THE ARCHITECTURAL CONTROL COMMITTEE - LAKE TANSI VILLAGE

BUILDING REGULATIONS AND RESTRICTIONS FOR RESIDENTIAL AREAS

1. Only detached single family dwelling not to exceed 2 1/2 stories in height and private garages and outbuildings as approved by the ACC.

2. Ground floor area exclusive of open porches, carports and garages.
   Lots located on lake - 1500 square feet
   Lots across road from lake or adjacent to golf course or any recreational facility - 1500 square feet
   All other lots - 1200 square feet

3. The type of exterior architectural design must be approved by the ACC.

4. Exterior of any approved structure shall be completely finished within six months after construction is started.

5. Interior of any approved structure shall be completely finished within one year after construction is started.

6. The contractor, builder or owner shall submit all structures to inspection by the ACC to determine compliance with completion dates.

7. Electrical wiring and plumbing installed must be in accordance with applicable County and State regulations. Septic systems must be pre-approved by Cumberland County Health Department.

8. One outbuilding or accessory building will be permitted only on lots where an approved residence has been constructed or is under construction.

9. No fence, wall, hedge or shrub planting which obstructs line of sight from 2 to 6 feet above the roadways shall be allowed on corner lots or any lots within 10 feet from the intersection of a street with a driveway. Fences are allowed on the rear lot line only in: Eastlake 5, Southlake 3, Vegas 4, Cree 1-3A, Crow 2-9 and Navajo.

10. No porch or projection to any residence or building shall extend nearer than 25 feet from the front or rear property lines nor within 5 feet of side lines.

11. Trailers designed for living purposes shall only be brought upon the property where there is a specific area designated as a trailer parking area.

12. No animals or fowl shall be kept or maintained except customary household pets provided that they are not allowed to run loose.

13. No obnoxious or offensive activity shall be carried on upon any lot.

14. All signs are prohibited except signs erected by developer and temporary signs such as Property for Sale signs not exceeding 5 square feet in area.

15. No businesses, professions or commercial activity is allowed in residential areas.

16. No buildings, materials or refuse shall be placed or stored within 25 feet of property line of any lake, open water-course, golf course or recreational facility without written approval of the ACC.

17. All sea walls, boat docks, boathouses, satellite dishes, etc. must be approved by ACC Committee prior to beginning construction. This will require an on site inspection by a member or members of the ACC.

18. No building permit will be issued for any residence and/or mobile home having more bedrooms than specified on the Cumberland County Health Department Septic Permit.

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 from 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.

19. The contractor, builder, person or entity constructing a building upon The Properties shall, prior to beginning the construction of any such building, furnish to the A. C. C. proof that a suitable completion bond has been made to insure completion of the building and to indemnify the Owner against material and mechanic liens. At the same time there shall be furnished to the A. C. C. satisfactory proof that builders' risk insurance, including Workmen's Compensation Insurance, if applicable, will be in effect for the construction period. If the Owner is his own builder, he shall furnish to the A. C. C. such credit information and proof of financial ability to complete the building within the time requirements of these Protective Covenants, as shall be required by the A. C. C. In such case, the Owner shall also furnish to the A. C. C. proof of builders' risk insurance, including Workmen's Compensation Insurance, if applicable, to be in effect for the construction period.

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