

RR. C&R'S - to Review.

# Draft of Raptors Roost C&R'S

1. All parcels or lots within the development and subdivision shall be owned and used exclusively for single family residential purposes. No more than one dwelling shall be constructed on any parcel as platted.
2. Dwelling units shall be constructed having a minimum floor area of two thousand six hundred (2,600) square feet exclusive of garage and basement (finished or unfinished), covered walks and open porches. A two (2) story or a one and one-half (1 ½) story dwelling unit shall have a minimum of eighteen hundred (1,800) square feet on the main or ground level and not less than 1,200 square feet on the second floor. No dwelling unit shall have
3. Free standing garages and accessory buildings may be constructed and may be used for temporary residence purposes such as living quarters for one or more employees of the owners. Garage door entrances shall not be visible from the main roads. Building materials for these structures shall be similar in kind to the dwelling unit. Metal storage buildings shall not be permitted. a height of more than forty (40) feet above the existing grade.
4. Lots or tracts in the subdivision shall have no further subdivision by any owner. However, the developer and the lot owners shall have the right to adjust the boundary lines between their lot and adjoining lots as long as no new lots are created on the plat. If two or more lots are combined, the interior boundary lines shall be abandoned so the combination becomes a single lot.
5. No sheet or broad metal, broad vinyl or plastic siding; asbestos siding or shingles; or permastone shall be used on any permanent structure and dwelling unit within a lot. Exposed concrete blocks are permissible only as building foundations and then must be veneered with wood, brick or stone. Brick, log, wood, stucco or natural stone, shall be used on all exterior and "above foundation" elevations and building sides of all permanent structures and dwelling units. All such exterior colors and finishes shall be that of the natural product itself, or shall be "earthtone" blending in with the natural habitat. Before commencement of construction, plans and specifications for any dwelling unit, detached garage or accessory buildings shall be submitted for approval by the Developer, or its successors or assigns, and prior written permission shall be procured. The Developer's approval shall not be unreasonably withheld or delayed. The Developer will consider many features for approval such as architectural style, roof pitch, masonry and siding materials as well as set back compliance, etc. Any dwelling unit or structure being erected shall be completed within 12 months of pouring the footings for such dwelling unit or structure.
6. No mobile homes, house trailers, shacks, doublewides, or temporary housing of any type shall be located on any lot. All boats, boat trailers, campers, motor homes must kept in an enclosed structure or garage, or out of sight from other homes.



7. Neither dwelling unit or any part thereof, exclusive of terraces, stoops, steps, and other such areas not covered by a roof, nor any other structure, shall be erected or maintained nearer than one hundred fifty (150) feet to the front or street line of any lot; provided, however, that where the typography or depth of the land makes this impractical, the Eagle's Crest, LLC, in its sole discretion, may reduce the set back lines to practical and workable number of feet to allow a suitable building or foundation site. No dwelling unit, with the exclusions set forth above, nor any other structure, shall be located nearer than fifty (50) feet to any side or interior lot or property line.

8. There shall not be erected, permitted, maintained or operated on any lot any privy, cesspool, vault or any form of privy, except such sewage system as meets the requirements of all government authorities which have jurisdiction. All dwelling units shall have septic tank and field lines of the type and quality approved by the State of Tennessee Department of Health and approval of said facilities must be so obtained prior to occupancy. The effluent from such system shall not be permitted to discharge into a stream, ditch, or drain unless it has first been passed through an absorption field inspected by the public health authority.

9. Each dwelling unit when built must utilize as its main source of water supply the existing public water main located in the right-of-way of [Harrier Hill], fronting all lots in the subdivision. Private water wells may be drilled and maintained on any residential lot with prior approval by the State of Tennessee Department of Health pertaining to quality standards, location and safety standards.

10. No property owner will do or permit to be done any act upon his property which may be or is or may become a nuisance to other property owners or residents.

11. No lot shall be used for any commercial purpose including but not limited to public campsites.

12. No weeds, garbage or refuse piles, hazardous materials, trash, deteriorating vehicles, auto parts, or other unsightly objects shall allowed to be placed or suffered to remain on any part of any lot, including vacant building sites. Right of ways shall be kept free of fallen trees and limbs in a neat and orderly appearance by each owner.

13. There shall be no hunting, trapping, unnatural harm to animals, game or water species; target or trap shooting or discharge of firearms upon any lot.

14. Lot owners shall be permitted to keep horses confined within the boundaries of their lot. Other animal or fowl husbandry, commercial and non-commercial, shall not be conducted on the lots.

*Horses only on Lot 13 & 14*



15. Household pets, such as dogs and cats may be kept or maintained in reasonable numbers solely as pets for the pleasure and use of the occupants, but not for any commercial use or purpose. All pets must be under the control of their owners at all times and must not roam at will nor create a nuisance (see above Paragraph 10) to other property owners or residents

16. All propane tanks and other such tanks shall be either screened from the road and adjoining lots or buried

17. There shall be no dumping or refuse disposal over the brow/bluff, in ravines, or in water tributaries or ponds.

18. All developed lots must have adequate provisions for off-street and off-road parking for residents and guests

19. Those portions of lots extending below and beyond the bluff shall not be clear cut and shall not be utilized for any type of structure or out-building, and shall remain for practical purposes in the same natural setting and wooded forest as found. Selective and partial removal and trimming of trees for view purposes shall be permissible within the boundaries of an owner's lot. Lots 2, 3, 4, 5, 6 & 7 that border Roberts Mill or Sawyer Branch, as named from time to time, shall maintain natural habitat within 150' of the branch and the removal of native trees, flora or fauna shall be not be permitted

20. Satellite dishes and antennas must be screened. No antennas of a commercial nature shall be constructed or kept on any of the lots and no antenna shall exceed forty (40) feet in height.

21. All utility service lines, including but not limited to, water, electrical, telephone and cable TV must be located and constructed underground as they are brought into lots, homes or other structures from primary service lines on the Harrier Hill right-of-way.

22. Any proposed fencing will be subject to the approval of the Developer. Chain link fences shall not be permitted except in the case of tennis courts.

23. Any damage done to street or curbing by the owner of any lot or by the owner's contractor will be repaired immediately at the expense of the owner. Driveways will be properly cut through concrete curbs and reinstatement of any curb shall be at the owners expense. Ramps extending over the curbs are not permitted.

24. All lots are subject to the Private Road Agreement

25. Mail boxes for lots 1-8 are located at the entrance to Harrier Hill Road in a stone box center provided by the Developer

26. Permanent signs are not permitted in public view on any lot. Temporary signs, "For Sale", "For Rent" or an advertising sign may be utilized by owners



**builder. No real estate sign shall be greater than 16 square feet and advertising signs shall not exceed 4 square feet. All signs shall be promptly removed upon completion of a sales activity.**

**27. The Developer will provide street lamp posts for Lots 1-8 which shall be installed and maintained by the individual lot owners.**

**28. Property owners shall place \$1,500.00 in an escrow account for the future erection of a water tower to serve the development. The Developer will manage the escrow account. In the event a water tower is not erected in the future, the escrow funds shall be returned to the property owner.**