



ROSEBROOKE FREQUENTLY ASKED QUESTIONS

01/08/26

Note: This document provides general information to commonly asked questions. If there is a discrepancy between this document and the Rosebrooke CCRs or Rosebrooke Design Standards, then the Rosebrooke CCRs and Rosebrooke Design Standards shall take precedent.

1. Who is the developer?

Rosebrooke is being co-developed by Ford Communities and CPS Land, LLC. Ford Communities is the land development company formed by Ford Classic Homes. Additional information is available at fordclassichomes.com. CPS Land has been developing many of Middle Tennessee's top-selling communities since 1997 including Annandale, Providence, Montclair, Burkitt Place, and Witherspoon. Additional information is available at cpsland.com

2. What amenities are offered at Rosebrooke?

- A gracious resort-style amenity center that features two swimming pools and clubhouse with covered porches, gathering room, kitchen, conference room and restrooms.
- A pickleball & tennis court
- A trail system that will connect Rosebrooke to the Brentwood Trail System in the future
- Beautifully landscaped entrances.
- Street trees, neighborhood parks and playgrounds, streetlights, and sidewalks throughout the community.
- An enhanced architectural program that strives to make sure that each home and lawn conforms to the highest standards.
- An event lawn with an outdoor fireplace

3. How many homes will be in Rosebrooke once completed?

Rosebrooke will have approximately 248 homes when complete.

4. Is Rosebrooke a gated community?

No, Rosebrooke is not a gated community.



5. Who are the approved builders that make up the Rosebrooke Builders Guild? How were the builders selected?

The members of the Rosebrooke Builders Guild were selected because of their craftsmanship, exacting standards, customer service, attention to detail and extraordinary designs. The members of the Rosebrooke Builders Guild are:

- **Aspen Construction** - www.aspen-construction.net
- **Birchwood Homes** - www.birchwoodhomestn.com
- **Ford Classic Homes** - fordclassichomes.com
- **Insignia Homes** - insigniahomestn.com
- **Legend Homes** - legendarylifestyles.com
- **Schumacher Homes** - www.schumacherhomes.com
- **Sipple Homes** - www.sipplehomes.com
- **Stonegate Homes** - www.stonegatehomes.us

6. What are the Rosebrooke Homeowners Association (HOA) fees and what do these fees cover?

As of **01/01/2026** the HOA **quarterly fee** assessment is **\$982.80**. The quarterly assessments are subject to review and/or revision as outlined in the Bylaws. At the homesite closing, there is a payment due of **\$2,000.00** toward the working capital fund and an additional payment of **\$250.00** for a set-up fee to the HOA management company. In the event you sell your home or homesite, a transfer fee of **\$350.00** will be charged to the buyer of your home. The Supplemental Fee for Lots 1-8 fronting Sunset Road is **\$125.00** per quarter to cover maintenance of shared driveways (refer to disclosure statement). All fees are subject to change.

The HOA fees will cover maintenance of the:

- Pools, clubhouse, pavilion, and children's play area
- Pickleball Court & Tennis Court (Coming Spring 2026)
- Lawn care and seasonal planting throughout the community including entrances, parks, and common open space
- Highly landscaped and lighted entrances
- Detention ponds
- Landscaped roundabouts
- Paved and unpaved trail system within the community
- Neighborhood parks

HOA fees also cover:

- Insurance for the pools, clubhouse, pavilion, and all open space
- Water used to irrigate the entrances, roundabouts, and parks
- Electricity for the pool, clubhouse, pavilion, streetlights, entry lighting and other landscape lighting in common spaces



- A fee to the management company that is responsible for maintaining Rosebrooke on a day-to-day basis so residents can enjoy their time while at home
- Certain Social Events

Note: There are numerous additional items not listed above that the HOA fees cover. All homeowners will be invited to annual HOA meetings and will have an opportunity to participate in leadership positions helping to ensure Rosebrooke remains one of Brentwood's premier communities.

7. What is Rosebrooke's 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 Rosebrooke 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 for the individual to create a custom home.

8. Who are the individuals that comprise the Design Review Committee (DRC)?

- Jack Herr - Jack is an award winning architectural designer whose homes can be found in some of Nashville's finest luxury communities.
- Chad Gore - Chad is a registered architect and the director of design with Ford Classic Homes
- Autumnflora Miklich - Autumnflora "Flow" is a color specialist and designer with Bella Vita Interiors.
- Rob Pease - Rob is a landscape architect, planner, and partner in CPS Land
- Daniel Woods - Daniel is a landscape architect and owner of The Addison Group.

9. Is there a specific architectural design that the home in Rosebrooke must follow?

There is not a specific architectural theme for Rosebrooke but rather the requirement is that all houses must have a cohesive, aesthetically pleasing design that use proper proportions, appropriate massing and forms, quality materials, and pleasing colors. All submissions for construction will be reviewed on an individual basis. A preliminary review of all homes is strongly suggested to receive initial feedback.



10. How are the Design Guidelines enforced?

The Design Guidelines are enforced by the Design Review Committee (DRC). More specifically, the DRC regularly visits Rosebrooke and reviews the homes under construction. Homes that are not built according to the plans as approved by the DRC, or according to the Design Guidelines, are in violation of the Design Guidelines (a “Design Infraction”).

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

11. What is the range of homesite sizes?

Home sites in Rosebrooke range in size from approximately 1/2 acre to approximately 3 acres. Most lots are within the ½ acre to ¾ acre range.

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

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

13. How many square feet will the homes be in Rosebrooke?

The square foot requirements will vary depending upon the section of Rosebrooke in which you choose to build your home. The minimum square footage for all home constructed in Rosebrooke is 3,200 square feet excluding garages, porches, unfinished basement area, and open area, however most homes will have a square footage well above this minimum. Any home built in Rosebrooke, regardless of the home's size, must meet very high design standards.

14. What is meant by “High Profile” homesites?

These homesites, the locations of which are designated by the DRC, are considered “high profile” because of their orientation or location within the community. Typically, these include corner homesites, homesites located along the main parkway, and homesite backing or fronting formal open space. Homes built on High Profile homesites may have supplemental architectural and landscape requirements in addition to the standard requirements.



15. Can I build my own home?

Only the members of the Rosebrooke Builders Guild or other Approved Builders are permitted to build homes in Rosebrooke.

16. What exterior materials are acceptable on homes in Rosebrooke?

Acceptable exterior façade materials are brick, stone and stucco (hardcoat only). Accent materials include wood, ‘Hardie’ siding (or similar), shake, vertical board-and-batten. No synthetic stucco or exposed concrete block is allowed. Synthetic stone is acceptable in limited circumstances (subject to Design Review Committee approval). Other materials such as stucco board are allowed in small areas and only by approval. Materials must be continuous on all sides of the home (no material can stop on an outside corner and no use of ‘short returns’). All foundations must be faced with stucco, stone, or brick. *The use of a permitted 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. Please also refer to the Rosebrooke Design Guidelines for further details.*

17. Is the construction of private swimming pools, tennis courts or sports courts allowed?

Construction of the above are considered on a lot-by-lot basis. Home buyers interested in constructing any of the above must include them on the Architectural Plan, Site Plan, and the Landscaping Plans prior to submission to the Design Review Committee (DRC). Home buyers that wish to construct the above after the closing of the home, must submit a formal request to the HOA along with detailed plans. None of the above can be constructed without written approval from the DRC or HOA. Please refer to the Rosebrooke Design Standards & CCR’s for further information.

18. Can I build a pickleball court on my lot?

No, pickleball courts are not permitted on individual lots due to the potential for noise nuisance with adjacent neighbors. However, Rosebrooke has 4 pickleball courts (2 full time courts plus 2 courts that share a surface with the Rosebrooke tennis court), that are available for the exclusive use of Rosebrooke residents.

19. 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), during home construction, or HOA after closing, for approval before installation. The primary material shall be wood, and the colors need to be earth-tone colors such as beige, browns and greens (the use of some accent colors is permitted), except as otherwise may be approved by the DRC/HOA. Play equipment composed primarily of metal is prohibited. Please refer to the Rosebrooke Design Standards for further information.



20. What is the requirement on fences in Rosebrooke?

Black iron/cast aluminum fences are allowed. Fence heights shall be 5'-0." Fence location and style is per Design Review Committee (DRC) approval. Side and rear yard fences shall be located so the outermost faces of the fence or posts are outside the Public Utility and Drainage Easement (P.U.D.E.) on each Lot.

Exceptions can be considered provided the owner obtains written approval from the City of Brentwood Codes Department, for the fence to be within the easement, however, in no case shall any fence be located closer than five (5') to any property line. 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 is given to the fence designs required adjacent to all open spaces and on High Profile homesites. Please refer to the Rosebrooke Design Standards and CCRs for further information.

21. What is the requirement for driveways in Rosebrooke?

For any home located within Rosebrooke, 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 are granted for the broom finish concrete apron.

22. May homeowners choose their own mailbox design/size in Rosebrooke?

No individual or paired home mailboxes are permitted in Rosebrooke except for lots 1-8 located on Sunset Road. For the rest of the subdivision, the State of Tennessee requires central mailbox units designed as cluster box units (CBUs) that are aligned with the United States Postal Services preference to be used in all developments. CBUs will be centrally located at the Clubhouse, landscaped cul-de-sacs, and other accessible locations, and shall be placed in accordance with the determination of the United States Postal Service. These CBUs will conform to the standards of design established by the Developer. The Association shall be responsible for repairs and replacements of the CBUs.

23. What are the landscaping criteria in Rosebrooke? What information does my builder need to secure in relation to saving the most trees possible on my homesite?

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



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

Entry monuments are gates may be permitted on certain lots designated by the DRC. Constructing any of the above is considered on a home-by-home basis. Home buyers must include these entry features on the Architectural & Site Plan and the Landscaping Plans that are submitted to the Design Review Committee (DRC). Home buyers that wish to construct the above after closing of the home, must submit a formal request to the HOA along with detailed plans. None of the above can be constructed without written approval from the DRC/HOA.

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

There will be some homesites that can accommodate a basement foundation. Please see the Rosebrooke Sales Team for information.

26. Are there streetlights throughout Rosebrooke? Will they be present in any subsequent phases of construction?

Yes, Rosebrooke is a beautifully lighted and pedestrian friendly community.

27. Are there sidewalks in Rosebrooke?

Yes, there are sidewalks throughout the community that connect to the parks and trails. Rosebrooke is a pedestrian-oriented community that was designed for people interested in walking and running on the sidewalks and trails.

28. What is the “Street Tree Program” at Rosebrooke?

The Street Tree Program was developed to provide the framework for planting and maintaining street trees between the curbs and sidewalks. These trees provide an important separation between the pedestrian areas and the street and help to frame the houses. The developer plants the street trees at the appropriate time and the builder is responsible for the care, maintenance, and replacement, if necessary, of street trees on a lot during construction. After the home closing, the homeowner assumes responsibility for the care, maintenance, and replacement, if necessary, of street trees on their lot.

29. For which schools is Rosebrooke zoned?

Rosebrooke is zoned for:

Jordan Elementary: (615) 472-5270

Sunset Middle School: (615) 472-5040

Ravenwood High School: (615) 472-4800

*These schools are subject to change based on Williamson County School Board decisions.