

Proposed Covenants, Conditions and Restrictions For

“Piney Creek Vistas”

671 Acres, Cumberland County, TN

KNOW ALL MEN BY THESE PRESENTS, that this Declaration of Covenants and Restrictions (“Declaration”), is made and entered into on this ___ day of June, 2008, by _____ (hereinafter “Owner”)

WITNESSETH:

WHEREAS, Owners own the real property (“Property”) identified as _____ of record in the Register’s Office for Cumberland County, Tennessee.

WHEREAS, Owner desires to maintain the beauty and integrity of the Property and to provide for the preservation of the values of the Property, and to this end, desire to subject the Property to the covenants and restrictions hereinafter set forth, each and all of which is and are for the benefit of the Property and each owner thereof;

NOW THEREFORE, Owner hereby declares that the Property is and shall be held, transferred, sold, conveyed, and occupied subject to the covenants and restrictions hereinafter set forth.

1. **Term.** These covenants and restrictions are to take effect immediately, upon the recording in the Register’s Office for Cumberland County, Tennessee, and shall be binding on all parties and all persons claiming under them until June 28, 2033. After such time period, said covenants shall be deemed automatically extended for successive periods of ten (10) years, unless and until an instrument signed by at least 29 (3/4) of the owners of the Property subject to these covenants and restrictions has been recorded in the Register’s Office for Cumberland County, Tennessee agreeing to change these covenant and restrictions in whole or in part. Each owner shall be entitled to one vote for each tract which he owns for the purposes of decision making on such matters affecting the enforcement of these restrictions or other matters that are of common interest to the owners of this subdivision; however, if a tract has more than one owner, the total number of owners of that tract shall constitute one vote. In the event of further sub-dividing, the new subdivision tracts must meet the same restrictions as provided herein, with each owner entitled to one pro rata share of vote of the original subdivision plat.
2. **Improvement to Tracts and Construction Standards.** Workmanship and materials must conform to the standard building practice for the State of Tennessee and shall meet the minimum requirements of the Federal Housing Authority. All construction shall be carried out in compliance with the laws, code rules and regulations of all applicable governmental agencies and authorities. Every structure shall fully comply with all laws and health regulations of the Cumberland County Health Department and State of Tennessee Health Department. No outside toilets shall be permitted except during the construction phase.
3. **Setbacks.** No structure shall be located on any tract nearer to the front lot line, the side lot line, or the rear lot line than the minimum building setback lines required by the applicable zoning regulations.
4. **Re-Subdividing.** Subject to these covenants and restrictions, re-subdividing is permitted provided re-subdividing of tracts is approved by local and/or State of Tennessee Planning Commission and local and/or State of Tennessee Health Department. In the event of further sub-dividing, the new subdivision tracts must meet the same restrictions as provided herein, with each owner entitled to one pro rata share of vote for each tract he owns of the subdivided tract for the purpose of decision making

