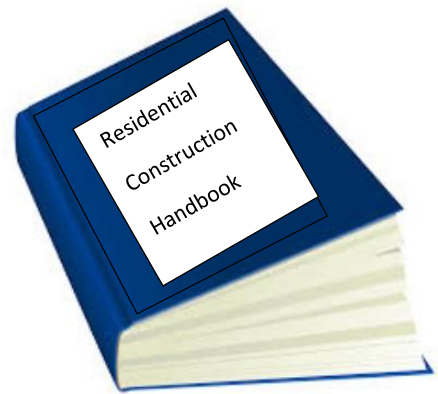


## The Blue Book Is Being Updated

The Declaration of Covenants and Restrictions created the Architectural Control Committee (ACC) and authorize it to set rules, regulations and standards for the construction, maintenance and operation of buildings and other property within Tellico Village. The ACC has created the Residential Construction Handbook, otherwise known as the “Blue Book”, for residential properties. The current edition was reviewed and approved by the POA Board on February 16, 2022 and went into effect on March 1, 2022.



The purpose of the Blue Book is to provide standards and processes for designing and building homes within Tellico Village. It is intended to:

- Provide a viable framework for the planning, design and construction of new homes, as well as confirmation of conformance with required standards and approvals.
- Accommodate permitted exterior modifications, alterations and enhancements for existing homes and contiguous property as may be requested in the future by resident property owners.
- Preserve and maintain the environment of the community of Tellico Village and the ambiance and character of its neighborhoods and homes.
- Protect and enhance property values throughout Tellico Village.
- Contribute to the continuation of the inherent and natural attributes of Tellico village as a highly desirable community in which to live.

The Blue Book guides property owners and their architects and builders from the preliminary design phase of a new home through to project completion. It is created to inspire sound principles of site planning, architectural design, construction, and landscaping. While individual creativity is encouraged, standards have been established to maintain a measure of quality and consistency throughout the course of community development. In most cases, there will be no permitted variation from established standards. However, there may be cases in which flexibility is permitted through the review and approval of the Architectural Control Committee (ACC).

There are also requirements for existing properties and homes. Villagers should be familiar with what changes require permits. Permanent exterior changes to your home and new permanent installations on your property, irrigation system installations and underground tank installations all require permits. If you have a question, don't hesitate to call the ACC Permit Office at (865) 4585408 ext. 4117.

The ACC meets twice monthly to conduct business and approve permits on the first and third Thursdays at 9:00 in the large conference room in the POA building. Village residents are encouraged to attend. During the ACC meeting the Blue Book is constantly referred to and potential improvements to it are regularly identified. Many of these changes are due to the growth

of Tellico Village and due to new technologies, materials and construction methods. Some changes the ACC is considering this year for new construction are:

- Additional requirements on corner lots where a house faces multiple streets.
- 24' rule requiring window or architectural feature on long exterior walls.
- Permit requests must represent actual build – contractors being informed by letter.

This year the ACC will provide its recommendations for changes to the blue book to the POA Board in January 2023 for approval at a future meeting. Villagers can submit recommendations for Blue Book improvements at any time.

Harry Rucker

HOA VP of Advocacy