

RIVER'S EDGE SUBDIVISION

(423) 667-0151
 GAIL HOLLAND, DEVELOPER
 PRUDENTIAL REALTY CENTER.COM

River's Edge is one of Chattanooga's most desirable Main Channel Waterfront developments located on Hixson Pike only 10 miles from Northgate Mall in the North Hixson area. It fronts Lake Chickamauga on the main channel of the Tennessee River directly across from the "Bear Trace" Jack Nicklaus golf course. Spectacular views start at \$72,900. Waterfront sites start at \$229,900. The Clubhouse with Pool offers a panoramic view.

Walk to your boat at Harbor Lights Marina right next door. Waterfront lot owners may build a private dock.

River's Edge is restricted to approved builders. Each home design will be reviewed by the developer and/or the architectural control committee to ensure your investment protection.

Restriction Highlights

Minimum square footage for homes adjoining lake:

Single level 2,600 Split level 3,000 Two Story 3,200

Homes not adjoining lake:

Single level 2,200 Split level 2,400 Two Story 2,600

Single Family use only

Home plans, landscape plans, and exterior colors must be approved by the developer

Exterior will be brick, stucco, stone or true lap siding on all sides (No vinyl)

Chimneys must be brick, stucco or stone (any exterior chimney will have a foundation)

Roof pitch must be a minimum of 10/12

Rear elevation, when facing another lot, must be equal quality to the front elevation

Fence Posts must be brick, stone or stucco (if wood is used, it must be 6" x 6" minimum)

Windows must be wood or other material approved by the developer

Home construction must begin within one year after purchase of lot

Lot must be kept mowed and free of debris from date of purchase

Sidewalk must be completed within one year of lot purchase

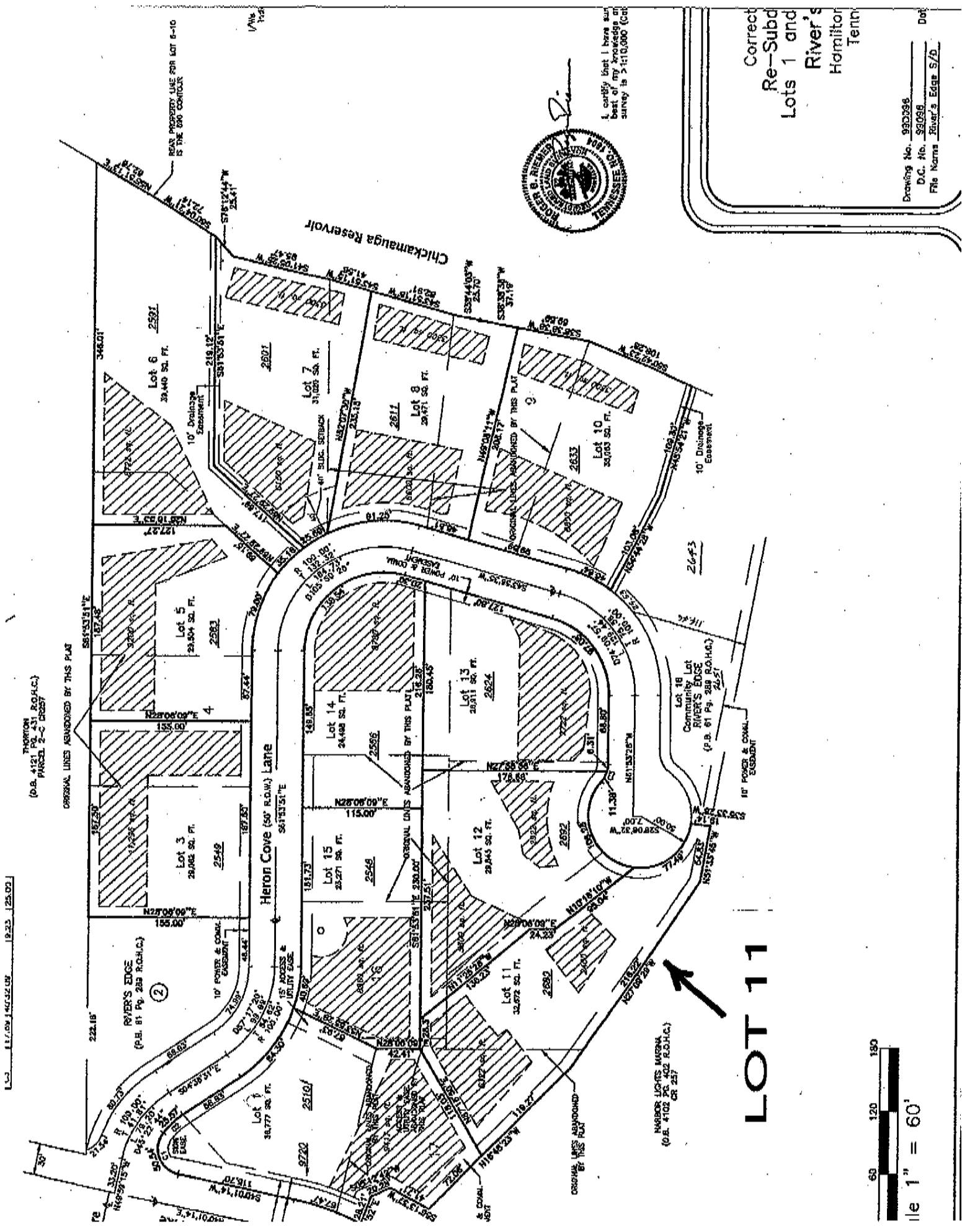
Driveway will be concrete with entry pavers at least 6 feet wide

No boats, boat trailers, motor homes, campers, etc. may be stored within view on property

Home and landscape must be complete, as per plan, before occupancy (sod required)

Gaslights with dancing flame are required at entrance to home

All property owners will be members of the Home Owners' Association and will be assessed an equal share of the maintenance expenses of common properties, i.e., pool, clubhouse, streetlights, etc. *You are advised to review restrictions in their entirety prior to purchase.*



THORNTON
(D.B. 4121, PG. 431, R.O.H.C.)
PARCEL 2-C DDEBT

ORIGINAL LINES ASSUMED BY THIS PLAN

Heron Cove (50' ROW) Lane

Chickamauga Reservoir

LOT 11

HARBOR LIGHTS MARINA
(D.B. 4102, PG. 257)



1" = 60'



I certify that I have an
exact and true copy of the
survey in 2-1110,000 (04)

Correct
Re-Subd
Lots 1 and
River's
Hamilton
Tenn

Drawing No. 990396
D.C. No. 99098
File Name River's Edge S/D