

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
THE PRESERVE AT DALE HOLLOW**
Celina, Tennessee

PREPARED FOR RECORDING
TINY VENTURES, LLC ("Declarant")
A Tennessee Limited Liability Company
551 Soft Ridge Rd.
Celina, TN 38551

**DECLARATION OF COVENANTS,
CONDITIONS & RESTRICTIONS**

FOR THE PRESERVE AT DALE HOLLOW

This Declaration is made by **Tiny Ventures, LLC**, a Tennessee limited liability company (the "Declarant"). Declarant is the owner of certain real property located in Clay County, Tennessee, known as *The Preserve at Dale Hollow* (the "Development"). The Development is a vacation home community that prioritizes nature, tranquility, and privacy.

Declarant hereby imposes the following covenants, conditions, restrictions, easements, and obligations upon the property described in **Exhibit A** (the "Property"). These covenants shall run with the land, shall be binding upon all present and future owners, and shall inure to the benefit of all owners within the Development.

1. PURPOSE & INTENT

The purpose of these covenants is to preserve the natural environment, protect property values, maintain aesthetic standards, and regulate use of the Property in a manner consistent with a peaceful, nature-oriented vacation community.

2. USE RESTRICTIONS

1. **Residential Use Only** – All lots shall be used exclusively for single-family residential purposes, including short-term vacation rentals. Commercial operations are prohibited except for rental activity.
 2. **Nuisances** – Activities that disturb the peace, including fireworks or raucous parties, are prohibited.
 3. **Parking** – Parking is allowed only on driveways or designated parking pads. No on-street parking.
 4. **RVs, Boats, and Trailers** – May be parked only on an owner's property and only in driveways or designated pads. No long-term street storage.
 5. **Commercial Vehicles** – Not permitted within the Development.
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3. ARCHITECTURAL STANDARDS

1. **Exterior Lighting** – Outdoor lighting must be low-voltage, no higher than 5 feet above grade, and downward-facing. Lighting on homes is limited to two sconces per exterior door. Floodlights are prohibited.
 2. **Construction Requirements** – All structures shall comply with applicable building codes. No wells are permitted.
 3. **Tree Preservation** – Removal of healthy trees larger than 8" in diameter requires approval of the HOA Board.
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4. VEHICLES & PARKING

1. **Parking Locations** – Only in driveways or designated pads.
 2. **Recreational Vehicles** – RVs, boats, and trailers allowed only on owner driveways/pads.
 3. **Prohibited Vehicles** – No commercial vehicles.
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5. MAINTENANCE OF PROPERTY

Owners must maintain their lots and structures in a clean, safe condition consistent with community standards.

6. COMMON AREAS

Common areas include the roads, private drives, and the front entrance. These are owned and maintained by the HOA after turnover.

7. HOMEOWNERS ASSOCIATION

1. **Name** – The Preserve at Dale Hollow Homeowners Association, Inc. (the "HOA").
 2. **Developer Control** – Declarant retains full control until all homes in Phase 1 have been sold. During this period, the Board consists of one person appointed by the Declarant.
 3. **Turnover** – Upon sale of all Phase 1 homes, control transfers to homeowners. At that time, the Board shall expand to **five (5)** homeowner-elected directors.
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8. ASSESSMENTS & DUES

1. **Annual Dues** – \$600 per lot, beginning once the HOA is turned over to homeowners.
 2. **Special Assessments** – May be levied by a 2/3 vote of the HOA Board.
 3. **Owner Obligation** – All owners are required to pay dues and assessments, which constitute a lien on the lot if unpaid.
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9. AMENDMENTS

These CC&Rs may be amended by a 2/3 vote of all ownership interests within the Development.

10. TERM & RENEWAL

This Declaration remains in effect for **five (5) years** from the date of HOA turnover to homeowners and automatically renews for successive five-year periods unless modified by the owners.

11. ENFORCEMENT

The HOA and any lot owner may enforce these covenants. Violations may result in fines, suspension of privileges, or legal action.

EXECUTION

Executed this ___ day of _____, 20.

TINY VENTURES, LLC

By: _____

Name: _____

Title: _____

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF _____

On this ___ day of _____, 2025, before me personally appeared _____, known to me to be the person who executed the foregoing instrument on behalf of Tiny Ventures, LLC, and acknowledged the same.

Notary Public
My Commission Expires: _____

EXHIBIT A

Legal Description of Property
(To be inserted with the recorded plat.)

END OF DOCUMENT