

**COVENANTS for
LAKEPOINT SUBDIVISION
HUNTINGDON, TN**

STRUCTURES

All construction plans, building materials and exterior colors must be approved but the subdivision board prior to construction.

Only single family residences are permitted.
1250 square foot heated and cooled minimum.
Minimum of 2 (two) bedrooms.
Maximum of 2 (two) outbuildings to include unattached garage. All garages must be enclosed.
Exterior of garage must match exterior of residence.
Vinyl to be used in soffit only or shake vinyl for accent if approved by LakePoint Board.
No mobile homes.
No RVs, tents or any other temporary structure allowed.
Property, including residence, may not be used as daily or weekly rental.
All electrical, phone and cable service is to be underground.
All pools must be inground.
No residence shall exceed two and one-half stories in height (to exclude basement).
All construction of residences must be completed within 12 months.
All boat docks must be approved by the Carroll County Watershed Authority and the LakePoint Board.

ANIMALS

No livestock permitted.
Pets are permitted as long as they are not kept for commercial purposes.
Leash laws of the Carroll County ordinances apply.

WASTE PROPOSALS

No dumping allowed on premises.

Trash, garbage and other waste to be kept in sanitary containers which are hidden by fencing or landscaping.

VEHICLES

No non-operable motor driven vehicle to be left on or in front of premises.

FENCING

Any fencing to be approved by the LakePoint Board.

LAND

No lot in the subdivision shall be subdivided into smaller lots. Property lines can be adjusted as long as the remaining lots meet all covenants and zoning requirements. All lots must be kept in good condition until construction begins. Once construction begins the owner and contractor shall exercise care to maintain a neat appearance of the property. Any damage done to any other lot or common area during construction is the responsibility of the owner and contractor.

*These covenants may be amended at any time by the LakePoint Board.