

# *The Pointe at Whitestone*



Paul & Jean Cowell invite you to share the lifestyle they have been privileged to enjoy in the beautiful Paint Rock section of Roane County, overlooking Watts Bar Lake. Home to a wildlife and waterfowl refuge, God's creation has been preserved and protected for your enjoyment. Birdwatching, water sports, hiking, fishing and relaxing are popular pastimes here. When the location of your dream home is as important as the house itself, why not choose the best.

### *Enjoy The Pointe at Whitestone amenities:*

- Underground utilities
- Watts Bar Lake access
- Low Roane County property tax
- Wide, curbed streets
- Access to Whitestone Country Inn amenities:
  - ◆ 12 m. of walking trails
  - ◆ tennis court
  - ◆ shuffleboard & croquet
  - ◆ canoes, kayaks & paddleboats
  - ◆ gourmet restaurant

### *Lot Selling Prices*

|                  |           |                  |           |
|------------------|-----------|------------------|-----------|
| Lot 5 . . . . .  | \$70,000  | Lot 38 . . . . . | \$145,000 |
| Lot 7 . . . . .  | \$70,000  | Lot 39 . . . . . | \$145,000 |
| Lot 8 . . . . .  | \$80,000  | Lot 42 . . . . . | \$140,000 |
| Lot 9 . . . . .  | \$80,000  | Lot 43 . . . . . | \$140,000 |
| Lot 10 . . . . . | \$80,000  | Lot 44 . . . . . | \$140,000 |
| Lot 29 . . . . . | \$150,000 | Lot 45 . . . . . | \$140,000 |
| Lot 30 . . . . . | \$140,000 | Lot 46 . . . . . | \$140,000 |
| Lot 32 . . . . . | \$135,000 | Lot 47 . . . . . | \$130,000 |
| Lot 34 . . . . . | \$135,000 | Lot 50 . . . . . | \$135,000 |
| Lot 36 . . . . . | \$140,000 |                  |           |

Prices are subject to change without notice

***For more information, contact Paul at 865-376-0113.***

## ***Summary of Covenant Restrictions for The Pointe at Whitestone***

- House plans must be approved by a Review Board, and prepared by a qualified architect at least 90 days prior to groundbreaking.
- Landscaping must be included in the plans.
- All homes must be single family residences.
- One-story homes must be at least 2,000 sq. ft.
- Two-level homes must have 1,500 sq ft. minimum footprint/heated area.
- Two-level homes must not have both stories facing the road.
- All homes must have a covered front porch that is at least 200 sq. ft.
- All homes must have garages large enough for at least two full size cars.
- All garages must have a side or rear entry – none with doors facing any street unless approved by the Board.
- Driveways shall be concrete or approved pavers.
- Natural products such as wood, log, brick, stucco or stone must be used for exteriors. No aluminum or vinyl siding.
- Exteriors must be of colors in keeping with the natural surroundings and approved by the Board. No bright colors will be approved.
- Utilities must be underground and in keeping with local ordinances.
- Connections fees are the responsibility of the owners.
- No perimeter fences will be allowed.
- HVAC equipment shall be concealed from view.
- Board must approved all exterior antennas or any electronic devices.
- Mailboxes shall be consistent throughout the neighborhood, as well as exterior lighting and any post structures.
- No detached outbuildings will be allowed without approval from the Board.
- All lot maintenance is the responsibility of the owner, and must be kept neat and attractive regardless of whether the lot is vacant or occupied by a house.
- Trees that restrict lake views from other lots must be removed at owners expense.
- While there is no time restriction on when construction must begin, once it has begun, it must be completed within 12 months.
- No signs allowed except “for sale” signs, street numbers, and/or owners’ names.
- No extended parking of any vehicles, boats, trucks, mobile homes, etc. outside of garage areas. Short term guest parking is permissible, but should not block roadway. No one may park on the street on a regular basis.
- No illegal, noxious or offensive activities; no burning or accumulation of trash or leaves.
- All swimming pools must be fenced with lockable gated entry.
- Pets are to be restrained when outside.
- The Board may amend these restrictions with the consent of 75% of property owners.
- Owners will have access to Whitestone Country Inn boat ramp, outdoors-recreational facilities and walking trails.
- The Owners Association will purchase a shuttle boat to transport Owners to Long Island Marina.
- The Owners Association will determine Association annual dues which must be paid by each homeowner.
- The developer will donate one lot to the Association for community development.