

DECLARATION OF RESTRICTIONS  
SUMMER HALL SUBDIVISION

Amendments and Changes  
(Approved 10.26.2010)

**Original Language:**

13. No fencing will be allowed, except as approved by the Planning Committee

**Approved Revision:**

13. No fencing will be allowed unless approved by the Planning Committee. Requests for approval of any fence shall be made in writing and submitted to the Planning Committee and are to include a diagram of the layout, photo, drawing or graphic of fencing style, and description of the fencing material. Chain link fencing is not permitted. No fencing shall be erected until a signed letter of approval has been received by the property owner.

**Original Language:**

14. No trailer, basement, tent, shack, garage, barn or other out-building shall be erected on any lot in the Subdivision, or be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence. Recreational Vehicles, which include, but are not limited to boats, trailers, campers, and motor homes, shall be stored or parked in the area behind each residential structure erected in the Subdivision so as to be concealed from the view of other homes in the Subdivision. These vehicles shall not be stored or parked on the street or in the side or front yard of any home erected in the Subdivision.

**Approved Revision:**

14a. No temporary structure may be allowed to remain on any lot in the Subdivision. This includes mobile homes, tents, shacks, garages, storage sheds, barns or other out-buildings. Only structures that are permanently erected on and secured to a concrete pad or concrete block and are constructed to match the roof, brick and siding of the existing structure shall be permitted. These structures must be built on site and not be of a pre-constructed nature. Structures may not exceed 12 feet in height from the base of the foundation to the peak of the roof and may not occupy a building footprint larger than 200 square feet in area. Structures must meet appropriate and current Knox County building and zoning codes and must meet a set-back minimum of five (5) feet from all property lines. Plans for any structure must be submitted for approval by the Planning Committee prior to construction.\* Construction may not begin until a signed letter of approval has been received by the property owner and the Planning Committee has received a copy of any necessary building permits. A maximum of one outbuilding is permitted per lot.

Structures not permanently affixed to the primary residence may not be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

14b. Recreational Vehicles, which include, but are not limited to boats, trailers, campers, and motor homes, shall be stored or parked in the area behind each residential structure erected in the Subdivision so as to be concealed from the view of other homes in the Subdivision. These vehicles shall not be stored or parked on the street or in the side or front yard of any home erected in the Subdivision.

\* For formal consideration submit the plans in writing to the HOA Planning Committee via P.O. Box 71123 Knoxville, TN 37938-1123. Plans should include a list of building materials to be used, foundation type, plat map with a layout of the out building (dimensions, set backs etc.), and copies of the appropriate building permits from Knox County.