

11/09/2019

This document Prepared by:
Holiday Out RV Park POA
182 Comanche Trail
Crossville, TN 38572

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9 PGS:AL-RESTRICTIONS

BATCH: 136855

11/15/2019 - 09:39 AM

VALUE 0.00

MORTGAGE TAX 0.00

TRANSFER TAX 0.00

RECORDING FEE 45.00

DP FEE 2.00

REGISTER'S FEE 0.00

TOTAL AMOUNT 47.00

STATE OF TENNESSEE, CUMBERLAND COUNTY

JUDY GRAHAM SWALLOWS

REGISTER OF DEEDS

HOLIDAY OUT AT TANSI CAMPSITE NO. 1, LAKE TANSI R.V. PARK PROPERTY OWNERS ASSOCIATION

182 Comanche Trail
Crossville, TN 38572

ARCHITECTURAL REVIEW COMMITTEE

Rules and Regulations

(Approved November 09, 2019)
(Effective Date November 15, 2019)

P.U.

Michael
Graczyk

RULES AND REGULATIONS – ARCHITECTURAL

The Rules and Regulations hereinafter enumerated shall be deemed in effect until they are amended by the Board of Directors and shall apply to and be binding upon all of the Unit Owners. The Unit Owners shall at all times obey the said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, and persons over whom they exercise control and supervision (reference: Amended By-Laws, Article XVII, Section 3.)

Note: This revision of the rules and regulations is intended to make certain that the rules and regulations are clear and unambiguous, and also to address a trend in the R.V. Park that is moving away from the original intention of the Park (recreational camp sites) and instead toward camping dwellings more permanent in appearance and use.

Introduction – The Master Warranty Deed of Holiday Out in America at Tansi, Inc. (as Grantor) states that the property was purchased for the purpose of developing a condominium recreational camp site subdivision suitable for RV, tent, pickup and other similar types of camping use, but excluding any RV generally considered or referred to as a mobile home.

Therefore the Architectural Rules and Regulations are being redefined. It is important to note that the revised, redefined Architectural Rules and Regulations do not affect all previously existing construction and use.

1. **ARCHITECTURAL REVIEW COMMITTEE MEMBERSHIP:** The ARC shall consist of up to five RV Park members in good standing, of which at least one shall be a current member of the Board of Directors. The members shall be appointed by the Director after board approval. The Director shall give due consideration to candidates' knowledge and experience in building, construction, engineering and related skills in making appointments. Any ARC member, who fails to attend at least one scheduled meeting/month from April through October, unless excused by the Director for compelling reasons, shall be replaced. Vacancies on the ARC shall be filled promptly.
2. **ARC MEETINGS:** One ARC member shall be appointed as chairperson by the Board. The chair shall preside at ARC meetings. If the chair isn't present, the ARC members attending shall select one of their members to preside over that meeting. The ARC will meet when needed from April through October if there are any applications, Rules Compliance Certificates or related matters to review or discuss. If the application and/or Certificate are approved, the Certificate will be issued at the called meeting. No Rules Compliance Certificates will be issued between November 15th and the following March 15th as the ARC does not hold Regular meetings during that period.

Major requests (projects having a value of more than \$1500, including the fair-value of labor and material) shall be reviewed by, and require the approval of a majority of the committee. Other requests can be reviewed and approved by at least three (3) members of the committee. Members/owners making an application for a Rules Compliance Certificate shall be notified of the date of the ARC meeting and are required to attend the meeting at which their application will be reviewed. If the applicant cannot/doesn't attend, the application will be deferred until the next ARC meeting that the applicant does attend. The ARC shall provide a written response (including specific reasons for rejection, if the application is not approved) to a new or revised application within twenty (20) days of the receipt of the application at the Park office (between March 15th and November 15th).

Once a request has been reviewed and approved, a Certificate will be issued by the Park Manager. A \$10 nonrefundable processing fee must be attached to the application. A Certificate must be issued and posted before work begins. The Certificate shall be posted in any location on the member's lot or RV that can be viewed easily from the street. The member/owner is responsible for ensuring any contractor follows these Rules and Regulations and the approved Certificate. The standard effective time period for a building Certificate is sixty (60) days from issuance, but an extension can be granted given sufficient cause.

3. **INSPECTIONS:** All work will be inspected during the process by the Park Manager, an ARC member(s) or a Park employee to assure compliance with the Certificate. The owner or contractor is required to notify the Park office at the start of construction. The owner or contractor is required to notify the Park office again at completion of the sub floor so that the window and door location details

can be inspected. Failure to notify can result in a requirement that the framing be modified. Should any work be found not to comply with the Certificate, member(s) will be notified to cease work until a solution is found.

WARNING: Any unapproved deviation from the approved Certificate can require teardown of the non-compliant portion. If during construction the owner/member desires to amend the Certificate they can request a Certificate amendment by submitting to the Park Manager a revised application highlighting the changes. A Certificate amendment requires the approval of three (3) ARC members before it shall be effective.

4. APPLICATIONS: Anyone desiring to:

- a. Place a new or used RV on a lot,
- b. To make any additions or alterations to an RV or lot (e.g. Walkway, driveway, retaining wall, or other alteration to the lot),
- c. Install a storage building,
- d. Install a fence,
- e. Install a concrete or asphalt driveway or
- f. Install or modify a water line, must make application to the Architectural Review Committee (ARC) prior to any work commencement.

Alterations to a person's lot (e.g. Causing drain off/runoff issues) cannot adversely affect a neighboring lot. Application information and requirements are available at the Park Office. The application shall include a detailed drawing on quadrille paper (to scale, at one foot/square) showing what the request entails. Applicants are urged to consider the requirements of the Southern Building Code in the construction details of their application. If requesting multiple structures, (e.g. Room additions, storage buildings, decks, etc.), separate drawings for each item are required, but only one application and one processing fee are required if submitted at the same time.

If the ARC approves the project, they will issue a Rules Compliance Certificate. The member will be required to sign both the application and Certificate, agreeing to abide by the current ARC Rules and Regulations. When placing an RV or a storage building on a lot, members must be aware of the 5-foot easement parallel to each lot line that allows for maintenance of utilities, etc. Members cannot locate an RV/Addition or storage building over sewer-lines access ports or water lines other than those servicing that unit. The Park is not responsible for any damage to improvements incurred during utilities work. It is strongly recommended that the member/owner have the lot surveyed prior to placing any new rvs or doing any new additions or improvements close to the property lines. This will eliminate the problems that have arisen in the past with building over property lines, etc. There are a number of competent surveyors in the Crossville area to contact for this purpose.

5. ROOM ADDITIONS/PORCHES/ENCLOSURES:

The terms "Room Additions", "Additions", "Enclosed Porch", and /or "Enclosures", as used in these Rules and Regulations, is used interchangeably. Recreational Vehicles (RV's are generally defined as temporary and portable living units not exceeding 420 square feet of living space.) Any additions shall be governed by the ARC Rules and Regulations. The following shall apply: a single Room Addition (consisting of two end walls, one or more side walls and a flat sloped roof) will be allowed as long as it is firmly attached to the RV. A Room Addition can be combined with a deck or open Porch as long as the structure does not extend beyond the box of the RV. If the RV is located on two lots, the RV can have a Room Addition on either side and the deck can be added instead of a landing on the other side. The deck can be the length of the box of the RV but not enclosed. Landings for exterior steps for porches/decks can extend beyond these limits, but landings shall not exceed 49 inches x 48 inches.

Exterior construction materials shall be approved by the ARC, vinyl, aluminum, other materials will be allowed as long as it follows the Tennessee builders' code, and shall coordinate with the RV. Wood is allowed only as framing material and sub flooring. When windows (vs. Screening alone) are used in the solid (vs. Screened) part of the primary exterior wall of the Addition, the windows/doors shall comprise at least 25% of the width of that portion of the wall, double windows may be used. Windows shall be at least 60 inches in height; all windows must be the same height. Windows with a minimum of 60 inches shall also include the end walls. End walls shall be comprised of at least 25% of their width in windows/doors. Windows shall be at least 40 inches wide and shall be 30 inches from the floor or a maximum of 44 inches from the outside ground. This is based on the Residential Building Codes Egress Requirements. This brings us to 6.2 Sq. Ft. And Southern builders is a minimum of 5.7 Sq Ft.

In designing and building Additions, attention must be given to the number and placement of exterior doors to provide adequate escape paths from fire. Members/Owners (and any contractor they choose to use) are solely responsible for designing and constructing sufficient enough structural strength and wind/weather resistance into the additions. The ARC, the Park Management and the Board of Directors shall not be responsible for such design or construction aspects, but can make recommendations to the Member/ Owner during the application phase. Detailed plans, including drawings to scale, must be submitted to the ARC for approval and Rules Compliance Certificate must be issued before any construction is allowed.

- 6. ROOFOVERS:** Roofovers will be constructed as follows: Columns shall be 4" by 6" pressure treated wood. All in-ground columns shall be placed in a minimum of 1.5 cubic feet of concrete. The top of the concrete is to be placed at, or below, the ground surface. If bedrock is encountered at less than 12 inches such that the 24 inches in-ground for columns cannot be achieved, 5/8-inch rebar for doweling shall be placed in a square at a minimum depth of 3 inches into the rock and 4 inches in concrete at or below ground level. The hole must be increased in diameter such that 1.5 cubic feet of concrete can be placed.

Factory built trusses may be used and may be spaced according to the manufacturer's suggested spacing. If factory built trusses are not used, beams shall be a minimum of 2" by 10" for up to a 12' span, and 2" by 12" for a maximum span of 15'. Rafters shall be a minimum of 2" by 6" with 16" spacing, or 2" by 8" with 24" spacing. Half-inch carriage bolts with washers are required for columns and beams. Roof sheeting shall be a minimum of 7/16-inch plywood or OSB, covered with felt paper and overlaid with shingles or metal. Rain gutters are required to prevent water runoff onto adjoining lots. Total height will be dependent on roof pitch, and shall be no more than 4/12 to provide a maximum 13' 6" clearance for the RV. The length of the roofover shall not exceed 12 inches beyond the box of the RV and columns shall not exceed 14' measured from outside of column to outside of column, with the overhang to be determined by the lot line but not to exceed 12" beyond the box of the RV. The placement should be distanced from the road to allow for parking of a vehicle outside of the structure. The sidewalls cannot be enclosed. The space between the top of the RV to the roof line must be enclosed with matching siding connecting the RV to the roof over. Patio/Awning area can have three sides enclosed only, as per rule #5 Room Additions/ Porches/Enclosures.

7. **RV PORTS:** RV Ports shall be allowed as long as they are on 6x6 posts placed in 24 inch cement. If rock prevents the placement of post, 5/8 rebar may be used to reach the minimum depth of 3 inches into the rock and 4 inches in concrete at or below ground level. The hole must be increased in diameter such that 1.5 cubic feet of concrete can be placed. Header support shall be 2x8. All roofs are to be rafter with manufactured 2x4 trusses, not to exceed 24 inches apart. The width shall not exceed 14 feet or exceed 14 feet in height. Front and rear may be gabled not to exceed 36 inches. Maximum length shall be up to 40 feet depending on the lot. Metal roofs will be allowed. No sides fenced, screened or sided. RV Port is to be open. Gutters and downspouts are required. An awning may be attached based on the rule regarding awnings. RV port must be 15 feet from park roads and 18 feet from county roads. Parking must be taken into consideration.
8. **CAR PORTS:** Car ports shall be on post and beam constructed on treated wood 6x6 posts and in cement 24 inches minimum, header support to be 2x6. If rock is preventing the placement of post, rebar maybe used on the post not able to be at the minimum depth. Three supporting 6x6 are to be on each side for header. All roofs are to be rafter with simple 2x4 truss type roof support. Rafters shall not exceed 24 inches apart, and shall be of 2x4 wood. Carports may not exceed 12 foot wide, height shall not exceed 8 foot on the sides and 12 foot in the center. Carports shall not exceed 16 foot in length. On park roads carport must be set 4 foot from the road, on county roads (Cherokee Trail) must be set back a minimum of 10 ft of easement. Metal or shingle roofing will be accepted. No fencing, side panels or screens will be allowed. Concrete drive may be used but the post may not be mounted on the concrete.

9. **Golf Cart Port:** Golf Cart Ports shall be allowed as long as they are on 4X4 post placed in 24 inch cement. If rock prevents the placement of post, 5/8 rebar may be used to reach the minimum depth. You may also use a 4X4 post anchor holder, bolted into concrete as approved by the ARC. Golf cart ports may not exceed 6 ft. Wide inside and 8 ft. Long inside. Post shall not exceed 8 ft. In center height. Roof is to be rafter type with simple 2X4 truss type roof support on a 2X6 band and shall not exceed 24 inches apart. Roof shall have no more than a 6 inch over hang and shall use 1X4 or OSB Board and a metal roof as approved by ARC. Golf Cart Ports shall be at least 4 ft. From park road and 10 ft. From county roads. Parking for a standard size vehicle must be taken into consideration. NO; side walls, screen, or tarps shall be allowed. **MUST HAVE ARC APPROVAL**
10. **DECKS:** A single deck is allowed along the long side of the RV, if constructed of treated wood. Side decks shall not exceed 12 feet in width and decks shall not extend beyond the box of the RV. Decks extending from the front (tongue-end) or back (rear bumper) of an RV will be allowed. The width of tongue-end or back decks cannot extend past the box and room addition/porch of the RV; the width cannot exceed 12 ft, and must be at least 5 feet off property line. Decks are not to be built over water, sewer or electric lines. RV's without a room addition sitting on two lots sideways can have a deck on both sides not to exceed 12 feet in width and extend beyond the box of RV. Decks can be covered by a roll-out awning or roof but cannot be enclosed to create additional living space.
11. **AWNINGS:** Awnings or patio covers shall be built adjacent to your RV. Patio covers may or may not be connected to the RV (this allows RV's to be moved in and out easily, keeping with a recreational campsite theme). Columns shall be 4" by 4" pressure treated wood or 3" aluminum, or larger, but not smaller. All in ground columns shall be in a minimum of 24" concrete. For wood covers, the beams shall be a minimum of 2" by 10" for up to 12' span, and 2" by 12" for a maximum length span of 15'. The top of the concrete is to be placed at, or below, the ground surface. If bedrock is encountered at less than 12 inches such that the 24 inches in-ground for columns cannot be achieved, 5/8-inch rebar for doweling shall be placed in a square at a minimum depth of 3 inches into the rock and 4 inches in concrete at or below ground level. The hole must be increased in diameter such that 1.5 cubic feet of concrete can be placed. If the awning is made of wood, rafters shall be a minimum of 2" by 6" with 16" spacing, or 2" by 8" with 24" spacing. Half-inch carriage bolts with washers are required for columns and beams. Roof sheeting shall be a minimum of 7/16-inch plywood or OSB covered with felt paper and overlaid with shingles or metal. Aluminum covers may be used. The height of the awning/patio cover may not exceed the top of the RV parked or owned at the time of the application for the Certificate. The roof shall not exceed 12' in width and, if attached to the RV, shall not extend more than 6" past either end of the box of RV. If free standing, the awning shall not exceed 34' in length. Awnings and patio covers must allow for all doors to open freely and without any obstructions. Awnings shall slope in only one direction.

12. **SKIRTING/UNDERPINNING:** Though skirting will not be required, you may apply skirting of approved manufactured materials designed for skirting / underpinning, metal, vinyl. No lattice wood, lattice vinyl or hardy board may be used as underpinning. Lattice around a deck may be considered if approved by the ARC.
13. **MAINTENANCE/RENOVATIONS:** The "building" of a Recreational Vehicle is not allowed. All new RV's must be built by qualified RV companies for that purpose. Members/owners are encouraged to maintain and renovate their RV's, but not to the extent that the original RV is completely replaced. Interior renovation is up to the owner's taste, budget, etc. Members/owners are required to clean the exteriors of their RV's at least once a year (preferably in the spring), using a TSP (or equivalent) and bleach mixture, or equivalent. Painting, coating or vinyl siding can be used to renovate as well; however, the framing for siding must be attached to the RV sides, not to the roof or to the ground.
14. **RV PLACEMENT/RELOCATION:** Any new or used RV coming into the Park must be inspected and approved by the Park Manager before being allowed to park and setup. Factory-built RV's may be "one and one-half story" RV's with lofts. Any RV 10 years or older that is being moved within the Park boundaries from one lot to another must undergo inspection **BEFORE and AFTER** being moved. No trailers 20 years or older can be moved within the park. The inspection will cover the basic soundness of the RV, its floors and roof, including slide outs, and will be conducted by an ARC member, the Park Manager or Park employee. If required, as noted on the inspection report, repairs shall be made by the owner within thirty (30) days of parking the RV. If the Park Manager disallows the acceptance, the owner can appeal to the ARC. If the ARC refuses acceptance, the owner can appeal to the Board of Directors as a final alternative.
15. **METAL ROOFS:** Metal roofs are allowed. If an owner desires to replace an existing RV roof with one of metal, that will be allowed as long as the new roof is color coordinated with the RV. The replacement roof must be the same pitch and design. Nailing or furring strips in same roof pitch **NO ROOF CAPS** (roofs supported only by the RV) **WILL BE ALLOWED**.
16. **FENCES:** Wood split rail or wood like-composition and plastic, vinyl (picket) type fences are allowed if approved by the ARC before placement, up to 42 inches on the side or front. Privacy fences will be allowed at the rear of an RV Lot and also on one side only to the rear of the bumper. A privacy fence can't exceed the height of 6ft from the ground and can't be installed over any known water line. The ARC will be required to inspect the lot and approve the placement of the privacy fence. All utility lines must be taken into consideration. If a fence is damaged or destroyed due to maintenance or repairs, it is the responsibility of the owner to replace the fence and not the parks responsibility. Metal/chain link fences will not be allowed unless approved by the ARC. No lattice or farm metal type (e.g. Chicken wire) will be approved. All measurements will be from the ground up. Any wooden picket style fence other than baluster and shadow box types need finished side facing out to the view of neighbors and community.

- 17.STORAGE BUILDINGS:** Storage building location shall consider impact on the view from the neighboring RV's and lots. Storage buildings shall be constructed of wood, vinyl/plastic or metal, No hardy board, 5/8 T-1-11 is acceptable but must not be on the ground, and shall not exceed 100 square feet of floor area and 10.5 feet in height from the floor level to the highest point. The storage sheds may measure 8x10, 10x10 or 8x12 feet. All storage buildings shall be color coordinated with RV and shall be kept well maintained at all times. Color coordinated vinyl siding can be used. Only one storage building is allowed per lot.
- 18.GAZEBOS:** Gazebos are allowed if the lot will accommodate them. The gazebo base is not to exceed 100 square feet; with the shape to be 6 or 8 sided. Inside dimensions, or under-roof overall height, cannot exceed 10 feet. The sidewalls of the gazebo cannot exceed 8 feet, and the roof overhang cannot be more than 12 inches. Water and sewer connections are not permitted. Gazebos can be enclosed with screen only. Solid walls no higher than 36 inches are allowed. All existing gazebos not in compliance with above rules are "grandfathered" until such time they are removed.
- 19.FIREPLACES:** Any fireplace must be constructed of approved materials and built to not allow for the escape of fire. Fire pots or Fire Rings are allowed. Fireplaces should have 5/8 mesh screened chimney cap and damper.
- 20.WATER LINE INSPECTION:** A Certificate is required for ALL water line installation or modifications. The installation and route must be approved by the Building and Grounds committee and/or Maintenance personnel. The Park office has details on approved materials and how to install water lines. The installation will be inspected during process. If installation requires crossing of the roadways, it will be necessary to bore under the road. Opening the roadway will be allowed for emergency situations only or in situations beneficial to the Park, not for individual purposes.
- 21.Golf Cart Port:** Golf Cart Ports shall be allowed as long as they are on 4X4 post placed in 24 inch cement. If rock prevents the placement of post, 5/8 rebar may be used to reach the minimum depth. You may also use a 4X4 post anchor holder, bolted into concrete as approved by the ARC. Golf cart ports may not exceed 6 ft. Wide inside and 8 ft. Long inside. Post shall not exceed 8 ft. In center height. Roof is to be rafter type with simple 2X4 truss type roof support on a 2X6 band and shall not exceed 24 inches apart. Roof shall have no more than a 6 inch overhang and shall use 1X4 or OSB Board and a metal roof as approved by ARC. Golf Cart Ports shall be at least 4 ft. From park road and 10 ft. From county roads. Parking for a standard size vehicle must be taken into consideration. NO; side walls, screen, or tarps shall be allowed. **MUST HAVE ARC APPROVAL**

22.CLOTHESLINES: Permanent clotheslines are not allowed. Retractable clotheslines are allowed as long as they are put up when not in use.

23.RV AXLES: All RV's/Campers/Motor homes/Park Models, etc, cannot have their axles removed when set-up. Tires and wheels should be readily available to move the RV if needed. RV tongues can be unbolted and placed under RV, if easily removed and reattached. Tongues cannot be cut off the RV's.

The Rules and Regulations revisions are in compliance with Article XVII of the Amended Master Warranty Deed and By-Laws for Holiday Out in America at Tansi Campsite No. 1, dated March 16, 1998; Cumberland County, Tennessee. This revision to the Rules and Regulations supersedes and replaces any previous Rules and Regulations adopted by the Board of Directors of Holiday Out RV Park.

Executed the 9th day of November, 2019.

**HOLIDAY OUT IN AMERICA
AT TANSI CAMPSITE SUBDIVISION
NO. 1 PROPERTY OWNER'S ASSOCIATION**

By: Judy Warren
Judy Warren/Chairman of the Board

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared RITA CARPENTER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of the Board of Directors of Holiday Out in America at Tansi Campsite Subdivision No. 1 Property Owners Association, a corporation, and that he/she as such officer, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

WITNESS my hand and seal of office this 9 day of November, 2019.

Patricia Steinmann
Notary Public

4-7-2021
My Commission Expires:

