

**Lake Tansi**  
**Property Owners'**  
**Association, Inc.**

ARCHITECTURAL CONTROL

Building Rules and Regulations

January 2025

Revised 1/1/2025

Before you dig, call 811

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**Lake Tansi Village**

**Property Owners' Association, Inc.**  
**Architectural Control Committee**  
**RULES and REGULATIONS**

INTRODUCTION

The rules and regulations included in this booklet have been written to protect the beauty, privacy, enjoyment and value of your property in Lake Tansi Village. When each of us purchased here, we agreed to the provisions of the Covenants and Restrictions for our property, as well as to be subject to the Articles of Incorporation, By-Laws, and the Rules and Regulations which make up the governing documents for our Association.

The intent of this booklet is to guide Lake Tansi Village neighbors in the development and use of the property in Lake Tansi Village. We believe that application and compliance with these rules benefits us all.

The Board of Directors of Lake Tansi Village Property Owners' Association, recognizing its fiduciary responsibility to enforce our documents, has established an Architectural Control Committee (A.C.C.) and has authorized it to interpret and enforce these rules. Any decision made by the A.C.C. with respect to specific interpretation and enforcement matters may be appealed to the A.C.C. Further appeals, where felt warranted, may be directed to the Board of Directors.

These rules, as published in this booklet, supersede and replace all prior rules and regulations. Rules in booklets dated before January 1, 2025 will not be accepted.

## **GENERAL INFORMATION and REGULATIONS APPLICABLE to All CONSTRUCTION in LAKE TANSI VILLAGE**

### **1. Interpretation and Enforcement**

The primary power and duty to interpret, make specific, and enforce these rules and regulations is vested in an Architectural Control Committee (hereafter "A.C.C.") appointed by the Board of Directors of Lake Tansi Village Property Owners' Association Inc. (hereafter B.O.D.).

The A.C.C. has adopted and may from time-to-time modify the rules and regulations set forth herein, including any permit application forms and fee schedules to be used. Any regulations modified by the A.C.C. are subject to the approval of the B.O.D.

Violations of these rules and regulations are subject to Non-Compliance fees which could include court and attorney fees.

The B.O.D. may, upon recommendation of the A.C.C., remove a property temporarily from P.O.A. membership eligibility for serious or repeated uncorrected violations of the A.C.C. Building Rules and Regulations.

### **2. Building Permit Requirements and Appropriate Fees**

An A.C.C. Building permit is required before initiation of construction for any residence, building, shoreline retaining wall, dock, antenna, fencing, clear cutting of lots, or other construction covered by these rules and regulations. A separate permit is required for each.

A permit is not required to repair or rebuild an existing structure as long as no structural changes are made. Repairs or rebuild must be completed within 1 year of the damage or demolition of the old structure.

All P.O.A. dues, assessments, and charges must be paid in full before the A.C.C. can consider any application for construction. Previously approved permits must be closed out by the A.C.C. Coordinator or the A.C.C. before additional permits can be granted. A penalty fee of \$2500.00, in addition to the initial permit fee will be charged if work is started before the permit is issued. If work continues without a permit the POA may, at its discretion obtain court ordered cease and desist judgements with the property owner liable for any and all legal expenses incurred by the POA. All work must conform to the drawing and/or descriptions as submitted. Deviations from the plan will require a separate permit application (with no additional fee) for consideration by the ACC prior to commencement of work.

The A.C.C. normally meets twice each month, but only once in November and December, to review applications for new and/or replacement construction covered by these rules and regulations.

Application packages, containing all the necessary documents as specified elsewhere in this booklet, must be submitted with appropriate fees to the P.O.A. Administrative Office, Shoshone Loop, Crossville, TN 38572.

An Application Package must be submitted at least one week prior to any A.C.C. meeting where it might be considered.

Appropriate Permit Application forms and current Application Fee Schedules may be obtained

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at the POA administrative office during normal work hours.

**(See appendices A-E for sample application forms)**

After review by the A.C.C., an application package will be:

- a) approved
- b) approved pending fulfillment of requirements and/or recommendations
- c) denied with explanation

### 3. Requested Exceptions to A.C.C. Rules and Regulations

If an application contains elements which are non-conforming, a written request for consideration must be submitted to attend the application process, clearly indicating the specific reasons to justify an accommodation. Any accommodation so rendered will require Board of Directors approval, and a formal agreement must be finalized prior to issuance of a construction permit.

### 4. Site Requirements and ACC Site Inspections

The issued building permit must be prominently displayed on site before storage of construction material, construction equipment, or construction refuse is permitted on any lot.

If construction is not started within ninety (90) days and completed within one (1) year of A.C.C. approval, the approval becomes null and void and the application must be resubmitted at full fee unless an extension has been granted due to extenuating circumstances.

The A.C.C. Coordinator will inspect the site as follows to ensure that all construction on the property meets A.C.C. requirements.

#### Inspection Prior to Construction

For this inspection, the owner or contractor will have the corners of the new home/outbuilding/garage/etc. staked at the proposed location and the property lines shall be marked with string. Location requirements for silt fencing protection around the perimeter of the site will be determined at this time.

#### Second Inspection

A second inspection will be performed, after the footings have been poured but before the concrete blocks or forms are installed. At this time, all dimensions to plot lines will be checked, and if the setback requirements have not been adhered to, or the construction is not located according to the approved plot plan, the construction cannot be approved and shall not proceed until the siting is corrected. In instances where the A.C.C. cannot determine property lines, a survey will be required.

Final inspection will be completed on ALL on-site constructed structures (outbuildings, docks, dock covers, carports, new homes, detached and attached garages and decks). The property owner or contractor must contact the POA office to order a final inspection. The ACC Coordinator will perform a final inspection to ensure the work is complete and in compliance with the submitted plans. The ACC Coordinator will report the results of this inspection to the POA office and the permit will be closed out.

Any changes to plans or specifications previously approved by the A.C.C. must be submitted

to the A.C.C. on a regular drawing with revision date noted on all revised prints. Proposed changes shall be highlighted along with a dated written request explaining the proposed changes. A.C.C. approval must be received before proceeding with any change.

The A.C.C. assumes absolutely no responsibility for the structural integrity, safety, welfare of the inhabitants, or for errors in dimensions, surveys, and corner stakes or in setbacks. Approvals, non-approvals, and inspections by the A.C.C. are made relying on information provided by the contractor, architect and/or designer and homeowner.

The construction site shall be kept clean and neat at all times. A trash receptacle on the job site is required for all paper, cans and small trash and shall be emptied before overflowing.

Trash shall not be allowed to blow or be washed onto adjacent properties.

Trees, stumps, construction debris, residual concrete and stone or food containers shall not be discarded on other property. The offending party may be prosecuted for illegal dumping to the full extent of the law.

Portable toilet facilities are required on new home construction.

Erosion silt fencing is required on all construction sites and must remain in place until landscape is complete.

## 5. Permitted Buildings

All buildings must conform to applicable building setbacks, rules, regulations, and other requirements as set forth herein.

In all cases, size, architectural design and location on lot must be approved by the A.C.C. The exterior design, materials, and appearance of permissible buildings must be generally consistent with the residence and must be approved by ACC prior to the beginning of construction. Special concern for views of a lake or golf course shall be considered in locating any buildings, fences or landscaping.

No building other than the permanent residence can be used for temporary or permanent living quarters.

### Residences

Construction of the residence (house), as specified herein, is required before other buildings are permitted (**See Building Rules and Regulation Sections 7 and 11**).

Attached Garage: A storage space for autos, boats, household goods and recreational vehicles that is physically attached to the house. It must physically connect to the house and have a weather proof roof, perimeter walls and a suitable garage door to create an enclosed storage area. It must have a paved floor and may or may not have windows and may or may not be climate controlled.

Additionally garages and carports **MUST** have a driveway either paved or gravel from the street or road to the door or entrance of the garage or carport.

### Outbuildings

The purpose of an outbuilding is either workshop and/or storage and must be designated as such. Any shed on skids or footed structure for these purposes is considered to be an outbuilding. In addition to other dimensions, the sidewalls must be 6’-6” minimum height. (**See Outbuilding Sizing and Material Requirements below**)

Detached Garages

A detached garage is considered a building. Only one detached garage is allowed, or will be considered, per residence. The normal detached single garage is sized as 240 square feet and 12’ high. This includes an appropriately pitched roof.

RV Garages

An RV Garage is considered a building. Only one RV Garage is permitted or will be considered for a residence.

Carports

A carport is considered a building and, as described herein, is allowed in absence of a detached garage. These must be anchored to a concrete foundation, must not exceed 24’ X 24’ X 14’, must have a gravel or concrete slab floor, must NOT have side or end walls, and must have a hard surfaced driveway. It is recommended that they be located to the side or rear of the residence. **NO RV CARPORTS ARE ALLOWED.**

Pergola

A pergola is most commonly an outdoor garden feature forming a shaded walkway, passageway, or sitting area of vertical posts or pillars that usually support cross-beams and a sturdy open lattice, often upon which woody vines are trained. Given the variety of installation locations and methods pergola size and height limitations can only be addressed during the permitting process. Essentially most pergolas would be installed over a deck or patio. In any installation the pergola must be firmly anchored and not obstruct neighbor views.

Gazebo

A roofed structure that offers an open view of the surrounding area, typically used for relaxation or entertainment. Gazebos are limited to 314 square feet which equates to 20 feet in diameter. Gazebos are to be treated as any other stick-built structure and thus must comply with standard construction and electrical codes where applicable.

Green Houses

As with any other buildings, green houses must be anchored to a concrete foundation and must meet all setback requirements. These buildings must be professionally manufactured and designed, or the equivalent of, and in no circumstances exceed 10 ft. x 20 ft. x 12 ft.

Table of approved dimensions

Type	Typical	Maximum
Outbuilding	240 sq. ft.	400 sq. ft.
Single Detached Garage	240 sq. ft.	350 sq. ft.
Double detached Garage	600 sq. ft.	900 sq. ft.
RV Garage (max height 18 feet)	830 sq. ft.	900 sq. ft.
Single Carport	12’X20’X12’	12’X24’X12’
Double Carport		24’X24’X14’
Greenhouse		10’X20’X12’

Storm Shelters

A storm shelter is considered a separate building, unless attached as part of the house.

Whether or not attached as part of the house, a storm shelter must meet all set back requirements for buildings.

**6. Maximum Number of Buildings per Lot**

To help clarify terminology as it applies to the rules and regulations related to the lot considerations described below, the following definitions are offered:

- Adjoining – lots which have a common property line with another lot or lots
- Adjacent – lots which are side by side
- Contiguous – group of two or three adjoining lots, which have met certain requirements for combining them and have been granted single membership status by the P.O.A.
- 

The number of buildings, including the residence, on any typical single lot shall not exceed two (2), except where a detached garage or carport creates a third (3<sup>rd</sup>).

On Side-by-side lots, owned by the same person and upon one of which a permanent residence is constructed, that owner may request P.O.A. for designation of those lots as contiguous lots (as defined in the Restated By Laws Article XI section 11.07) thus allowing for buildings to be placed on the lot on which the residence is not located. Maximum number of lots allowable for contiguous designation shall be three.

Permits granted for permanent structures (buildings) on contiguous lots require a notarized affidavit that the contiguous lot on which the permanent structure is located will not be sold or transferred separately, but together with the residence lot.

Consideration for contiguous designation for atypically adjoining lots (including back-to-back and cornering lots) requires special consideration as to the effect on adjoining properties. In any event these can only qualify for contiguous permitting if they overlap by 50% of the common property line dimension of the smaller lot. If the smaller lot dimension is less than 80 feet, the minimum overlap must be 40 feet. Garages and/or outbuildings constructed on these lots cannot be more than 20 feet back from the common property line, must meet all other setback requirements, and must face the residence street.

Under any circumstances, the maximum number of buildings permitted on any lot or adjoining lots is three (3). (House, outbuilding, detached garage)

**7. Building Setback Requirements:**

Residences on all lots must meet the following minimum setback requirements:

- Front and back property line setbacks are twenty-five (25) feet minimum.
- The side setbacks are five (5) feet minimum from the property lines.

Attached garages, porches, decks, handicap ramps, carports and HVAC are considered as part of the residence or building and must meet the above setback requirements.

Setbacks are measured from the outer eave projection and not the wall or foundation of any building.



All detached buildings on golf course, lake or recreational facility lots must meet the same setback requirements as residences

On corner lots, the side setback on the side street is twenty (20) feet minimum.

On all other lots, the side and back line setback shall be 5 feet for outbuildings. In all cases those setbacks must minimally comply with restrictive covenant and plat requirements.

Setbacks on the lake side of lake front property are measured from the property line.

## 8. Landscaping and Lot Maintenance.

Since trees are one of Lake Tansi's prime assets, it is beneficial to the community as a whole to save as many quality trees as possible. The A.C.C. recommends that soil erosion and the ultimate appearance of the lot be considered before any clearing begins.

The following definitions are relevant to landscaping:

Natural - The lot is left in its natural state and not disturbed in any way.

Under brushed - In areas that are designated as "underbrushes," only some live trees, dead trees and brush is removed. Limbs are usually removed up to 10 feet above the ground. The desired effect is a "clean woods" look.

Developed Lawn - A "developed lawn" is a partial clearing of the area with some type of ground treatment such as grass, stone or mulch. Trees may be thinned to allow enough sunlight to allow grass to grow, but sufficient trees remain so that the lawn is not bare.

Clear-cut - This is a removal of all trees and brush. The A.C.C. recommends clear-cutting a maximum of 8 feet from the house building line (not the overhang line) and a maximum of 5 feet from driveways and sidewalks. Every effort should be made to minimize the number of healthy trees removed.

Homeowners are responsible for maintaining all property in a visually acceptable manner, including during the construction phase. Lake lots and golf course lots must avoid the addition of plantings which obstruct the sightlines of neighbors.

It is recommended that no lot should be clear-cut. Every effort should be made to protect healthy trees. In any circumstance, removal of trees necessary for building should be delayed until immediately prior to construction. The A.C.C. recommends that soil erosion and the ultimate appearance of the lot be considered before any clearing begins. A "Clear Cutting" permit is required before any clearing begins. SEE ALSO THE SILT FENCE REQUIREMENT BROCHURE.

Once a lot (or section of it) has been cleared, it must be maintained or underbrushed regularly.

Lots not maintained frequently enough to avoid becoming irritants to the community (that become visually cluttered with toys, trash, garbage, firewood, building materials, etc.) or overgrown with brush and debris are subject to non-compliance fees.

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All lawns must be maintained regularly with mowing, weed control in flowerbeds, etc. The lawn standard is: "a lawn grass height of 6" needs cutting." A lawn exceeding 8" in height (free standing) is in violation of the standard and subject to non-compliance fees.

Flower beds that become overgrown should be maintained at least monthly or become subject to non-compliance fees.

No hedge, shrub, or retainer wall which obstructs sight lines at elevations between 2 feet and 8 feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines. In the case of a rounded street corner, the measurement shall be made from intersection of the street property line extended. (See appendix F)

The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement.

No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight line.

Trash/garbage outside must be kept in covered metal or plastic containers, should be stored out of sight if possible, and not in the front yard.

## 9. Drainage.

No natural water shed or watercourse should be changed without consulting with the A.C.C.

Water should not be channeled or discharged onto another lot. Water, if channeled, should be discharged into roadway ditches, a well-defined natural draw or swale, or a lake.

Downspouts with splash blocks or underground drainpipe are recommended to direct water away from foundation walls

## 10. Fences

Fences must meet one of the following definitions.

**PRIVACY FENCE** is defined as a structure of rails, planks, stakes or similar materials erected as an enclosure, barrier or boundary. Privacy fences are those with thirty (30) percent or less of their surface area open for the free passage of light and air and designed to conceal from view the activities conducted behind them. The maximum height shall be 6 feet from the ground at any point along the fence.

**BORDER FENCE** is a structure that permits the free passage of light and air with limited or no restrictions. Such structure defines or designates a border between adjoining properties or provides an enclosure to a lot. The maximum height of a border fence is 6 feet from the ground at any point along the fence.

**DECORATIVE FENCE** is defined as a fence installed to decorate a certain area. Said fence is

typically installed around or to define planting areas, keep animals from plantings or to decorate a walk or driveway. Decorative fence shall be less than 30 inches in height and can be of any suitable decorative fence material.

BORDER FENCE and DECORATIVE FENCE are the only fencing materials permitted between the golf course and adjoining properties, and along the shoreline of any lake. Fence design and materials for any fence between the golf course and adjoining properties must be approved by the A.C.C. prior to installation with consideration of the golf course. Strict adherence to the submitted plan and materials will be enforced.

All types of fences and their location must be approved by the A.C.C.

All stockade and privacy fencing must have the finish side facing neighbors, golf course, or lake.

The maximum height allowed for any fence is 6 ft.

Except for smaller enclosures, all fences will be placed within 6" property line, with consideration for any property setback requirements or utility easements. Smaller enclosures for children, pets, or pools require separate A.C.C. approval.

No fencing shall be permitted utilizing wire under 14 gauge in diameter. Wire fencing must be of the "woven wire" construction wherein the vertical strands are "woven" (twisted) around the horizontal strands. Welded wire is permitted but requires a framework for support and must be a minimum of 14 gauge. Plastic coated wire is permissible so long as the gauge limitations are met or exceeded.

No fences, or walls which obstruct sight lines at elevations between 2 feet and 8 feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines. (See Appendix F)

In the case of a rounded street corner, the measurement shall be made from intersection of the street property line extended.

The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. (See Appendix F)

Chain Link fence is permitted but it must have a steel top support bar around the entire fence length.

"Chicken Wire" fencing is not permitted except to enclose a garden provided no more than 80 feet total run. The chicken wire fencing must be supported every 4 feet for stability and may not be permanently installed.

Temporary dog kennels are permitted provided they are movable and not permanently installed. Fences that enclose a yard for dog containment must meet the construction requirements above.

All wooden fencing must have appropriate corner posts to prevent sagging. It is recommended to use 4 inch diameter wood posts for the corners and fence run supports except for fencing that is set in concrete. "T" posts are not acceptable for fence supports. Fence support posts must be placed no further than 8 feet apart and welded wire support frames no longer than 8 feet per section.

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Drawings of the fence must show post placement, location relative to the property lines, gate location and gate material. No "Farm" type livestock gates will be permitted. Prior to permit review flags (POA will provide) must be placed showing the location of the fence.

All fences must be approved by the ACC with appearance and construction taken into account.

## 11. Outbuilding Sizing and Material Requirements

Size, architectural design and location on lot must be approved by the A.C.C.

Special concern for views from a lake or golf course fairway shall be considered in locating any buildings.

Metal-sided outbuildings and/or garages using flat or formed sheet metal and in place prior to January 1, 2000 are grandfathered but may not be replaced in kind.

All metal-sided buildings must be maintained and repaired as needed, including structural integrity of doors, door hinging and/or slide attachment.

Metal-sided outbuildings and/or garages must meet or exceed the standards below:

The metal must be equal to or thicker than 29 gauge (physically measured as 0.0170" or greater) and have an exterior finish (American Society for Testing and Materials, International-ATSM D specifications for number 1 panel) and warranted for 20-year durability.

Metal-sided outbuildings must use no greater than seven formed ribs along their entire length and some smaller ribs for rigidity. Metal buildings must be erected over a substantial frame of 2" X 4" lumber for studs, wall plates and rafters. Said studs are to be spaced no further apart than 24" on centers but spacing may be reduced at the owner's discretion.

The floor may be a concrete slab of a minimum thickness of 4", having at least one layer of reinforcing wire therein. If the floor is to be built of wood, the floor shall be no less than 5/8" thick treated plywood/OSB (preferably tongue and groove) over a sub frame of 2" X 4" joists on 12" or 16" centers and main sills of 4" X 4" timbers running the length of the building.

**ALL WOOD FRAMING MATERIAL MUST BE TREATED TO RESIST TERMITE INFESTATION.**

Floor joists of treated 2" X 6" and on 12" centers should be used for workshops where large quantities of heavy materials will be used and stored.

Metal studs, wall plates and rafters may be used in the framing. Such metal framing must meet or exceed the following specifications for a 2" X 4": the web (width) is 3-1/2", the flange (profile thickness) is 1-5/8" and the metal from which the piece is made measures 20 gauge (0.0346").

All such outbuildings shall be a minimum of 6' wide and a minimum of 8' long, comply with the square footage requirements and have side walls not less than 6'6" in height. Roof pitch is at the owner's discretion but the roof peak may not be more than 12' in height. Sidewall metal may be run as the owner specifies.

## 12. Certain County and State Construction Requirements

Electrical and plumbing installation must be in accordance with applicable County and State regulations. In the event that an electrical utility line must be run across lots owned by others, it is necessary that the owner/builder notify all affected lot owners that he will be clearing the easement right-of-way. There is a ten (10) foot utility easement within the front property line of all lots.

Septic systems must be pre-approved by the State of Tennessee Division of Environment and Conservation Department of Water Resources/Groundwater Protection. No building permit will be issued for any application not complying with the Septic Permit. The Tennessee Division of Environment and Conservation requires the soil above the field lines be seeded or sodded, with no mulch permitted.

Privately owned sewerage system or potable water system are not permitted on any lot or parcel of land of the properties covered by these regulations unless such system is designed, located and constructed in accordance with the requirements, standards, and recommendations of the State of Tennessee, and approved by the A.C.C.

The Cumberland County Superintendent of Roads must approve any road cuts.

The homeowner and/or contractor are responsible for the repair of any road cuts made for the installation of a septic system and/or for accessing utilities on a lot other than that of the residence. Road cuts should be indicated on the plot plan.

## 13. Vehicles

A. Non-operative/unlicensed vehicles awaiting repair must not be stored outside on a lot for more than an accumulated total of 14 days. All outside parking areas must be paved or graveled. Any vehicle in an inoperable condition found to be left on a lot more than 14 days is subject to non-compliance fees.

B. If driveway/apron or parking area infringes on front or side setback utility easements, homeowner must provide utility companies access to that area, if needed.

C. Sale of cars, trucks, motor homes, camper trailers and boats from a residential property, and not titled or registered to the property owner, is prohibited.

D. Parking of School buses, commercial buses, or other commercial vehicles will not be allowed on any lot except as approved by the P.O.A. administrative office.

### **County School Bus Special Consideration Parking**

Where the driver of a county school bus is a P.O.A. member, a request for special consideration parking of that bus may be submitted by the driver to the POA. The POA may grant such consideration only where the following restrictions are met.

a) Use of county parking facilities is not realistically feasible.

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- b) Bus parking in Tansi is limited to the gravel or hard surface portion of driver's home driveway and only during school term months.
- c) Driver has submitted approval signatures of owners from each home within two (2) lots on that street (both sides) as well as from homes adjoining this lot on any adjacent cross street.
- d) Parking of said bus does not violate setback and view restrictions as otherwise set forth herein.

Any consideration so granted is reviewable annually by the POA. Failure to obtain special consideration parking approval or failure to comply with all its provisions, will subject the owner to non-compliance fees and/or additional disciplinary action.

#### **14. Motor Homes, Travel Trailers, Campers, Boats/Trailers, and Small Utility Trailers**

Motor homes, travel trailers and campers are not permitted as permanent living quarters or residence and are not permitted to be parked, stored, or placed on any lot without an existing residence. A property owner may store up to two (2) watercraft on a lot without a residence from October 15 to April 15. The watercraft must be owned and registered to the lot owner. All temporarily stored watercraft must be a minimum of 25 feet from all property lines.

Motor homes, travel trailers, campers, boats/trailers, and small utility trailers may be parked, stored or placed on a lot where a residence exists. The area must be paved or graveled. The owner of the aforementioned unit(s) must also be the owner of the residence.

Pop-up type camper trailers, boat trailers, and small utility trailers may be stored or placed on an empty lot with an associated residence where they are visually secluded by natural means from adjoining lots and the frontage road. Storage will be limited to three (3) units. Motorized vehicles and travel trailers are not included in this provision.

Recreational vehicles placed upon a lot as allowed by these rules and regulations and also brought upon lots by visiting guests may be used as sleeping quarters for the duration of the visit providing that electric utility only is connected to said RV. Use of RV for this purpose shall not exceed two weeks.

A property owner may place a motor home or travel trailer on any lot where a residence is in construction and use it for his personal living quarters during the period of construction of one (1) year or less.

No camping is permitted on any lot except in Leisure Brook II section.

#### **15. Residential Business Restriction**

No advertised or visible business (commercial or professional activity) is allowed in residential areas. Tools of the trade should not be visibly stored on any residential lot.

#### **16. Sign Restrictions**

All signs are prohibited in Lake Tansi Village except as specified below:

- a) Signs erected by the Property Owners' Association or county for the identification of streets, traffic control, subdivisions, and directorial purposes.

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- b) Signs of a temporary nature advertising property for sale, lease, under construction or for special events. These signs shall not exceed five (5) square feet in area.
- c) Home Security and Neighborhood Watch Signs
- d) Signs erected by P.O.A. in connection with its activities and/or sales programs.

All signs not listed in (a), (b), (c) or (d) will be removed.

## 17. Miscellaneous Restrictions

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot. Dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

Propane gas tanks must be concealed by a method approved by the A.C.C. and not located in the front setback area.

Swimming pools may be located in the side or back yard of residences. However, they must be fenced, meet the residence setback requirement and meet state and local regulations. A copy of the State Regulations will be included with the permit application form. All compliance features (fences, decks, gates, etc.) must be included with the completed application form and will be considered part of the pool project.

Antenna towers may be installed only after an on-site inspection by the A.C.C. Coordinator. The tower and any guide wires should be included within setback limitations.

Oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind is prohibited upon or in any lot; nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

No obnoxious or offensive activity such as properties used or maintained as a dumping ground for rubbish shall be permitted on any lot or parcel of land of the tracts covered by these regulations. Trash, garbage or other waste shall be kept in a clean and sanitary condition, and disposed of in a timely manner.

No building, seawall, dock, fence, antenna or other construction covered by these rules and regulations in existence, and maintained in good condition, as of the effective date of these rules and regulations shall be required to be modified as a result of the adoption of these rules and regulations. However, any subsequent modification to any such construction must be consistent with any applicable provisions of these rules and regulations and must be approved by the A.C.C.

If the owner of any lot or lots or their heirs or assigns, violate or attempt to violate any of the rules and regulations herein, it is lawful for any owner of a lot in any subdivision to enforce, through the courts, the rules and regulations set out herein. However, nothing herein shall obligate Lake Tansi Village Property Owners' Association to institute any such action or proceedings.

## **BUILDING RULES and REGULATIONS for CONVENTIONAL SECTIONS**

The following plats are defined as Conventional Sections: Apache, Big Horn, Cherokee I & II, Chippewa, Choctaw 7, Comanche I, II, III & IV, Cree 1-3A, Crow 1-9, Dakota I & II, Eastlake, Hiawatha I & II, Iroquois, Kiowa, Mohawk I & II, Navajo I, Nez Perce, Ojibwa I & II, Oneida, Ottawa I, Pueblo, Quapaw II, Seminole, Shawnee 8A, Sioux, Southlake III, T-Bird, Ute, Vegas IV, and Winnebago.

1. The land covered by these rules and regulations shall be used exclusively for the purposes of a residential subdivision. Only single-family dwelling houses not to exceed two stories in height and of conventional, modular or prefabrication-prebuilt construction are allowed. Conventional construction is defined as formed, framed and erected on site. Modular- prefabrication-prebuilt construction is defined as using all wood substructures, wood or metal studs placed on permanent foundation of footer and block. These should also have a MINIMUM roof pitch of 5/12. Modular-prefabrications-prebuilt construction shall be covered by DEED not by Certificate of Title. Manufactured homes, including singlewide and doublewide mobile homes are not permitted. No houses other than those constructed on site will be permitted (i.e., the moving of an existing house into any of the sections is prohibited).
2. The minimum square footage required for any dwelling house, exclusive of basements, attached porches, carports and garages shall be as follows:
  - A. Lots located on or across the road from the lakes, golf course or any recreational facility - 1500 square feet of heated living space (minimum).
  - B. All other lots - 1200 square feet of heated living space (minimum).
3. The exterior design, materials and appearance of any building must be generally consistent with existing buildings in the particular plat; and must be approved, prior to the beginning of construction, by the A.C.C. The A.C.C. supplies application forms for the purpose of obtaining such approval (see appendices), and shall act on such applications in the time and manner specified in its regulations. On the approval of any such application, the A.C.C. shall issue a permit evidencing such approval. In giving its approval, the A.C.C. may attach conditions consistent with these rules and regulations and applicable law. Failure to obtain the permit or comply with its provisions shall subject the owner to non-compliance fees and/or additional disciplinary action. Any such applications shall be accompanied by the following documents and information and such other information as the A.C.C. may require in order to carry out its duties:
  - A. Subsurface sewage disposal (septic) permit and soils map for sections without Sewer Service. For those sections with Sewer Service, a copy of the sewer application, service contract and paid receipt is required.
  - B. Survey of plot with plot plan locating building on the property and showing the setback lines required for the property drawn to a scale of 1"=20' minimum.\*
  - C. Architectural quality plans of the house showing floor plan, front elevation, back elevation, and side elevations drawn to a scale of 1/4" = 1.0' .\*\*
  - D. Verification of financing.



E. Contractor license number as required by state law.

\*Lot dimensions, street names, lake and golf course lines, drives, walks, retaining walls, fences, light posts, driveway headwalls, seawalls, docks, septic tank and field lines shall be shown on the plot plan or additional drawings to enable the A.C.C. to make an informed decision. Details on attaining finished grade should also be included, if necessary.

\*\*The square footage of the heated and non-heated areas of the home shall be indicated on the floor plan. All roof pitches shall be a minimum of 5 on 12 and eave projections shall be a minimum of 12 inches. Both are to be clearly shown on the drawing.

4. The exterior of any approved building must be completely finished within 9 months of the permit approval date. The interior must be completed within 1 year of the permit approval date. The property must be landscaped within 1 year of the permit approval date. An extension is required if the above time limits are not met. Extension of permits for homes may require an additional fee. The construction period starts at the permit approval date. Additional time may be granted for landscaping and driveway work based on weather conditions near the conclusion of the construction period.
5. The contractor, builder or owner shall permit all buildings to be inspected by the A.C.C. to determine compliance with regulations. In the event of non-compliance with these regulations, including item 4 above, the Lake Tansi Village Property Owners' Association shall have the right but not the obligation to hire a contractor or contractors to perform the work and furnish the materials necessary for compliance. In this event the Lake Tansi P.O.A. shall bill the Owner for the amount expended plus 15% for administration. In the event the Owner does not pay this bill the Lake Tansi Village P.O.A. shall have the legal right to file a lien against the property involved and proceed in law or equity to sell the property to obtain said charges. All money received over and above said charges and court costs would be paid to the former owner.
6. If an Owner acts as builder, the Owner shall furnish to the A.C.C. such credit information, proof of financial ability to complete the building within the time requirements of these rules and regulations. An Owner, employing a contractor, builder or some other entity to construct a home, should make sure that the contractor has a suitable completion bond to insure completion of the building and to indemnify the Owner against material and mechanic liens.
7. All general contractors are required to maintain a valid State of Tennessee Contractor's License. The A.C.C. reserves the right to withhold approval for any work by any contractor found to be in non-compliance with State and local laws and these regulations. Contractors are responsible for the actions of any subcontractor they employ. Failure to abide by any of these requirements, the general rules of Lake Tansi P.O.A. or to cooperate with the A.C.C. may jeopardize a contractor's ability to obtain future A.C.C. approvals.
8. No construction traffic is allowed on any golf course or other common property unless specific written approval is obtained from the golf course maintenance superintendent. The property owner shall pay for any damage to the golf course. Trees over 4 inches in diameter shall not be removed to provide access through lots to deliver construction material of any

kind.

## **BUILDING RULES and REGULATIONS for MULTI-PURPOSE SECTIONS**

The following plats are defined as Multipurpose Sections: Chickasaw I & II; Geronimo I, II, & III; Quapaw I; Sequoia Park; Leisure Brook I & II; Kima (Camping allowed In Leisure Brook II only).

1. All mobile home units must be approved by the A.C.C prior to installation on any lots or parcel. The mobile home shall:
  - A. Be no less than a minimum of 800 square feet of heated area in size.
  - B. Have been manufactured within 24 months of date of installation.
2. Underpinning of each mobile home in a fashion and material approved by the A.C.C. must be installed within 45 days after installation of any mobile unit.
3. The exterior design, materials and appearance of any mobile home must be generally consistent with existing mobile homes in the particular plat; and must be approved, prior to moving the home onto the site, by the A.C.C. The A.C.C. supplies application forms for the purpose of obtaining such approval (see Appendix B), and shall act on such applications in the time and manner specified in its regulations. On the approval of any such application, the A.C.C. shall issue a permit evidencing such approval. In giving its approval, the A.C.C. may attach conditions consistent with these rules and regulations and applicable law. Any such applications shall be accompanied by the following documents and information and such other information as the A.C.C. may require in order to perform its duties:
  - A. Subsurface sewage disposal (septic) permit and soils map for sections without Sewer Service.
  - B. For those sections with Sewer Service, a copy of the sewer application, service contract and paid receipt is required.
  - C. Survey of plot with plot plan locating mobile home on the property and showing the setback lines required for the property. (See explanation noted on Page 15 Article 3).
  - D. Verification of financing.
  - E. Mobile home floor plan and elevation (manufacturer's brochure).
  - F. Exterior finish (manufacturer's brochure).
4. The moving of an existing house, tiny house or container home into any of the sections is prohibited.
5. Construction of conventional homes is permitted in the Multi-purpose sections but must adhere to the minimum square footage of 1000 sq. heated living space, excluding homes on lakefront property, which are to be a minimum 1200 sq. of heated living space, excluding Leisurebrook 1, Leisurebrook 2, Kima and Sequoia where mobile homes only are allowed.
6. In addition to the above regulations, rules applicable to all residential lots and conventional construction, when applicable, must be adhered to.

## SPECIFIC GUIDELINES for WATERFRONT LOTS

The four lakes included in Lake Tansi Village - Tansi, Hiawatha, Geronimo and Mohawk - belong to all Lake Tansi Village property owners. Permit applications (**see Appendix D**) must be submitted to the A.C.C. for the construction of any type of shoreline protection, boat docks, boardwalks or boat covers prior to construction. All water structures whether new or grandfathered must be maintained in a presentable and safe condition. Grandfathered boat docks may be replaced in kind dimensionally and geometrically. If changes are wanted, the replacement must conform to the present requirements given below.

1. Erosion silt fencing must be in place during all clearing and construction and remain in place until landscape is complete and grown in on all lakefront and lake view lots. Failure to comply with this requirement resulting in erosion into any waterway will be reported to the State Water Pollution Control Agent.
2. On Lakes Hiawatha and Geronimo seawalls and retaining walls on the shoreline are prohibited. Existing walls are grandfathered.
3. On Lake Mohawk, all shoreline retaining walls:
  - A. Must consist of natural rock or stone.
  - B. Must follow the contour of the shoreline.
  - C. Mortar may only be used to tie the upper course(s) of the retaining wall that are at least one foot above full pool.
  - D. Any deviation must be approved by the A.C.C. prior to construction.
  - E. Prior/after photos of site may be requested.
4. On Lakes Hiawatha, Geronimo and Mohawk, on-shore retaining walls require on-site inspection by the A.C.C. coordinator and permit approval by the A.C.C. **It is the homeowner's responsibility to verify if TDEC regulations and permitting apply.**

### 5 LAKE TANSI SHORELINE RETAINING WALLS

- A. All shoreline retaining walls must follow the contour of the shoreline. Any deviation must be approved by the A.C.C prior to construction.
- B. A drawing showing how the seawall is to tie into the shoreline, plus height and width dimensions must be submitted with the building permit application after the A.C.C. Coordinator meets on site with the contractor.
- C. Expansion joints may be required depending upon the site characteristics.

**It is the homeowner's responsibility to verify if TDEC regulations and permitting apply.**

### 6 BOAT DOCKS

- A. The maximum size of any dock is six hundred (600) square feet; however, the A.C.C will determine the exact dock configuration after an on-site inspection to ensure the proposed dock does not impede safe passage of boats to areas beyond the proposed dock.
- B. Docks are to be located at least 5 feet from side property lines.

- C. A drawing with dimensions must accompany the permit application.
- D. Parallel docking is preferred where water depth permits.
- E. Construction specifics are as follows:
  - 1. All material is to be pressure treated with submerged members to be .40 grade treated minimum, and above the waterline material to be .25 grade treated minimum in order to prevent premature decay.
  - 2. Posts are to be 4" X 4" for 6' span, or 6" X 6" for 8' span.
  - 3. Sides and stringers are to be at least 2" X 8".
  - 4. Floor material is to be a minimum of 2" X 6" unless 3 or more stringers are used for support. 5/4" X 6" may be used for flooring.
  - 5. Side rails may be installed on dock but cannot exceed 36" in height from deck.
- F. Permanent dock covers (roof only with maximum overhang of 12") are allowed on any of the four (4) lakes in Lake Tansi Village (Tansi, Hiawatha, Geronimo, and Mohawk) The exterior design, materials, and appearance must be generally consistent with the residence and approved by the ACC prior to construction. THESE DOCK COVERS SHOULD NOT IMPAIR OTHER OWNERS' LAKE VIEW. The A.C.C. coordinator will ensure not impairment of views during the initial permit inspections.

## 7 BOAT COVERS

Two types of watercraft covers are permitted on the lakes of Lake Tansi Village. They are: Commercial Shore Station covers and commercial, contractor or privately constructed watercraft canopy type covers. Each of the above may be used for either pontoon watercraft or pleasure (ski, bass, etc.) watercraft. Permits are required, and a drawing showing vertical and horizontal dimensions plus materials to be used must accompany all permit applications. The A.C.C. will determine if the canopy structure and the canopy fabric meet the requirements and are approved.

No boathouses are permitted on any of the four (4) lakes in Lake Tansi Village (Tansi, Hiawatha, Geronimo, and Mohawk).

### BOAT COVER DESIGN REQUIREMENTS ARE AS FOLLOWS:

- A. Requirements common to all boat cover applications:
  - 1. Vertical optical interference of the fabric canopy shall not exceed 18 inches.
  - 2. Maximum length of the canopy structure will be determined by an on-site inspection by the A.C.C Coordinator.
  - 3. The canopy may not extend beyond the lake end of the dock or pier and may not under any conditions extend more than 26 feet into the lake from the full pool shoreline.
  - 4. Placement or location must be along the side of the dock or pier.
  - 5. A draft quality drawing showing the plan view, side views and end view of the canopy and canopy support structure must accompany the application for permit.
- B. Requirements for Shore Station covers for PONTOON TYPE WATERCRAFT:
  - 1. Must be commercially manufactured.
  - 2. Maximum height to top of canopy structure is 7 feet (84 inches) above the full pool lake level (not dock level).

3. Maximum width is dependent on the manufacturer's design, but cannot exceed 144 inches measured from the outermost edge of the overhang.
- C. Requirements for privately constructed or commercially constructed (other than Shore Stations) covers for PONTOON TYPE WATERCRAFT:
  1. Requirement 2 of section B applies.
  2. Maximum width is 144 inches measured from the outermost edge of the overhang.
- D. Requirements for Shore Station covers for PLEASURE BOAT (SKI, BASS, ETC.) WATERCRAFT:
  1. Must be commercially manufactured.
  2. Maximum height of top of canopy structure is 5 feet (60 inches) above the full pool lake level.
  3. Maximum width will be determined by the A.C.C and is dependent on the width of the watercraft and the dock or pier configuration.
- E. Requirements for privately constructed or commercially constructed (other than Shore Station) covers for PLEASURE BOAT (SKI, BASS, ETC.) WATERCRAFT:
  1. Requirements 2 and 3 of section D apply.
- F. Construction materials for privately made canopy structures for BOTH PONTOON AND PLEASURE (SKI, BASS, ETC.) WATERCRAFT:
  1. Canopy fabric may be canvas, vinyl or plastic material of a neutral color that approximates that of the residence.
  2. Lower support uprights may be
    - a) 4" X 4" or 6" X 6" pressure treated wood.
    - b) Steel or aluminum pipe or tubing.
  3. Upper canopy support structure may be
    - a) Wood of sufficient strength and size to permit bowing; Arches may not be hewed from larger wood framing materials.
    - b) Steel or aluminum pipe or tubing.
  4. Pipe or tubing requirements are:  
Aluminum - maximum: 2" outside diameter, minimum: 1-1/2" outside diameter. Steel - maximum: 1-1/2" schedule 40, minimum: 1-1/4" schedule 40.

## 8 BOAT LIFTS

- A. Commercially manufactured boatlifts (without canopy) are allowed with permit approval by the A.C.C. The permit application must be accompanied by the specification literature of the manufacturer.
- B. Privately constructed boatlifts are allowed but the application must be accompanied by a draft quality drawing showing the placement of the lift in relation to the pier or dock in a plan view, side view and end view of the structure.
- C. Both A and B must meet all applicable requirements stated in Article 4 above.

## 9 BOAT LAUNCH RAMPS

No boat launch ramps from privately owned land (restricted or unrestricted) may be erected into any of the four lakes of Lake Tansi Village. All existing ramps are grandfathered.

## 10 DREDGING - STATE PERMIT REQUIRED

Any property owner wanting to dredge the lake in front of his property must notify the POA and apply for a State issued permit. Wet dredging, which is the removal of earth below the existing water level and normally entails the insertion of equipment into lake waters, is permitted only after the property owner obtains approval from the Tennessee Division of Environment and Conservation. Dry dredging, on the other hand, is the removal of earth above the existing water level and does not involve any disturbance of the lake waters. This method is best employed once the lake has been drawn down and also requires prior State approval.

Jan 1 2025

LAKE TANSI P.O.A. CONVENTIONAL RESIDENCE PERMIT APPLICATION

APPENDIX A

PART I

Name of applicant \_\_\_\_\_

Present Address \_\_\_\_\_ Phone \_\_\_\_\_

Section Name \_\_\_\_\_ Lot # \_\_\_\_\_ Street \_\_\_\_\_

Account No. \_\_\_\_\_ Permit Fee \_\_\_\_\_ Permit # \_\_\_\_\_

PART II NEW CONSTRUCTION OR ADDITION TO RESIDENCE

Type of Construction: Stick \_\_\_\_\_ Modular \_\_\_\_\_ Pre-fabricated or Pre-built \_\_\_\_\_

Exterior: Finish \_\_\_\_\_ Color \_\_\_\_\_ Roof Material \_\_\_\_\_ Color \_\_\_\_\_ Eave Overhang \_\_\_\_\_

Number of Stories \_\_\_\_\_ Basement \_\_\_\_\_ Area of Attached \_\_\_\_\_ Detached \_\_\_\_\_ Garage or Carport \_\_\_\_\_ sq. ft.

Exterior Area of: Porch \_\_\_\_\_ ft. X \_\_\_\_\_ ft. and/or Deck \_\_\_\_\_ ft. X \_\_\_\_\_ ft. and/or Handicap Ramp \_\_\_\_\_ ft. X \_\_\_\_\_ ft.

Number of Rooms \_\_\_\_\_ Bedrooms \_\_\_\_\_ Full Baths \_\_\_\_\_ Half Baths \_\_\_\_\_

Total HEATED Floor Area \_\_\_\_\_ sq. ft. Total Cost of Improvement \_\_\_\_\_

Lots must be cleared and staked before application will be submitted for approval

PART III REQUIRED INFORMATION AND SUPPORT DOCUMENTS

1. Building Floor Plan (architectural quality) \_\_\_\_\_
2. Front, Rear and Side Elevations with Eave Overhang shown (architectural quality) \_\_\_\_\_
3. Current Survey \_\_\_\_\_ (no more than 2 years old)
4. Plot Plan of Residence/Additions/HVAC indicated (draft quality) \_\_\_\_\_
5. Copy of Septic Layout and Permit \_\_\_\_\_ (no more than 2 years old)
6. County road cut permit required – Yes \_\_\_\_\_ No \_\_\_\_\_ (If yes, attach it or a copy)
7. Owner Financial Ability Statement Attached if contractor without a State Contractor’s License Number is building Residence. Yes \_\_\_\_\_ No \_\_\_\_\_
8. County Building Permit \_\_\_\_\_
9. Silt screen installed \_\_\_\_\_

Signature

Contractor’s Name \_\_\_\_\_ License # \_\_\_\_\_

Address \_\_\_\_\_

Projected Start Date \_\_\_\_\_ Projected Completion Dates: Exterior \_\_\_\_\_ Interior \_\_\_\_\_

The above information is true and correct to the best of my knowledge.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

CONTRACTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED FOR CONSTRUCTION PERMIT TO THE ABOVE SPECIFICATIONS

\_\_\_\_\_ DATE \_\_\_\_\_

ARCHITECTURAL CONTROL COMMITTEE

\_\_\_\_\_ DATE \_\_\_\_\_

RECORDING SECRETARY FOR A.C.C. & P.O.A.

Jan 1 2025

**LAKE TANSI P.O.A. MOBILE HOME PERMIT APPLICATION**

APPENDIX B

PART I

Name of applicant \_\_\_\_\_  
 Present Address \_\_\_\_\_ Phone \_\_\_\_\_  
 Section Name \_\_\_\_\_ Lot \_\_\_\_\_ Street \_\_\_\_\_  
 Account No. \_\_\_\_\_ Permit Fee \_\_\_\_\_ Permit # \_\_\_\_\_

PART II MOBILE HOME INSTALLATION

Single wide \_\_\_\_\_ Double Wide \_\_\_\_\_ Exterior Dimensions \_\_\_\_\_ ft. X \_\_\_\_\_ ft.  
 Exterior Area of: Porch \_\_\_\_\_ ft. X \_\_\_\_\_ ft. and/or Deck \_\_\_\_\_ ft. X \_\_\_\_\_ ft.  
 and/or Handicap Ramp \_\_\_\_\_ ft. X \_\_\_\_\_ ft.  
 Year of Manufacture \_\_\_\_\_ (Have been manufactured within 24 months of date of installation)  
 Number of Rooms \_\_\_\_\_ Bedrooms \_\_\_\_\_ Full Baths \_\_\_\_\_ Half Baths \_\_\_\_\_

PART III REQUIRED INFORMATION AND SUPPORT DOCUMENTS

1. Mobile Home Floor Plan and Elevations \_\_\_\_\_ (provide Manufacturer's Brochure)
2. Exterior Finish \_\_\_\_\_ (provide Manufacturer's Brochure)
3. Current Survey \_\_\_\_\_ (no more than 2 years old)
4. Plot Plan of Residence/Additions/HVAC indicated \_\_\_\_\_ (draft quality)
5. Copy of Septic Layout and Permit \_\_\_\_\_ (no more than 2 years old)
6. County road cut permit required Yes \_\_\_ No \_\_\_ (If yes, attach it or a copy)
7. Mobile Home financed by \_\_\_\_\_

Installation Contractor's Name \_\_\_\_\_ Phone # \_\_\_\_\_

Projected Start Date \_\_\_\_\_ Projected Completion Date \_\_\_\_\_

The above information is true and correct to the best of my knowledge.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

CONTRACTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED FOR CONSTRUCTION PERMIT TO THE ABOVE SPECIFICATIONS

\_\_\_\_\_ DATE \_\_\_\_\_

ARCHITECTURAL CONTROL COMMITTEE

\_\_\_\_\_ DATE \_\_\_\_\_

RECORDING SECRETARY FOR A.C.C. & P.O.A.



Jan 1 2025

LAKE TANSI P.O.A. OTHER STRUCTURES PERMIT APPLICATION

APPENDIX C

Name of applicant \_\_\_\_\_

Present Address \_\_\_\_\_ Phone \_\_\_\_\_

Section Name \_\_\_\_\_ Lot \_\_\_\_\_ Street \_\_\_\_\_

Account Number \_\_\_\_\_ Permit Fee \_\_\_\_\_ Permit # \_\_\_\_\_

Plot plan of draft quality locating structure on property must be provided for all parts listed below.

PART II – DETACHED GARAGE OR CARPORT

Single Car \_\_\_\_\_ Double Car \_\_\_\_\_ RV \_\_\_\_\_ (See Page 6 RV Garages) \_\_\_\_\_

Exterior Dimensions: Length \_\_\_\_\_ ft. Width \_\_\_\_\_ ft. Height \_\_\_\_\_ ft.

Garage Siding Material \_\_\_\_\_ Siding Color \_\_\_\_\_

Garage Roofing Material \_\_\_\_\_ Roof Color \_\_\_\_\_

Carport Construction \_\_\_\_\_ Mfr’s brochure required with application

Method of anchorage \_\_\_\_\_ Garage Concrete Pad-Signature \_\_\_\_\_

Installation Contractor’s Name \_\_\_\_\_ License # \_\_\_\_\_

PART III – OUTBUILDINGS

Shed \_\_\_\_\_ Gazebo \_\_\_\_\_ Greenhouse \_\_\_\_\_ Storm Shelter: Above Ground \_\_\_\_\_ Below Ground \_\_\_\_\_

Exterior Dimensions: Length \_\_\_\_\_ ft. Width \_\_\_\_\_ ft. or Diameter \_\_\_\_\_ ft. Height \_\_\_\_\_ ft.

Siding Material \_\_\_\_\_ Siding Color \_\_\_\_\_

Roofing Material \_\_\_\_\_ Roof Color \_\_\_\_\_

Manufactured By \_\_\_\_\_ Mfr’s brochure required with application

Construction on site by or off-site by \_\_\_\_\_

PART IV – POOLS

Above Ground \_\_\_\_\_ In-Ground \_\_\_\_\_

Dimensions: Length \_\_\_\_\_ ft. Width \_\_\_\_\_ ft. or Diameter \_\_\_\_\_ ft. Depth of pool \_\_\_\_\_ ft.

Manufacturer’s brochure is required for above ground pools.

Installation Contractor’s Name \_\_\_\_\_ License # \_\_\_\_\_

A security barrier/fence meeting Tennessee regulations must surround all pools. See fences, below.

PART V – FENCES

Fence material: Wood \_\_\_\_\_ PVC \_\_\_\_\_ Metal Bar \_\_\_\_\_ Chain Link \_\_\_\_\_ (green vinyl coated preferred)

Length \_\_\_\_\_ ft. Height \_\_\_\_\_ ft.

Installed By \_\_\_\_\_

See Page 6 of booklet concerning views of golf course and lakes on fencing.

Projected start date \_\_\_\_\_ Projected completion date \_\_\_\_\_

The above information is true and correct to the best of my knowledge.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

CONTRACTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED FOR CONSTRUCTION PERMIT TO THE ABOVE SPECIFICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_ DATE \_\_\_\_\_

ARCHITECTURAL CONTROL COMMITTEE \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_ DATE \_\_\_\_\_

Jan 1 2025

**LAKE TANSI P.O.A. LAKESHORE STRUCTURES PERMIT APPLICATION**

APPENDIX D

**PART I**

Name of Applicant \_\_\_\_\_

Present Address \_\_\_\_\_ Phone \_\_\_\_\_

Section Name \_\_\_\_\_ Lot \_\_\_\_\_ Street \_\_\_\_\_

Account Number \_\_\_\_\_ Permit Fee \_\_\_\_\_ Permit # \_\_\_\_\_

Plot plan of draft quality locating structure on property must be provided for all parts listed below.

**PART II – SHORELINE RETAINING WALLS**

Wall Material: Concrete Block \_\_\_\_\_ Poured Concrete \_\_\_\_\_ Stone \_\_\_\_\_ Other \_\_\_\_\_

Dimensions: Length \_\_\_\_\_ ft. Width \_\_\_\_\_ in. Height above full pool \_\_\_\_\_ in.

Installation Contractor's Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

**PART III – DOCKS, ROOFS OVER DOCKS, DECKS, AND BOARDWALKS**

Materials: Support Structure: Wood \_\_\_\_\_ Size \_\_\_\_\_ X \_\_\_\_\_ : Steel \_\_\_\_\_ Size \_\_\_\_\_ schedule 40

Roofing Material \_\_\_\_\_ Roofing Material Color \_\_\_\_\_

Decking: Wood \_\_\_\_\_ Size \_\_\_\_\_ X \_\_\_\_\_ : Vinyl \_\_\_\_\_ Size \_\_\_\_\_ X \_\_\_\_\_

Surface Area \_\_\_\_\_ square feet

Installation Contractor's Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

**PART IV – COMMERCIAL SHORE STATIONS, BOAT LIFTS AND/OR BOAT COVERS**

With \_\_\_\_\_ Without \_\_\_\_\_ Canopy Cover

Dimensions: Length \_\_\_\_\_ ft. Width \_\_\_\_\_ in. Height of Canopy above full pool \_\_\_\_\_ ft.

Canopy Support Material: Wood \_\_\_\_\_ Steel \_\_\_\_\_ outside diameter \_\_\_\_\_ schedule 40

Aluminum \_\_\_\_\_ inside diameter \_\_\_\_\_ outside diameter \_\_\_\_\_

Canopy Material: Vinyl \_\_\_\_\_ Canvas \_\_\_\_\_ Plastic \_\_\_\_\_

Type of Watercraft: Pontoon \_\_\_\_\_ Pleasure (ski, bass, other) \_\_\_\_\_

Manufactured By \_\_\_\_\_ Installed By \_\_\_\_\_

The above information is true and correct to the best of my knowledge

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

CONTRACTOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED FOR CONSTRUCTION PERMIT TO THE ABOVE SPECIFICATIONS

\_\_\_\_\_ DATE \_\_\_\_\_

ARCHITECTURAL CONTROL COMMITTEE

\_\_\_\_\_ DATE \_\_\_\_\_

RECORDING SECRETARY FOR THE A.C.C. AND P.O.A.

**DISCLAIMER**

APPENDIX E

The Architectural Control Committee (A.C.C.) of the Lake Tansi Village Property Owners' Association assumes no responsibility for the structural integrity, safety or welfare of the inhabitants of any construction at Lake Tansi Village. It also assumes no responsibility for errors in dimensions, surveys, corner stakes or in setbacks. Approvals, non-approvals and inspections by the A.C.C. are made relying on information provided by the contractor, architect and/or designer and homeowner.

**NEW HOMES**

I also hereby certify that a temporary sediment control silt fence has been installed along all property borders, where water drains off of the site, to retain sediment on the construction site. I also hereby certify that said silt fence meets all requirements as outlined in Chapter 7 "Management Practices" and that I received this document upon receiving this application and recognize that a permit will **not** be issued until this silt fence is inspected and approved by the POA Coordinator.

I agree to pay an additional \$35 inspection fee for each re-inspection because of non-compliance after the first.

I acknowledge that I have read and understand the above statements

Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

Section and Lot # \_\_\_\_\_

**ACC MEETINGS ARE 2<sup>nd</sup> AND 4<sup>th</sup> THURSDAY OF EACH MONTH/PAPERWORK HAS TO BE IN OFFICE WEDNESDAY THE WEEK BEFORE MEETING. NO EXCEPTIONS.**

Lake Tansi Property Owners' Association  
Non-Compliance Procedures

The Property Owners' Association (P.O.A.) through its covenants has vested in the Architectural Control Committee (A.C.C.) the power to enforce certain rules as codified in its Rules and Regulations. These regulations fall into two general categories: I: building permits; and II: property appearance.

I. Building Permits

Article 2, page 4 of the regulations sets forth the requirements for building permits. Failure to obtain or abide by the conditions of a permit is subject to doubling the permit fee and a \$2500 non-compliance fee. Prompt correction of the non-compliance may result in waiving of the fees. However, continued non-compliance may subject the owner to additional penalties of \$200 per month as long as the non-compliance persists.

Fee Process

- A. The P.O.A. or A.C.C. Chairman will send a letter to the offending party. This letter will serve as the initial contact. The property owner will have 14 days to contact the P.O.A. and make arrangements to correct the errors presented in the letter.
- B. Should no arrangement be made a second letter will be sent via Certified Mail. The property owner will have an additional 7 days to make arrangements for corrections. Should all issues be in compliance, the fees will be waived. Should the property owner fail to make arrangements then the non-compliance fee of \$2500 will be assessed and an additional \$200 will be assessed for every month of continued non-compliance. Further actions may be taken should the property owner fail to comply
- C. Some outside agencies require permits. Failure to abide to the rules and regulations of these agencies could result in substantial penalties. The P.O.A. and A.C.C. can provide information to help property owners avoid issues with these agencies.

II. Property Appearance

In addition to the cleanliness requirement during construction, compliance must be maintained in the following:

Lot Maintenance	Article 8	Page 8
Motor Homes/Trailers	Article 14	Page 12
Signs	Article 16	Page 13

Storage of Vehicles	Article 13	Page 12
Residential Businesses	Article 15	Page 13
Miscellaneous	Article 17	Page 13

A non-compliance fee of \$100 will be charged every two (2) weeks of non-compliance up to a total of twelve (12) fees in any one year.

Fee Process

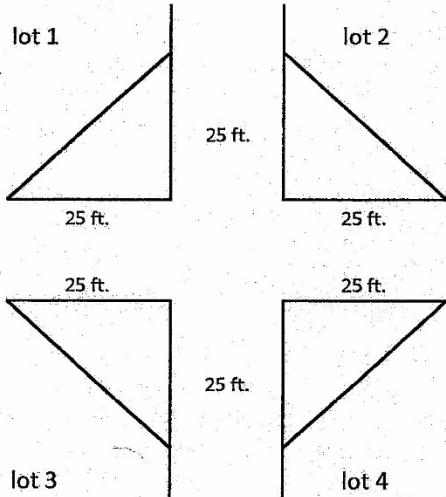
- A. A member of the A.C.C. will contact the owner by registered mail concerning the non-compliance. Fees will begin to accrue immediately but may be waived for prompt compliance.
- B. For each two week period of non-compliance, the process in A above will be repeated.

### III. Appeals

The owner may appeal the A.C.C. decision at any time to the P.O.A. Board of Directors whose decision is final. Fees will continue to accumulate during this process, but will be waived if the Board decides in the owner's favor.

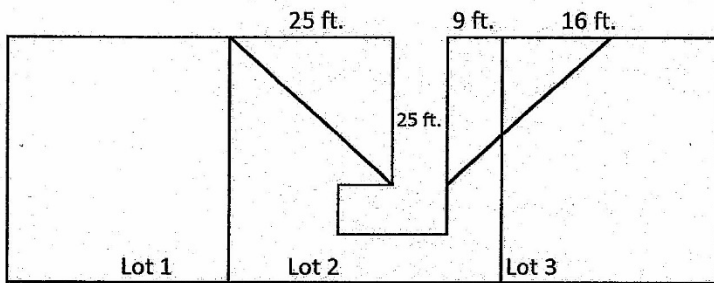
**Lake lots and golf course lots must avoid the addition of plantings, privacy fences, and buildings which obstruct the sightlines of neighbors**

**APPENDIX F**



**Corner Lots at Intersection of Two Streets**

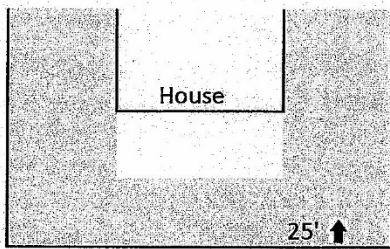
The area between 2 ft. and 8 ft. above ground level in the triangles must be kept clear to allow unobstructed sight lines for drivers, riders, or pedestrians to see each other as they approach this intersection from different directions.



**Lot within 10 ft. of a driveway or alleyway**

Lots 2 & 3 must maintain the unobstructed sight lines in their shared triangle because the property line is within 10 ft. of lot 2's driveway. The other triangle is solely lot 2's responsibility

**Drawings are not to scale. They are for illustrative purposes only.**



Shaded area is sightline area for consideration when reviewing applications for placements within this area of golf Course and Lake Lots.

**Golf Course or Lake**