Studio, 1212 Sarasota Drive, Jefferson City, TN 37760, unless updated by the HOA or ARC.

7. ARC REVIEW - INTERNAL USE ONLY

Review status: Approved Approved with Conditions Not Approved / Resubmit

Review Area	Approved	Conditions / Deficiencies	ARC Initials / Date
Site plan / grading	<input type="checkbox"/>		
Landscape design	<input type="checkbox"/>		
Floor plans	<input type="checkbox"/>		
Roof plan	<input type="checkbox"/>		
Elevations	<input type="checkbox"/>		

Building sections	<input type="checkbox"/>		
Wall / porch sections	<input type="checkbox"/>		
Exterior details	<input type="checkbox"/>		
Materials / color schedule	<input type="checkbox"/>		
Covenant / guideline consistency	<input type="checkbox"/>		

Overall ARC remarks / required conditions:

ARC REPRESENTATIVE: _____	SIGNATURE: _____	DATE: _____	EXPIRATION / FOLLOW-UP DATE: _____
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