



LAKE TANSI VILLAGE
PROPERTY OWNERS'
ASSOCIATION, INC.

ARCHITECTURAL CONTROL

Building Rules and Regulations

January 2010

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LAKE TANSI VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

RULES and REGULATIONS

INTRODUCTION

The rules and regulations included in this booklet have been written to protect the beauty, privacy, enjoyment and value of your property in Lake Tansi Village. When each of us bought our property here, we agreed to be subject to the provisions of our Conditions and Restrictions, Articles of Incorporation, By-laws, and the Rules and Regulations of our Association, which make up the governing documents. The intent of this booklet is to guide you and your neighbors in the development and use of the property in Lake Tansi Village. The Board of Directors of Lake Tansi Village Property Owners' Association (P.O.A.) believes that the application of these rules will benefit all.

Recognizing its fiduciary responsibility to enforce our documents, the Board of Directors has established an Architectural Control Committee (A.C.C.) and authorized it to interpret and enforce these rules. Any decision made by the A.C.C. with respect to specific interpretation and enforcement matters may be appealed to the A.C.C. Further appeals may be directed to the Board of Directors, if warranted.

SUMMARY

LAKE TANSI VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.

BUILDING RULES and REGULATIONS

1. **Permits are required for the following construction before any work is started: all new homes (specifics pages 11-13, security deposit is required); home additions; detached garages (page 7); carports (page 7); outbuildings (page 7); fences (page 9); shoreline retaining walls (page 14); docks (page 14); decks/porches; boardwalks; commercial shore stations/boat covers (page 14); boat lifts (page 16); dredging (page 16). Sample application forms are at the end of this booklet. Fee schedule is available upon request.**
2. **Application packages must contain the documents listed on pages 12 or 13, as appropriate, and must be submitted with the required fees to the P.O.A. Office six days prior to an A.C.C. meeting. The A.C.C. meets on the second and fourth Wednesday of the month. The A.C.C. will take no action unless the package is complete (page 5).**
3. **All P.O.A. dues, assessments and charges must be paid in full before the A.C.C. will consider any application for construction. Serious or repeated violations of the A.C.C. Building Rules and Regulations may result in temporary ineligibility for P.O.A. membership (page 6).**
4. **The number of bedrooms shown on a house plan must comply with the number indicated on the Septic Permit (page 6).**
5. **The Cumberland County Roads superintendent must approve all road cuts (page 6).**
6. **The issued building permit must be prominently displayed, and corner stakes indicating the location of the new construction and its relationship to the property lines must be placed before any construction-related activity on a lot begins (pages 5 and 8).**
7. **If a lot owner must use the electrical utility easement right-of-way on other lot owners' properties, he should notify them (page 6).**
8. **The maximum number of buildings permitted on any lot or contiguous lots is three, if the garage is detached (page 7).**
9. **Homeowners are responsible for maintaining all property in a visually acceptable manner. Construction and household trash and waste is to be controlled and properly disposed of (pages 8, 9 and 10).**
10. **Erosion silt screening is required on all construction sites.**
11. **No natural watershed or watercourse should be changed without consulting with the A.C.C. Water should not be channeled or discharged onto another lot. Water, if channeled, should be discharged into roadway ditches, a well-defined natural draw or swale, or a lake. Downspouts with splash block or underground drainpipe are recommended to direct water away from foundation walls (page 9).**

- 12. The parking or storage of vehicles, motor homes, travel trailers, campers, boats and trailers is allowed only as indicated on pages 9 and 10.**
- 13. No visible commercial activity of any kind is allowed in residential areas (page 10).**
- 14. The A.C.C. assumes absolutely no responsibility for the structural integrity, safety, or welfare of the inhabitants or for errors in dimensions, surveys, corner stakes or in setbacks. Approvals, non-approvals and inspections by the A.C.C. are made relying on information provided by the contractor, architect and/or designer and homeowner (page 6).**
- 15. All burning must be attended. Burning permits are required by the Tennessee Division of Forestry from October 15 until May 15 of each year. Permits may be obtained by calling 788-5538 or 484-4227.**

LAKE TANSI VILLAGE

PROPERTY OWNERS' ASSOCIATION, INC.

GENERAL INFORMATION and REGULATIONS APPLICABLE to All CONSTRUCTION in LAKE TANSI VILLAGE

1. The primary power and duty to interpret, make specific and enforce these rules and regulations is vested in an Architectural Control Committee (hereafter "A.C.C.") appointed by the Board of Directors of Lake Tansi Village Property Owners' Association Inc. (hereafter "Board of Directors"). The A.C.C. has adopted and may from time-to-time modify these rules and regulations including forms to be used. Any regulations adopted by the A.C.C. are subject to the approval of the Board of Directors.
2. **Permit Procedures.** The A.C.C. meets on the second and fourth Wednesday of each month unless that day is a national holiday to review applications for new and/or replacement construction of a residence, seawall, dock, antenna or other construction covered by these rules and regulations. (See appendices A-D for sample application forms) **Application packages, which contain all the necessary documents as specified elsewhere in this booklet, must be submitted with the appropriate fees to the Architectural Control Committee, P.O.A. Administrative Office, Shoshone Loop, Lake Tansi, TN by noon on the Friday six days prior to a meeting. If that Friday is a holiday, then the application documents shall be submitted the previous workday. The A.C.C. will take no action until all application documents are received by the A.C.C.**

The Building Permit/Application Fee is based on the type of home or type of construction and is listed in Appendix E.

If a variance to these specifications is required, a written application must be submitted clearly indicating the specific reasons for such variance. All variance agreements must be finalized prior to issuance of a construction permit. Should a variance be granted, this is not to be considered a breach of stated rules and regulations and is not setting a precedent.

After review by the A.C.C., the application will be: i) approved, ii) approved pending fulfillment of requirements and/or recommendations, or iii) disapproved with explanation.

The issued building permit must be prominently displayed before storage of construction material, construction equipment, or construction refuse is permitted on any lot. The P.O.A. may obtain an injunction to stop construction if a building permit is not obtained prior to starting construction.

If construction is not started within ninety (90) days after A.C.C. approval, the approval becomes null and void and the application must be resubmitted at full fee unless an extension has been granted due to extenuating circumstances.

The A.C.C. will inspect the site prior to start of and during construction to ensure that all building on the property meets A.C.C. requirements. The A.C.C. inspection will make every effort to assure that the new construction will be sited with existing homes on adjoining or surrounding lots and with the topography. There will be at least two inspections. The first will be prior to construction. For this inspection, **the corners of the**

new home/outbuilding/garage/etc. shall be staked at the proposed location and the property lines shall be marked with string. The need for silt fence protection around the perimeter of the site will be determined at this time. The second inspection will be performed after the footings have been poured but before the concrete blocks or forms are installed. All dimensions to lot lines will be checked, and if the setback requirements are not adhered to or the construction is not located according to the approved plot plan, the construction cannot proceed until the siting is corrected. In instances where the A.C.C. cannot determine property lines, a survey will be required.

Any changes in plans or specifications previously approved by the A.C.C. must be submitted to the A.C.C. on a regular drawing with revision date noted on all revised prints. Proposed changes shall be highlighted along with a dated written request explaining the proposed changes. A.C.C. approval must be received before proceeding with any change.

The A.C.C. assumes absolutely no responsibility for the structural integrity, safety, or welfare of the inhabitants or for errors in dimensions, surveys, corner stakes or in setbacks. Approvals, non-approvals and inspections by the A.C.C. are made relying on information provided by the contractor, architect and/or designer and homeowner.

3. **All P.O.A. dues, assessments and charges must be paid in full before the A.C.C. will consider any application for construction. The Lake Tansi Village P.O.A. Board of Directors may upon recommendation of the A.C.C. remove a property temporarily from P.O.A. membership eligibility for serious or repeated uncorrected violations of the A.C.C. Building Rules and Regulations.**
4. **Electrical and plumbing** installation must be in accordance with applicable County and State regulations. In the event that an electrical utility line must be run across lots owned by others, it is recommended that the owner/builder notify all affected lot owners that he will be clearing the easement right-of-way. There is a 10-foot utility easement within the front property line of all lots. **Septic systems** must be pre-approved by the Cumberland County Health Department. No building permit will be issued for any application not complying with the Septic Permit. The Tennessee Department of Environment and Conservation requires the soil above the field lines be seeded or sodded, with no mulch permitted.
5. No **privately owned sewerage system or potable water system** shall be permitted on any lot or parcel of land of the properties covered by these regulations unless such system is designed, located and constructed in accordance with the requirements, standards, and recommendations of the County and State Health Departments, and approved by the A.C.C.
6. The homeowner and/or contractor are responsible for the repair of any road cuts made for the installation of a septic system and/or for accessing utilities on a lot other than that of the residence. **The Cumberland County Superintendent of Roads must approve any road cuts.** Road cuts should be indicated on the plot plan.
7. Buildings are not allowed on any lot that does not have a permanent residence. Only one garage, attached or detached, is allowed per residence. On side-by-side or back-to-back

lots, owned by the same person and upon one of which a permanent residence is constructed, a detached garage and/or outbuilding may be placed on the lot on which the residence is not located. In fact, it may straddle the common property line. However, **the maximum number of structures permitted on any lot or contiguous lots is three (3), if the garage is detached.**

Back-to-back lots are considered contiguous if they overlap by 50% of the back property line dimension of the smaller lot. If the smaller lot dimension is less than 80 feet, the minimum overlap must be 40 feet. Garages and/or outbuildings constructed on these lots cannot be more than 20 feet back from the common property line, must meet all other setback requirements, and must face the residence.

The A.C.C. standard for a two (2) car **detached garage** is 24' long by 24' wide by 14' high. Any application for a larger detached garage requires special consideration as to the affect on adjoining properties. Each request will be reviewed on an individual basis. An on-site inspection by the A.C.C. members is required.

The purpose of an **outbuilding** is either workshop and/or storage and must be designated as such. It cannot be used as a temporary or permanent residential building. Metal-sided outbuildings and/or garages using flat or formed sheet metal and in place prior to January 1, 2000 are grandfathered but may not be replaced in kind.

Metal-sided outbuildings and/or garages erected after July 1, 2002 must meet or exceed these standards: the metal must be equal to or thicker than 29 gauge (physically measured as 0.0170" or greater) and have an exterior finish similar to that produced by GRABER Post Buildings, Inc. and warranted for 20-year durability. Metal outbuildings must use no greater than five or seven formed ribs along their entire length (similar to said GRABER Post products) and some smaller ribs for rigidity. Metal buildings must be erected over a substantial frame of 2" X 4" lumber for studs, wall plates and rafters. Said studs are to be spaced no further apart than 24" on centers but spacing may be reduced to 16" centers at the owner's discretion. The floor may be a concrete slab of a minimum thickness of 4", having at least one layer of reinforcing wire therein. The floor may be built of wood, as follows: floor shall be no less than 5/8" thick treated plywood/OSB preferably tongue and groove, over a subframe of 2" X 4" joists on 12" or 16" centers and main sills of 4" X 4" timbers running the length of the building. **ALL THIS FRAMING MATERIAL MUST BE TREATED TO RESIST TERMITE INFESTATION.** Floor joists of treated 2" X 6" and on 12" centers should be used for workshops where large quantities of heavy materials will be used and stored.

Metal studs, wall plates and rafters may be used, if desired, in the framing. Such metal framing must meet or exceed the specifications set forth by Unimast Incorporated for a 2" X 4" identified as 35CSJ20. The number 35 means the web (width) is 3-1/2", the CSJ is their nomenclature meaning the flange (profile thickness) is 1-5/8" and the number 20 means the metal from which the piece is made measures 20 gauge (0.0346").

All such outbuildings shall be from 6' to 12' wide and from 8' to 20' long and have side walls not less than 6'6" in height. Roof pitch is at the owner's discretion but the roof peak may not be more than 12' in height. Roof metal may have the ribs either horizontal or vertical to the wall plate. Sidewall metal, too, shall be run as the owner specifies. All above ground and under ground storm buildings will be treated as outbuildings.

Additional information, if wanted, may be obtained at the POA office.

In all cases, size, architectural design and location on lot must be approved by the A.C.C. Special concern for views from a lake or golf course fairway shall be considered in locating any buildings.

8. Building setback requirements:

All residences on all lots must meet the following setback requirements. Front and back property line setbacks are twenty-five (25) feet minimum. The side setbacks are five (5) feet minimum from the property lines. On all corner lots, the side setback on the side street is twenty (20) feet minimum. Attached garages, porches, decks, carports and HVAC are considered as part of the residence and must meet the above setback requirements.

Setbacks are measured from the outer eave projection and not the building wall or foundation of any building.

For lake front property, the A.C.C. will determine the actual full pool shoreline. The A.C.C. requires the minimum setback be from both the actual shoreline and the property line, whichever is the most restrictive.

All detached buildings on golf course, lake or recreational facility lots must meet the same setback requirements as residences. On all other lots, the side and back line setback shall be 5 feet on buildings not exceeding 12' wide by 20' deep by 12' high. All freestanding buildings must be approved by the A.C.C. as to location and size.

9. Landscaping. Since trees are one of Lake Tansi's prime assets, it is beneficial to the community as a whole to save as many quality trees as possible. The A.C.C. recommends that soil erosion and the ultimate appearance of the lot be considered before any clearing begins. The following definitions are relevant to landscaping:

Natural - The lot is left in its natural state and not disturbed in any way.

Underbrushed - In areas that are designated as "underbrushed," only some live trees, dead trees and brush is removed. Limbs are usually removed up to 10 feet above the ground. The desired effect is a "clean woods" look.

Developed Lawn - A "developed lawn" is a partial clearing of the area with some type of ground treatment such as grass, stone or mulch. Trees may be thinned to allow enough sunlight to allow grass to grow, but sufficient trees remain so that the lawn is not bare.

Clear-cut - This is a removal of all trees and brush. The A.C.C. recommends clear-cutting a maximum of 8 feet from the house building line (not the overhang line) and a maximum of 5 feet from driveways and sidewalks. Every effort should be made to minimize the number of healthy trees removed.

Homeowners are responsible for maintaining all property in a visually acceptable manner.

It is recommended that no lot should be clear-cut, if that is necessary or the decision of the lot owner, until immediately prior to construction. However, once cleared, it must be maintained or underbrushed.

10. **Drainage.** No natural water shed or watercourse should be changed without consulting with the A.C.C. Water should not be channeled or discharged onto another lot. Water, if channeled, should be discharged into roadway ditches, a well-defined natural draw or swale, or a lake. Downspouts with splash blocks or underground drainpipe are recommended to direct water away from foundation walls.

11. All types of fences and their location must be approved by the A.C.C.

The maximum height allowed for all fences is 6 feet. No fencing shall be permissible utilizing what is called "chicken wire" or "hog wire" made of galvanized wire under 14 gauge in diameter. This fence wire must be of the "woven wire" construction wherein the vertical strands are "woven" (twisted) around the horizontal strands. **No "welded" wire permitted.** Plastic coated wire is permissible so long as the gauge limitations are met or exceeded.

No fences, wall, hedge or shrub which obstructs sight lines at elevations between 2 feet and 8 feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines. In the case of a rounded street corner, the measurement shall be made from intersection of the street property line extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight line.

12. Unlicensed and/or non-operating vehicles may not be stored or parked on any lot. Sale of cars, trucks, motor homes, camper trailers and boats from a residential property, and not titled or registered to the property owner, is prohibited.

All vehicles (operable or inoperative) must be garaged or parked in an area that is paved or graveled. If driveway/apron/parking area infringes on front or side setback utility easement, homeowner must allow utility companies access to that area, if needed.

13. Motor homes, travel trailers and campers are not permitted as permanent living quarters or residence and are not permitted to be parked, stored, or placed on any lot without an existing residence. However, a property owner may store up to two (2) watercraft on a lot without a residence from October 15 to April 15. The watercraft must be owned and registered to the lot owner. All temporarily stored watercraft must be a minimum of 25 feet from all property lines.

Motor homes, travel trailers, campers, boats/trailers, and small utility trailers may be parked, stored or placed on a lot where a residence exists. It is recommended that the area be paved or graveled. The owner of the aforementioned unit(s) must also be the owner of the residence.

Pop-up type camper trailers, boat trailers, and small utility trailers may be stored or placed on an empty lot with an associated residence where they are visually secluded by natural means from adjoining lots and the frontage road. Storage will be limited to three (3) units. Motorized vehicles and travel trailers are not included in this provision.

Motor homes and travel trailers exceeding 41 feet in length are not permitted to be stored on any lot even where there is an existing residence.

Recreational vehicles are not allowed to be utilized as permanent living quarters. Recreational vehicles placed upon a lot as allowed by these rules and regulations and also brought upon lots by visiting guests may be used as sleeping quarters for the duration of the visit providing that electric utility only is connected to said RV.

Use of RV for this purpose shall not exceed two weeks.

A property owner may place a motor home or travel trailer on any lot where a residence is in construction and use it for his personal living quarters during the period of construction of one (1) year or less.

No camping is permitted on any lot except in Leisure Brook II section.

14. No advertised or visible **business, commercial or professional activity** is allowed in residential areas. Tools of the trade should not be visibly stored on any residential lot.
- 14a. **All signs are prohibited** in Lake Tansi Village except for these signs:
 - (a) Signs erected by the Property Owners' Association or county for the identification of streets, traffic control, subdivisions and directorial purposes.
 - (b) Signs of a temporary nature advertising property for sale, lease, under construction or for special events which signs shall not exceed five (5) square feet in area.
 - (c) Signs erected by Developer in connection with its sales program.All signs not listed in (a), (b), and (c) **will be removed**.
- 14b. School buses, regardless of size, commercial buses and other commercial passenger vehicles are not permitted to be stored or parked on any residential lot even where there is an existing residence. Additionally, parking of the above will not be permitted on any street.
15. All **propane gas tanks** must be concealed by a method approved by the A.C.C. and not located in the front setback area.
16. **Swimming pools** may be located in the side or back yard of residences. However, they must be fenced, meet the residence setback requirement and meet state and local regulations.
17. **Antenna towers** may be installed only after an on-site inspection by the A.C.C. Coordinator. The tower and any guide wires should be included within setback limitations of property lines.
18. No obnoxious or offensive activity such as properties used or maintained as a dumping ground for rubbish shall be permitted on any lot or parcel of land of the tracts covered by these regulations. **Trash, garbage or other waste** shall be kept in a clean and sanitary condition, and disposed of in a timely manner. Garbage stored outside must be kept in closed metal or plastic cans designed for that purpose.
19. The **construction site** shall be kept clean and neat at all times. A trash receptacle on the job site is required for all paper, cans and small trash and shall be emptied before overflowing. Trash shall not be allowed to blow or be washed onto adjacent properties. Portable toilet

facilities are also required. Trees, stumps, construction debris, residual concrete and stone or food containers shall not be discarded on other property. Illegal dumping will be prosecuted to the full extent of the law. **Erosion silt screening is required on all construction sites and remain in place until landscape is complete.**

20. No **animals, livestock or poultry** of any kind shall be raised, bred, or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.
21. No **oil drilling, oil development operations, oil refining, quarrying, or mining** operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
22. If the owner of any lot or lots or their heirs or assigns, violates or attempts to violate any of the rules and regulations herein, it is lawful for any owner of a lot in any subdivision to enforce, through the courts, the rules and regulations set out herein. However, nothing herein shall obligate Lake Tansi Village Property Owners' Association to institute any such action or proceedings.
23. No building, seawall, dock, fence, antenna or other construction covered by these rules and regulations in existence, and maintained in good condition, as of the effective date of these rules and regulations shall be required to be modified as a result of the adoption of these rules and regulations. However, any subsequent modification in any such construction must be consistent with any applicable provisions of these rules and regulations and must be approved by the A.C.C.

BUILDING RULES and REGULATIONS for CONVENTIONAL SECTIONS

The following plats are defined as Conventional Sections: Apache, Big Horn, Cherokee I & II, Chippewa, Choctaw 7, Comanche I, II, III & IV, Cree 1-3A, Crow 1-9, Dakota I & II, Eastlake, Hiawatha I & II, Iroquois, Kiowa, Mohawk I & II, Navajo I, Nez Perce, Ojibwa I & II, Oneida, Ottawa I, Pueblo, Quapaw II, Seminole, Shawnee 8A, Sioux, Southlake III, T-Bird, Ute, Vegas IV, and Winnebago.

1. The land covered by these rules and regulations shall be used exclusively for the purposes of a residential subdivision. Only single-family dwelling houses not to exceed two stories in height and of conventional, modular or prefabrication-prebuilt construction are allowed. Conventional construction is defined as formed, framed and erected on site. Modular-prefabrication-prebuilt construction is defined as using all wood substructures, wood or metal studs placed on permanent foundation of footer and block. These should also have a MINIMUM roof pitch of 5/12. Modular-prefabrications-prebuilt construction shall be covered by DEED not by Certificate of Title. Manufactured homes, including singlewide and doublewide mobile homes are not permitted. No houses other than those constructed on site will be permitted (i.e., the moving of an existing house, as such, into any of the sections is prohibited).
2. The minimum square footage required for any dwelling house, exclusive of basements, attached porches, carports and garages shall be as follows:

Lots located on or across the road from the lakes, golf course or any recreational facility - 1500 square feet of heated living space (minimum).

All other lots - 1200 square feet of heated living space (minimum).

3. The exterior design, materials and appearance of any building must be generally consistent with existing buildings in the particular plat; and must be approved, prior to the beginning of construction, by the A.C.C. The A.C.C. supplies application forms for the purpose of obtaining such approval (see appendices), and shall act on such applications in the time and manner specified in its regulations. On the approval of any such application, the A.C.C. shall issue a permit evidencing such approval. In giving its approval, the A.C.C. may attach conditions consistent with these rules and regulations and applicable law. Any such applications shall be accompanied by the following documents and information and such other information as the A.C.C. may require in order to carry out its duties:
 - A. Subsurface sewage disposal (septic) permit and soils map.
 - B. Survey of plot with plot plan locating building on the property and showing the setback lines required for the property.*
 - C. Architectural quality plans of the house showing floor plan, front elevation, back elevation, and side elevations.**
 - D. Verification of financing.
 - E. Contractor license number as required by state law.

*Lot dimensions, street names, lake and golf course lines, drives, walks, retaining walls, fences, light posts, driveway headwalls, seawalls, docks, septic tank and field lines shall be shown on the plot plan or additional drawings to enable the A.C.C. to make an informed decision. Details on attaining finished grade should also be included, if necessary.

**The square footage of the heated and non-heated areas of the home shall be indicated on the floor plan. All roof pitches shall be a minimum of 4 on 12 and eave projections shall be a minimum of 12 inches. Both are to be clearly shown on the drawing.

4. The exterior of any approved building must be completely finished within 9 months of the permit approval date. The interior must be completed within 1 year of the permit approval date. The property must be landscaped within 1 year of the permit approval date. An extension is required if the above time limits are not met unless there are extenuating circumstances. Extension of permits for homes will require an additional fee. The construction period starts at the permit approval date. Additional time may be granted for landscaping and driveway work based on weather conditions near the conclusion of the construction period.
5. The contractor, builder or owner shall permit all buildings to be inspected by the A.C.C. to determine compliance with regulations. In the event of non-compliance with these regulations, including item 4 above, the Lake Tansi Village Property Owners' Association shall have the right but not the obligation to hire a contractor or contractors to perform the work and furnish the materials necessary for compliance. In this event the Lake Tansi P.O.A. shall bill the Owner for the amount expended plus 15% for administration. In the event the Owner does not pay this bill the Lake Tansi Village P.O.A. shall have the legal right to file a lien against the property involved and proceed in law or equity to sell the property to obtain said charges. All money received over and above said charges and court costs would be paid to the former owner.

6. If an Owner acts as builder, the Owner shall furnish to the A.C.C. such credit information, proof of financial ability to complete the building within the time requirements of these rules and regulations. An Owner, employing a contractor, builder or some other entity to construct a home, should make sure that the contractor has a suitable completion bond to insure completion of the building and to indemnify the Owner against material and mechanic liens.
7. All general contractors are required to maintain a valid State of Tennessee Contractor's License. The A.C.C. reserves the right to withhold approval for any work by any contractor found to be in non-compliance with State and local laws and these regulations. The A.C.C. maintains a file on all contractors with correspondence from homeowners and their contractors for review by any interested party. Contractors are responsible for the actions of any subcontractor they employ. Failure to abide by any of these requirements, the general rules of Lake Tansi P.O.A. or to cooperate with the A.C.C. may jeopardize a contractor's ability to obtain future A.C.C. approvals.
8. No construction traffic is allowed on any golf course or other common property unless specific written approval is obtained from the golf course maintenance superintendent. The property owner shall pay for any damage to the golf course. Trees over 4 inches in diameter shall not be removed to provide access through lots to deliver construction material of any kind.

BUILDING RULES and REGULATIONS for MULTI-PURPOSE SECTIONS

The following plats are defined as Multipurpose Sections: Chickasaw I & II; Geronimo I, II, & III; Quapaw I; Sequoia Park; Leisure Brook I & II; Kima (Camping allowed In Leisure Brook II only).

1. All mobile home units must be approved by the A.C.C prior to installation on any lots or parcel. The mobile home shall:
 - A. Be no less than a minimum of 800 square feet of heated area in size.
 - B. Have been manufactured within 24 months of date of installation.
2. Underpinning of each mobile home in a fashion and material approved by the A.C.C. must be installed within 45 days after installation of any mobile unit.
3. The exterior design, materials and appearance of any mobile home must be generally consistent with existing mobile homes in the particular plat; and must be approved, prior to moving the home onto the site, by the A.C.C. The A.C.C. supplies application forms for the purpose of obtaining such approval (see Appendix B), and shall act on such applications in the time and manner specified in its regulations. On the approval of any such application, the A.C.C. shall issue a permit evidencing such approval. In giving its approval, the A.C.C. may attach conditions consistent with these rules and regulations and applicable law. Any such applications shall be accompanied by the following documents and information and such other information as the A.C.C. may require in order to perform its duties:
 - A. Subsurface sewage disposal (septic) permit and soils map.
 - B. Survey of plot with plot plan locating mobile home on the property and showing the setback lines required for the property. (See expansion noted on Page 12 Article 3).

- C. Verification of financing.
 - D. Mobile home floor plan and elevations (manufacturer's brochure).
 - E. Exterior finish (manufacturer's brochure).
4. The moving of an existing house, as such, into any of the sections is prohibited.
 5. Construction of conventional homes is permitted in the Multi-purpose sections but must adhere to the minimum square footage of 1200 sq. ft., including homes on lakefront property.
 6. In addition to the above regulations, rules applicable to all residential lots and conventional construction, when applicable, must be adhered to.

SPECIFIC GUIDELINES for WATERFRONT LOTS

The four lakes included in Lake Tansi Village - Tansi, Hiawatha, Geronimo and Mohawk - belong to all Lake Tansi Village property owners. Permit applications (see Appendix D) must be submitted to the A.C.C. for the construction of any type of shoreline protection, boat docks, boardwalks or boat covers prior to construction. All water structures whether new or grandfathered must be maintained in a presentable and safe condition. Grandfathered boat docks may be replaced in kind dimensionally and geometrically. If changes are wanted, the replacement must conform to the present requirements given below.

1. Erosion silt screening must be in place during all clearing and construction and remain in place until landscape is complete and grown in on all lakefront and lake view lots. Failure to comply with this requirement resulting in erosion into any waterway will be reported to the State Water Pollution Control Agent.
2. On Lakes Hiawatha and Geronimo seawalls and retaining walls on the shoreline are prohibited. Existing walls are grandfathered.
- 2B. On Lake Mohawk, all shoreline retaining walls:
 1. Must consist of natural rock or stone.
 2. Must follow the contour of the shoreline.
 3. Mortar may only be used to tie the upper course(s) of the retaining wall that are at least one foot above full pool.
 4. Any deviation must be approved by the A.C.C. prior to construction.
- 2C. On Lakes Hiawatha, Geronimo and Mohawk, on-shore retaining walls with a minimum setback of ten (10) feet from FULL POOL waterline are permitted for erosion control but require on site inspection by the A.C.C. coordinator and permit approval by the A.C.C.
3. LAKE TANSI SHORELINE RETAINING WALLS
 - A. All shoreline retaining walls must follow the contour of the shoreline. Any deviation must be approved by the A.C.C. prior to construction.
 - B. A drawing showing how the seawall is to tie in to the shoreline, plus height and width dimensions must be submitted with the building permit application after the A.C.C. Coordinator meets on site with the contractor.

4. BOAT DOCKS

- A. The length of a boat dock is restricted by water depth at full pool and width of waterway. The maximum length of twenty-four (24) feet and six hundred (600) square feet of deck area is allowed; however, the A.C.C will determine the exact dock configuration after an on-site inspection.
- B. Docks are to be located at least 5 feet from side property lines.
- C. A drawing annotated with dimensions must accompany the permit application.
- D. Parallel docking is preferred where water depth permits.
- E. Construction specifics are as follows:
 - (1) All material is to be pressure treated with submerged members to be .40 grade treated minimum, and above the waterline material to be .25 grade treated minimum in order to prevent premature decay.
 - (2) Posts are to be 4" X 4" for 6' span, or 6" X 6" for 8' span.
 - (3) Sides and stringers are to be at least 2" X 8".
 - (4) Floor material is to be a minimum of 2" X 6" unless 3 or more stringers are used for support. 5/4" X 6" may be used for flooring.
 - (5) Side rails may be installed on dock but cannot exceed 36" in height from deck.
- F. **NO** permanent dock covers are allowed on any of the four (4) lakes in Lake Tansi Village - Tansi, Hiawatha, Geronimo and Mohawk. Only removable cabanas with screened sides and canvas/vinyl tops are allowed.

5. BOAT COVERS

Two types of watercraft covers are permitted on the lakes of Lake Tansi Village. They are: Commercial Shore Station covers and commercial, contractor or privately constructed watercraft canopy type covers. Each of the above may be used for either pontoon watercraft or pleasure (ski, bass, etc.) watercraft. Permits are required, and a drawing showing vertical and horizontal dimensions plus materials to be used must accompany all permit applications. The A.C.C. will determine if the canopy structure and the canopy fabric meet the requirements and are approved.

No boathouses or roof-overs (structures having any solid, wood or metal overhead covers) are permitted except for those grandfathered in.

Boat Cover design requirements are as follows:

- A. Requirements common to all boat cover applications:
 - (1) Vertical optical interference of the fabric canopy shall not exceed 18 inches.
 - (2) Maximum length of the canopy structure will be determined by an on-site inspection by the A.C.C Coordinator.
 - (3) The canopy may not extend beyond the lake end of the dock or pier and may not under any conditions extend more than 24 feet into the lake from the full pool shoreline.
 - (4) Placement or location must be along the side of the dock or pier.
 - (5) A draft quality drawing showing the plan view, side views and end view of the canopy and canopy support structure must accompany the application for permit.
- B. Requirements for Shore Station covers for pontoon type watercraft:
 - (1) Must be commercially manufactured.
 - (2) Maximum height to top of canopy structure is 7 feet (84 inches) above the full pool lake level (not dock level).

- (3) Maximum width is dependent on the manufacturer's design, but cannot exceed 132 inches.
- C. Requirements for privately constructed or commercially constructed (other than Shore Stations) covers for pontoon type watercraft:
 - (1) Requirement 2 of section B applies.
 - (2) Maximum width will be determined by the A.C.C. and is dependent on the width of the pontoon watercraft and the dock or pier configuration.
- D. Requirements for Shore Station covers for pleasure boat (ski, bass, etc.) watercraft:
 - (1) Must be commercially manufactured.
 - (2) Maximum height of top of canopy structure is 5 feet (60 inches) above the full pool lake level.
 - (3) Maximum width will be determined by the A.C.C. and is dependent on the width of the watercraft and the dock or pier configuration.
- E. Requirements for privately constructed or commercially constructed (other than Shore Station) covers for pleasure boat (ski, bass, etc.) watercraft:
 - (1) Requirements 2 and 3 of section D apply.
- F. Construction materials for privately made canopy structures for both pontoon and pleasure (ski, bass, etc.) watercraft:
 - (1) Canopy fabric may be canvas, vinyl or plastic material of a neutral color that approximates that of the residence.
 - (2) Lower support uprights may be
 - (a) 4" X 4" or 6" X 6" pressure treated wood.
 - (b) Steel or aluminum pipe or tubing.
 - (3) Upper canopy support structure may be
 - (a) Wood of sufficient strength and size to permit bowing; Arches may not be hewed from larger wood framing materials.
 - (b) Steel or aluminum pipe or tubing.
 - (4) Pipe or tubing requirements are:
 - Aluminum - maximum: 2" outside diameter, minimum: 1-1/2" outside diameter.
 - Steel - maximum: 1-1/2" schedule 40, minimum: 1-1/4" schedule 40.

6. BOAT LIFTS

- A. Commercially manufactured boatlifts (without canopy) are allowed with permit approval by the A.C.C. The permit application must be accompanied by the specification literature of the manufacturer.
 - B. Privately constructed boatlifts are allowed but the application must be accompanied by a draft quality drawing showing the placement of the lift in relation to the pier or dock in a plan view, side view and end view of the structure.
- Both A and B must meet all applicable requirements stated in Article 4 above.

7. BOAT LAUNCH RAMPS

No boat launch ramps from privately owned land (restricted or unrestricted) may be erected into any of the four lakes of Lake Tansi Village. All existing ramps are grandfathered.

8. DREDGING - STATE PERMIT REQUIRED

Any property owner wanting to dredge the lake in front of his property must notify the POA and apply for a permit. Wet dredging, which is the removal of earth below the existing water level and normally entails the insertion of equipment into lake waters, is permitted only after the property owner obtains approval from the Tennessee Department of Environment and Conservation. Dry dredging, on the other hand, is the removal of earth above the existing water level and does not involve any disturbance of the lake waters. This method is best employed once the lake has been drawn down and does not require prior State approval.