



SWEETWATER ESTATES

CONVENIENT TO KNOXVILLE & CONVENIENT TO CHATTANOOGA

- ***\$1,250 Down***
- ***Owner Financing***
- ***No Closing Costs***
- ***Low Monthly Payments***
- ***No Pre-Payment Penalties***
- ***Protective Covenants***
- ***Warranty Deed***
- ***Immediate Possession***

HURDLE.COM
(770) 554-5263 I-800-762-4851
P.O. Box 9 Loganville, GA 30052

The map displays 22 lots, each with its number, area in acres, and boundary dimensions. The lots are arranged in a grid-like pattern, with some lots being larger than others. Two roads, Randolph Fridley Road and Sands Road, are shown running diagonally through the lots. A north arrow is located in the bottom right corner of the map.

Lot Number	Area (Ac.)	Dimensions (ft.)
1	4.659	703', 246', 207', 561'
2	2.391	481', 208', 207', 561'
3	2.062	400', 232', 202', 853'
4	4.104	853', 202', 420', 216'
5	4.476	934', 1015', 216', 420'
6	4.746	1015', 984', 216', 420'
7	4.053	984', 781', 283', 116'
8	3.121	781', 579', 283', 116'
9	3.874	819', 579', 283', 116'
10	2.063	603', 437', 579', 207'
11	2.493	424', 627', 207', 200'
12	3.321	627', 820', 200', 200'
13	4.212	820', 1016', 1213', 200'
14	5.117	1016', 1213', 200', 200'
15	3.036	682', 680', 179', 154'
16	2.003	535', 450', 194', 208'
17	2.005	373', 258', 194', 208'
18	2.104	327', 223', 201', 200'
19	2.308	496', 511', 200', 200'
20	2.245	482', 198', 200', 200'
21	2.135	420', 151', 68', 438'
22	2.005	622', 438', 151', 68'



DECLARATION OF PROTECTIVE COVENANTS FOR SWEETWATER ESTATES PHASE 1

- 1) This property shall be for one single family private dwelling with customary outbuildings with no structure being used for any type of business or commercial enterprise other than agriculture.
- 2) No single wide mobile, single wide manufactured or single wide modular homes are permitted. Concrete block houses are prohibited. No camper, shack, tent, trailer or any other type of temporary housing shall be erected on any property for temporary or permanent housing or storage.
- 3) No mobile, manufactured or modular home shall be older than 10 years from the date of placement.
- 4) Any manufactured home placed on any property must be completely underpinned within 3 months of placement with a material of either brick, stone or stucco. No exposed concrete block is permitted. No vinyl, aluminum or material other than what has been named will be permitted for underpinning.
- 5) No incomplete or junk type structures shall be permitted on the property. All structures erected shall be fully completed within one year of when a permit from the appropriate governing authorities is issued.
- 6) All swine are prohibited.
- 7) No inoperative or unlicensed vehicles, or parts of same, shall be permitted.
- 8) No dumping or accumulation of trash, garbage, discarded personal effects, or other debris shall be permitted.
- 9) No property shall be subdivided.
- 10) No property may be used as any type of school for any age other than the homeschooling of only full time residents of the home.
- 11) No church, synagogue, mosque or other type of religious house of worship may be built upon any property.
- 12) In the effort to keep a neat and clean community and to promote a healthy lifestyle, any of these Protective Covenants may be enforced by any property owner in the platted community, by the Monroe County Codes Department or by any closely neighboring property owner of the platted community. Should the platted community ever be annexed into the city limits of a municipality, then that municipality may also enforce these Protective Covenants.

DIRECTIONS TO SWEETWATER ESTATES

From Knoxville Area.

Intersection of Interstate 40/75 and Interstate 140 in Knoxville:

Follow I-40 West for 7.3 miles to I-75 South (towards Chattanooga).

Follow I-75 South for 24 miles to Exit #60 (TN-68). Exit and turn left.

Follow TN-68 for 7 miles to Sands Road on the left.

Turn left onto Sands Road.

Follow Sands Road 3.7 miles to the property on the left (see signs) and the land is also on and beyond Randolph Fridley Road.

From Chattanooga Area (Ooltweah)

Apison Pike and I-75 (Enterprise Park):

Follow I-75 North for 51 miles to exit #60 (TN-68). Exit and turn right.

Follow TN-68 for 7 miles to Sands Road on the left.

Turn left onto Sands Road.

Follow Sands Road 3.7 miles to the property on the left (see signs) and the land is also on and beyond Randolph Fridley Road.

From Maryville Area

Intersection of William Blount Drive and Hwy. 411:

Follow Hwy: 411/33 for 23 miles to the Madisonville exit.

At exit, continue straight.

Continue straight for 2/10 mile to Main Street.

Turn right onto Main Street.

Follow Main Street 4/10 mile to College Street N.

Turn right onto College Street N.

Follow College Street for ½ mile to Old Hwy. 68.

Turn left onto Old Hwy. 68.

Follow Old Hwy. 68 for 4.2 miles to Sands Road on the right.

Turn right onto Sands Road.

Follow Sands Road 3.7 miles to the property on the left (see signs) and the land is also on and beyond Randolph Fridley Road.



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