

Disclaimer: The Covenants and Restrictions (C&Rs), bylaws, and other related information provided here are for reference purposes only and may not reflect the most current or accurate information. We strongly recommend contacting your Homeowners Association (HOA) for the latest updates and clarifications. Wright Realty assumes no liability for errors, omissions, or discrepancies in the C&Rs, bylaws, or any other provided information. It is the responsibility of the buyer to verify all details with the HOA.

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COVENANTS, RESTRICTIONS, AND LIMITATIONS

SLATE ROCK CREEK RESORTS

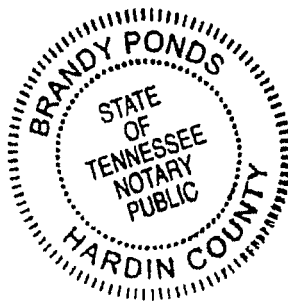
The property conveyed herein shall be subject to the following restrictive covenants which shall be real covenants running with the land and shall bind the Grantee(s) and all person(s) or entity(s) claiming under the Grantee(s) herein, and as well as the Grantor(s) named herein, and shall be enforced by proceedings at law or in equity by any lot owners. Any person(s) or entity(s) violating or attempting to violate the same shall be subject to enforcement either by suit to restrain the violation or by suit to recover damages for such violation by any lot owner in the Slate Rock Creek Resorts. Said covenants and restrictions herein set forth shall be binding upon the heirs, successors, assigns, executors, administrators, trustees in bankruptcy, etc. of the Grantee(s) named herein.

1. A lot may be held and owned by one or more persons as joint tenants, tenants in common, tenants by entirety, a corporation, limited liability company, limited liability partnership, or any other interest in real estate tenancy recognized under the laws of the State of Tennessee.
2. No structures shall be erected on any residential lot other than a single-family dwelling, a private garage for not more than (3) cars and other out-buildings incidental to residential use of this lot. Garages and outbuildings shall be of the same construction and materials as the house and approved in writing by the Developer prior to start of construction.
3. A site plan must be submitted to and approved by the Developer prior to start of construction. The site plan shall illustrate the dimensions of all lot lines, all proposed structures, and the driveway..
4. A house plan must be submitted to and approved by the Developer prior to start of construction. The house plan shall illustrate floor plan, all (4) exterior elevations, and the roof plan. The house plan must be to scale and must be submitted in a format similar to Autocad. Two copies must be submitted. The minimum total heated area on the main level not including garages shall be 1,150 square feet. At least 350 square feet of additional unheated square feet shall be installed such as covered porches or garages such that the total area under the roof is 1,400 square feet on the main level. The specific location of all improvements shall be approved by the Developer.
5. An exposed concrete masonry or concrete foundation is not acceptable. Concrete masonry or concrete must be covered with stucco, EIFS, brick veneer, stone, or other product acceptable to the Developer. Split face block is acceptable.

6. Exterior siding shall be brick, stone, cedar, cypress, EIFS, Hardi board, or other product acceptable to the Developer, Plywood siding or vinyl siding is not acceptable.
7. The driveway shall be concrete, asphalt, or limestone gravel. Red gravel is not acceptable.
8. No residential lot shall be subdivided; however, when two or more adjoining lots are sold to the same owner, the intervening boundary line may be voided and the two or more lots become one.
9. No temporary building, mobile home, trailer, tent, shack, or other building or structure erected on a lot to which these covenants apply shall at any time be used for human habitation temporarily or permanently, nor shall any such structures of a temporary character be placed on said lots. No signs, billboards, or other posting may be erected for any purpose without written permission of the Developer or its successors and assigns. All lots shall be maintained and kept clean by the owner of each lot.
10. Should the Owner of any lot, whether developed or not, fail, for any reason, to keep said lot in presentable manner, then any adjoining lot owner may remedy such condition and assess the cost thereof against the owner of said lot.
11. Lots shall not be used for mining or manufacturing purposes.
12. No outside clothesline or other apparatus for the drying of clothes shall be permitted in the Subdivision.
13. All television, radio antennas, or satellite dishes must be approved by the Developer or its successors and assigns. All fences shall be approved by the Developer. Chain link fencing is not acceptable.
14. All electric service entrance shall be run underground from the electric service provider to all dwellings or any other structures approved by the developer.
15. No hunting will be allowed on any portion of the property.
16. No motorcycles, four wheelers, three wheelers, dune buggies, go carts, or any other recreational vehicles shall be operated on said property unless said vehicle is properly tagged and street legal. No trampolines, playground equipment, party jumpers, etc. shall be installed unless they can be hidden from view behind a house.
17. No trash, junk, garbage, litter, or any other noxious material may be dumped on any portion of said property.

18. Temporary toilets must be provided to construction workers during construction. Said temporary toilets shall be cleaned on a weekly basis.
19. No noxious or offensive trade or activity shall be carried on upon any lot or anything be done thereon which may be or become an annoyance or nuisance to the adjoining owner.
20. Building materials placed on lots in conjunction with construction must be stacked in a clean and orderly manner. Materials may not be stored on lots longer than (60) days prior to start of construction. All exterior construction must be completed within twelve months after it is started and the building site cleaned and lawn established.
21. No lot owner shall do anything that will obstruct or interfere with the rights, use and enjoyment of the other owners who purchase any portions of the property restricted herein.
22. All lavatories and/or toilets shall be built indoors and connected to the septic system. No sewage, waste, disposal, or drainage from a septic tank shall be permitted to enter into any streams of Pickwick Lake.
23. No animals, livestock, or poultry kind, other than household pets shall be kept or maintained on any part of sold property. Dogs, cats, and other household pets may be kept upon such property only if they are not (1) kept, used, or maintained for any commercial use or purpose (2) kept or maintained in such a manner as, in the judgement of the Developer or its assigns, to create a nuisance or vicious breeds which may endanger the safety of other residents and their guests or other property owners. Animals must be kept on a leash if they are not on their owner's property.
24. No lot owner shall annoy the other lot owners by unreasonable noise, not permit any nuisance, whether the same may be common law, public, equitable, statutory.
25. No lot owner shall commit or permit to be committed any immoral or illegal acts in business in or about their property.
26. All lot owner shall cover all loose dirt when under construction and shall further maintain all fences and barriers to control erosion and comply with all state and federal laws. Tracking mud from a lot under construction out onto the street is not allowed.
27. These covenants, restrictions, easements, and limitations are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of ten (10) years unless and instrument signed by seventy-five percent (75%) of the then owners of Slate Rock Creek Resorts lots have been recorded agreeing to change said covenants in whole or in part.

28. If any of the parties hereto or nay lot owner or his heirs and assigns shall violate any of the covenants, restrictions, or limitations contained herein before they expire, it shall be lawful for any other persons owning any other lots or property received by the grantees or his heirs or assigns to prosecute any proceedings at law or in equity against the person(s) violating or attempting to violate any such covenants, restrictions, or limitations and either prevent him or them from doing so or to recover damages or other dues for such violations.
29. Invalidations of any of these covenants, restrictions, or limitations by Court Order shall in no way affect any of the other provisions, which will remain in full force and effect.
30. The Developer reserves unto itself the free right to assign its rights under these covenants, conditions, and restrictions to a successor developer and further reserves the right to modify or amend these restrictions in such a manner as would not be detrimental to the exclusive residential character of the Slate Rock Creek Resorts. The Developer and its successors and assigns shall have the right to modify or change lot lines on said plat.



Julie Gail Adkisson, Register
Hardin County Tennessee
Rec #: 139188 Instrument #: 146992
Rec'd: 20.00 Recorded
State: 0.00 5/13/2020 at 10:40 AM
Clerk: 0.00 in Record Book
Other: 2.00 731
Total: 22.00 PGS 870-873

SWORN TO AND SUBSCRIBED TO BEFORE ME ON
THIS THE 13 DAY OF May 2020
NOTARY PUBLIC
Brandy Ponds
MY COMMISSION EXPIRES 10/10/21

THIS INSTRUMENT WAS PREPARED BY:

[Signature]

[Signature]