

**COVENANTS for
SPORTSMAN COVE
HUNTINGDON, TN**

STRUCTURES

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

Only single family residences are permitted.

Lots 14-19: 2,500 square foot heated and cooled minimum.

Lots 20-25: 2,000 square foot heated and cooled minimum.

Lots 1-6 & Lots 25-31: 1,500 square foot heated and cooled minimum.

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 Sportsman Cove board.

No mobile homes.

RV use for no more than 5 (five) consecutive days or 10 (ten) days in a month.

No temporary trailers, basements, tents, garages, barns or other outbuildings may be used as a residence. Tents and/or RVs may be used for recreational use.

Property, including residence, may not be used as a 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 Sportsman Cove board.