

STATEMENT OF CABIN SITE STANDARDS

This declaration of restrictions and covenants shall apply to Pine Bluff Cabin Site in Franklin County, Tennessee, for the benefit of all property in said development and shall constitute real covenants which shall attach to and run with the land and shall be binding upon anyone who may come into ownership thereof, whether by purchase, devise, descent, or succession.

A. The premises shall be used for private residence purposes only, and no lot shall be subdivided.

B. No building other than a single family dwelling and necessary and appurtenant outbuildings shall be constructed or maintained on any one lot.

C. The principal dwelling unit constructed on any lot shall contain not less than 800 square feet of floor space exclusive of porches, breezeways, carports, and attached garages.

D. All buildings shall be constructed to comply with material and architectural requirements of the Southern Building Code.

E. Buildings located adjacent to road rights of way shall be located so as to meet the current setback requirements of the Franklin County Planning Commission or comparable requirements adopted by TERDA.

F. No basement or foundation or unfinished dwelling shall be used for residence purposes, and no dwelling shall be occupied until construction has been substantially completed.

G. Trailers, mobile homes, or house trailers shall not be located on any lot.

H. No building or any portion of a building or any other structure, except water-use facilities, constructed at locations and in accordance with plans approved in advance by TERDA and TVA, shall be constructed, placed, moored, or maintained on land located below the 895-foot contour; the first floor and any habitable portion of a dwelling must be above elevation 898 and have direct access to land above elevation 898 feet. Any plans for construction involving filling between the 898 and 895-foot elevations shall conform to plans and specifications approved in advance by TERDA.

I. All water systems and sewage disposal systems shall be the responsibility of the individual lot owner and shall meet the requirements of the Franklin County Health Department. The lowest portion of such subsurface disposal field shall be installed above elevation 890.

J. Underground Electrical Service is required on each lot and shall be provided as follows: (1) Each individual lot owner must grant the Duck River Electric Membership Corporation an easement for the location, protection and maintaining of facilities,

providing further that no trees will be planted, buildings erected, or deep excavation made on the easement without coordination with the Corporation; subject easement to be executed on Corporation's standard "Right-Of-Way Easement" form in the presence of a Notary Public so as to be suitable for recordation. (2) Each individual lot owner must open and close all trenches, furnish all conduits needed on the Corporation's riser pole, in the trench route where needed, and at the meter base, and furnish and install all trench bedding materials required . . . all in accordance with specifications furnished by Duck River Electric Membership Corporation. (3) Duck River Electric Membership Corporation will furnish and install low voltage service wires suitable for burial in lieu of the conventional overhead service drop. (4) Duck River Electric Membership Corporation will provide metering at or near the designated service point provided the installation has met with approval on all applicable inspections; the meter location will be designated by Duck River Electric Membership Corporation and shall not be moved without the Corporation's permission.

K. Water-use facilities may not be built until the principal dwelling unit is substantially completed as determined by TERDA.

L. Plans and specifications for all buildings, including a plot plan showing placement of improvements on the lot, shall be subject to review and approval by TERDA or its agents, and no type of structure shall be erected on any of the lots without TERDA's written approval or written waiver of such rights of review and approval.

M. In outlot A the Agency will construct the access road, launching ramp, and parking area which will be for the use of lot owners in the Pine Bluff Cabin Site.

N. Management of outlot B will be the responsibility of The Property Owners Association except where limited by these cabin site standards or the special warranty deed of which these are a part.

O. Each and all of the restrictions and covenants herein contained shall be for the benefit of Grantor, and their successors in title and assigns, and any and all of said restrictions may be enforced either in law or in equity by any one or any number of all of the persons who may from time to time be owner or owners of lots in the Pine Bluff Cabin Site, and, furthermore, said restrictions and covenants likewise may be enforced by the Pine Bluff Property Owners Association.

P. Owners of lots in Pine Bluff Cabin Site are members of the Pine Bluff Property Owners Association, a non-profit corporation, subject to the restrictions and requirements set forth in said corporation's charter which is recorded in Trust Deed Book _____, Page _____, in the Register's Office of Franklin County, Tennessee.