

Prepared by:
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Second Amended Design Guidelines for Mckeesport, a subdivision of Union Station

THESE DESIGN GUIDELINES are hereby made and entered into on the 29th day of August, 2019, by Global Homes, Inc., a Tennessee Corporation.

WHEREAS, Global Homes, Inc., a Tennessee Corporation, is the Community Founder for Mckeesport, a subdivision of Union Station, and seeks to amend the Declaration of Restrictions, Amendments, Covenants and Easements (hereinafter the "Declaration") and place upon Union Station of record in Book D293, Pages 104-173, Instrument No. 08008821 and Book D314, Page 880, in the Register's Office for Bedford County, Tennessee.

WHEREAS, Global Homes, Inc., a Tennessee Corporation, was appointed head of the Union Station Architectural Review Board Community by Amendment to Declaration of Restrictions, Amended Restrictions, Covenants and Easements of Union Station, on February 1, 2017, of record in Book D336, pg. 155 Registers Office of Bedford County, Tennessee;

WHEREAS, the purpose of these Second Amended Design Guidelines is to supplement the original and First Amended Design Guidelines to preserve and enhance the values of parcels and improvements within the Mckeesport Subdivision of Union Station through the establishment and enforcement of development and architectural standards. These Design Guidelines are intended and designed to create and maintain an attractive, consistent and harmonious development.

NOW, THEREFORE, said Design Guidelines of Mckeesport Subdivision shall be as follows:

1. Façade Design

- All Exterior wall surface materials and colors must be approved by the Union Station Architectural Review Board (USARB) prior to commencing

- Appropriate wall surface materials include vinyl siding (including Dutch Lap vinyl) and shake, fiber cement siding, shake, brick and stone.
- Unacceptable exterior wall materials include aluminum siding or EIFS
- No Quoins are allowed
- Visible foundation systems may or may not be painted. If painted, they must match siding color
- Visible foundation walls to be a smooth finish

2. Porches

- Front porches may not be screened in or enclosed
- To be a light broom concrete finish

3. Columns

- May be either Square full height or Square tapered painted same color as house trim
- Square pier for tapered columns must be the same stone or brick used on the

home

4. Railings

- May be white vinyl or PVC with square newels and spindles
- May be black aluminum

5. Walkways

- To be a light broom finish

6. Front Doors

- May be clear glass raised panel with Dentil Shelf or Solid Raised 6-Panel.
Paint Color to be approved by USARB

7. Garage

- May either be front entry or side entry but must be 2-car garage

8. Garage Doors

- May have a carriage-style appearance with windows
- May be solid raised panel white garage door

- Any color other than one specifically referenced herein. Must be the same color as the trim and approved by USARB

9. Windows

- Vinyl Single Hung
- White or Almond
- Grid pattern to be a "6 over One" (on front elevation only, sides and rear can be one over one)

10. Shutters

- Non operable raised panel vinyl or board-n- batten
- Paint color to be approved by the USARB

11. Decks and fencing

- Design must be approved by the USARB

12. Roofs

- 3-tab roof shingles in Weatherwood color allowed

13. Gutters and Downspouts

- Full Gutters to be 5" seamless aluminum and must match the trim color of the home secured every 30"
- Downspouts to be 2"x3" and secured 8' two places 1 story. 16' three places 2 story

14. Cornice and Exterior Sheathing Finishes and trim- all colors to be approved by the USARB

- Soffit and eaves may be vinyl.
- Vinyl Siding to be Dutch or Straight Lap.
- Outside corner trim, window/ door trim may be vinyl
- Garage door opening to be metal over 2x8's

15. Driveways

- To be concrete light broom finish. No asphalt allowed

16. Landscape Design

- A Landscape plan (with HVAC location shown) is required and subject to USARB approval
- The majority of landscape planting materials should be indigenous and drought resistant as to lessen the need to excessively rely on irrigation, and to require minimal fertilization and maintenance

17. Square Footage of Living Space

- The total floor area of any main residential structure, exclusive of open porches, attached garages or basements shall not be less than 1200 sq. ft.

This Amendment shall in no way be construed to amend, alter or revise any other provisions of the Declaration and/or Design Guidelines, as previously amended, except as specifically mentioned herein. However, except to the extent that the terms, conditions and provisions of the Declaration and/or Design Guidelines as previously amended are contrary to the terms, conditions and provisions hereof, the provisions hereof shall supersede and control over the terms, conditions and provisions of the Declaration as amended. All definitions as set out in the Declarations and/or Design Guidelines as amended shall apply to this Amendment except as specifically amended herein.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned has executed this instrument on the ___ day of August, 2019.

Global Homes, Inc.



By: John Stefanski

Its: President

STATE OF TENNESSEE

COUNTY OF BEDFORD.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named JOHN STEFANSKI with whom I am personally acquainted, and who upon oath acknowledged that he is the PRESIDENT, of GLOBAL HOMES, INC., the within named bargainer, and that he, as such PRESIDENT being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such PRESIDENT.

Witness my hand and official seal at office in Shelbyville, Tennessee, this 29 day of August, 2019.



Notary Public

My commission expires: 4-16-22

