



THE
RETREAT
AT PARIS LANDING

**VITAL INFORMATION STATEMENT
THE RETREAT AT PARIS LANDING**

This statement is based on estimated costs and current standards set by State, Federal, County and Local laws, and regulations as of October 10, 2024. This information is subject to change without notice.

The parcel being purchased from **THE RETREAT AT PARIS LANDING LLC** (Seller), is / are Lot(s) number(s) 15, in the property development known as THE RETREAT AT PARIS LANDING.

The plat for each unit of the subdivision will be recorded in the office of the Stewart County Register of Deeds, Stewart County Courthouse, in Dover, Tennessee. THE RETREAT AT PARIS LANDING plat for Phase 1 is recorded in Plat Book D, Page 109.

You will receive a copy of the **Declaration of Restrictive Covenants** for THE RETREAT AT PARIS LANDING. All improvements to the property are subject to the Declaration of Restrictive Covenants.

STEWART COUNTY - Resources and Services

Stewart County, Tennessee Offices

Stewart County Courthouse

225 Donelson Parkway, First Floor
Dover, TN 37058

<https://www.stewartcogov.com/index.html>

Stewart County EMA Director

Clint Mathis

117 Donelson Parkway
Dover, TN 37058
Telephone: (931) 232-3014
Emergency: 911

Stewart County EMS Director

Greg Barrow

Emergency: 911
Emergency: (931) 232-6222
Non-Emergency: (931) 232-3093

EMS Station #1

719 Spring Street, Second Floor
Dover, TN 37058

Medical Air Transport

Air Ambulance World

Phone: 888-238-1428
<https://airambulanceworld.com/medical-air-transport/tennessee/dover/>

Stewart County Mayor

Robert S. Beecham

226 Lakeview Drive
Dover, TN 37058
Phone: 931-232-3100 or 931-232-5371

Sheriff's Office

Frankie Gray

314 Cedar St.
Dover, TN 37058
Phone: 931-232-6863 or 931-232-4053

Stewart County Property Assessor

Martha Wallace
Stewart County Courthouse
225 Donelson Parkway, First Floor
Dover, TN 37058
Phone: 931-232-5252

Stewart County Trustee

Laura Crain
225 Donelson Parkway, First Floor
Dover, TN 37058
Phone: 931-232-7026
<https://citizenportal.com/Search/Stewart%20County%20Trustee>

TAXES - Real Estate

The 2024 Stewart County real estate tax rate applicable to the Lots at THE RESERVE AT HIGH FOREST is now calculated at \$1.4862 per hundred dollars of assessed value. The taxes are assessed at 25% of the appraised value of the property. (Ex: \$100,000 appraised lot value / 100 x 25% x \$1.4862 = \$\$371.55) The 2024 tax rate is now set. The Lot Owner will be responsible for real estate taxes when they become due and payable to the Stewart County Trustee starting the tax year 2024, with the 2024 taxes prorated at closing. The prorated taxes will be listed on the settlement statement. (See the Purchase Agreement).

COUNTY ROADS

Ronnie Sumner - Stewart County Highway Superintendent
135 Forge Road
Dover, TN 37058
Phone: 931-232-5477 or 931-232-5968

ADDRESSING

Sunni Stoner, 911 Addressing
Stewart County Emergency Communications Center
117 Donelson Pkwy.
Dover, TN 37058
Phone: 931-232-2205

POSTAL SERVICE

Dover Post Office
326 Spring St
Dover, TN 37058
Phone: 931-232-7338

DEVELOPER / DECLARANT

THE RETREAT AT PARIS LANDING LLC
Contact: Rick Booker
136 Fox Road
Knoxville, TN 37922
Phone: 865-999-0004 or 865-313-2670
Email: rbooker@tnlake.land

SURVEY

F & M Engineering Consultants
25 Court St.
Savannah, TN 38372
Phone: 731-925-2983
Email: ron@fandmconsulting.com

MINIMUM BUILDING SETBACKS (RECOMMENDED)

Front – 30 feet
Rear – 15 feet
Side – 15 feet

COMMON AREAS

Common areas indicated on the Plat are for the non-exclusive use and benefit of all Lot Owners for the purpose of accessing Kentucky Lake during the daylight hours and are an appurtenance to each Lot.

PRIVATE ROADS

Most of the roads in THE RETREAT AT PARIS LANDING are private and will be maintained by TRPL Inc. or its successors or assigns. The maintenance fees will be used for maintenance of the private roads and common areas. The completed road surface will be constructed of crusher run rock.

MAINTENANCE FEES

An annual road maintenance fee of \$1,000.00 shall be assessed against any Lot of which any portion abuts any private road shown on the recorded Plat. Alternatively, an annual fee of \$50.00 shall be assessed against any Lot that has no frontage on any portion of a private road. Such assessments shall be paid by the Lot Owners to TRPL, Inc. or its successors or assigns to maintain the private roads and shall be an automatic lien upon each Lot until paid. If an annual assessment is not paid when due, a late payment penalty of one and one-half (1.50) percent per month of any unpaid assessment (or the highest rate allowed by law, whichever is less) is hereby imposed and assessed for each month or any part of a month that such amount remains unpaid. The annual road maintenance fee may be increased from time to time by TRPL, Inc. or its successors or assigns in its reasonable discretion.

SIGNAGE

For sale signs will be allowed only after the Seller no longer owns any Lots.

UTILITIES AND SERVICE PROVIDERS

ELECTRIC POWER LINES AND FIBER CABLE

THE RETREAT AT PARIS LANDING LLC (Developer) pays Cumberland Electric Membership Corporation (CEMC) and Cumberland Connect, LLC immediately upon invoice. The advance payment is required by CEMC prior to work being started for all costs to complete construction of electric power lines and fiber cable. The Developer will continue to pay CEMC in this manner for all future phases of this project until completed. CEMC controls the starting date and completion of construction after payment is made.

ELECTRIC SERVICE

Cumberland Electric Membership Corporation

District Manager: Bobby Joiner
404 Spring Street
Dover, TN 37058
Phone: 800-987-2362
<https://cemc.org/locations/>

Estimated Cost of Obtaining New Electric Service: The cost of extending the secondary line for power is the responsibility of the Property Owner. Each owner will contact **Cumberland Electric Membership Corporation** to schedule a time for the CEMC representative to meet with you and determine the cost to run the electric service to the site where you intend to have a service connection and build your home. **The property owner will be responsible for having their contractor or electrician set a meter pole prior to service connection by CEMC.**

Current Cost to Establish Residential Electric Service

Membership:	\$ 10.00
Activation charge:	\$ 25.00
Underground charge:	\$100.00 Trenching new lines up to 150 ft.
Temporary service:	\$200.00 New construction power
Security Deposit:	\$250.00 May be waived with good credit
State Inspection:	\$100.00 Estimated cost
Totals	\$685.00

Electric and Fiber Lines Extensions: \$15 per foot

FIBER INTERNET SERVICE

Cumberland Connect, LLC (A subsidiary of Cumberland Electric Membership Corporation)
Phone: 800-987-2362
<https://cumberlandconnect.org/residential/internet/>

TRASH SERVICE

Stewart County Disposal
1932 Highway 79
Dover, TN 37058
Phone: 931-232-9888

SEWAGE - Subsurface Disposal (Septic) System

The Purchaser is responsible for the installation of a Septic System. A Septic Permit issued by Tennessee Department of Environment and Conservation (TDEC) is required to install a Septic System when the owner is ready for Lot improvements.

Septic Permits are issued by Tennessee Department of Environment and Conservation (TDEC):

Nashville Area Counties Office
711 R.S. Gass Blvd.
Nashville, TN 37216
Phone: 615-687-7000
<https://tdec.tn.gov/septic-service-request/>
https://www.tn.gov/content/dam/tn/environment/water/land-based-systems-unit/wr_sds_efo-map-contacts.jpg

Septic Systems / Excavation and Site Clearing / Lot Improvements / Driveways / Underground Utilities

Stacy Property Management

Contact: John Stacy

Phone: 786-255-6369

Email: jstacyclan@gmail.com

Septic Cost

Average cost of a 3-bedroom system is \$7,500

Average cost of a 4-bedroom system is \$8,600

Average cost of a 5-bedroom system is \$9,800

***DO NOT DISTURB ANY PORTION OF THE LOT UNTIL THE SEPTIC PERMIT HAS BEEN ISSUED, AND THE SEPTIC SYSTEM IS INSTALLED. DOING SO MAY VOID THE APPROVAL.**

WELL WATER SERVICE

The source of water at THE RETREAT AT PARIS LANDING will be individual well service and is the responsibility of the Property Owner. A test well was drilled on a 5-acre parcel (Lot 2) to a depth of 300ft. that is producing 8 GPM.

Bingham Brothers Drilling, LLC

735 State Route 3305 S

Eddyville, Kentucky 42038

Phone: 931-232-0570 or 270-388-7003

Email: binghamdrilling@gmail.com

WELL COST

The current cost of drilling per John Bingham

Drilling: \$34 per foot

Steel 6" Casing: \$34 per foot

In the Dover, TN area, a complete well system including pump system installation, well drilling, water lines with pipe and electrical service hookups run to your home, will range between \$8,500 and \$22,550 depending on depth.

ACKNOWLEDGEMENT

The Seller complies with Title VIII of the Civil Rights Act of 1968. We have not and will not directly or indirectly discriminate against a customer based on race, religion, sex, familial status, handicaps, or national origin in our marketing and advertising, our Lot services, or in the terms and conditions of our sales.

THE RETREAT AT PARIS LANDING LLC (Seller), its Broker, and the Sales Representatives will strive to assist all customers in every way possible with their property purchase. However, they cannot give legal advice. To do so violates the law. We encourage customers to contact an attorney of their choice.

The Seller and its Broker are committed to customer satisfaction. Our goal has been, and continues to be, to make a land purchase from our company one of the best experiences in a lifetime. Consistent with this goal, we encourage customers to call if they have any further questions with respect to the land they purchased from our company.

I certify that I have personally inspected the property being purchased by me and understand that there are no promises for future improvements or future value except as expressly stated in the attached purchase agreement. _____ Initials JS. Initials

THIS DOCUMENT IS A SUMMARY OF ITEMS THE SELLER FEELS ARE IMPORTANT TO NEW LOT OWNERS. WHILE WE STRIVE TO ENSURE THAT EACH STATEMENT IS ACCURATE, THE ULTIMATE RELIANCE FOR INFORMATION MUST BE MADE UPON THE ORIGINAL SOURCE OF THIS INFORMATION.

I UNDERSTAND THE FUTURE VALUE OF ANY LAND IS UNCERTAIN AND DEPENDENT ON MANY FACTORS. I HAVE HAD SUFFICIENT TIME TO READ AND UNDERSTAND THIS VITAL INFORMATION STATEMENT PRIOR TO CLOSING. I HAVE NOT RECEIVED ANY ORAL PROMISES OF CONDITIONS BEYOND THOSE ABOVE.

Dated this 17 day of October, 2024.

Purchaser _____ Purchaser _____

Initials JS. Initials