

**COVENANTS for
DOGWOOD ESTATES
HUNTINGDON TN**

Prepared by:
Marty Ensley
417 Sportsman Cove
Huntingdon, TN 38344

STRUCTURES

All construction plans, building materials and exterior colors must be approved by the Dogwood Estates Board prior to construction.

Only single family residences are permitted.

1500 square feet heated and cooled minimum on waterview lots.

2500 square feet heated and cooled minimum on waterfront lots.

Minimum of 2 (two) bedrooms.

Maximum of 2 (two) outbuildings to include detached garage. All garages must be enclosed.

The exterior of the garage must match the exterior of the residence.

Vinyl to be used in soffit only or shake vinyl for accent if approved by Dogwood Estates Board.

No mobile homes.

No RVs, tents or any other temporary structures allowed.

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 Dogwood Estates 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 except on trash pickup days.

VEHICLES

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

FENCING

Any fencing to be approved by the Dogwood Estates 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 permanent structures must be 5 ft. from the property line. 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 Dogwood Estates Board.

Prepared by
Marty Ensley



8-1-25
Date

Marty Ensley

M.A. Ensley

8-1-25
Date

Johnny R Pearson

J.R. Pearson

8-1-25
Date

James K Pearson

James K Pearson

8-1-25
Date

Seth Bennett

Seth Bennett

8-1-25
Date

STATE OF TENNESSEE
COUNTY OF CARROLL

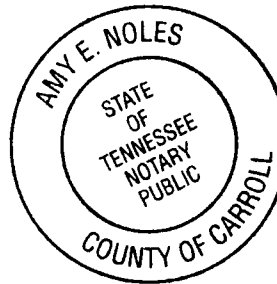
PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named **MARTY ENSLEY; JOHNNY R. PEARSON; JAMES K. PEARSON; AND SETH BENNETT**, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 1st day of August, 2025.

Notary Public

Amy E. Noles

My Commission Expires: 10/29/2025



Natalie M. Porter, Register
Carroll County Tennessee
Rec #: 190861 Instrument #: 209680
Rec'd: 20.00 Recorded
State: 0.00 8/4/2025 at 11:48 AM
Clerk: 0.00 in Warranty Deed Book
Other: 2.00 422
Total: 22.00 PGS 1-4