

Cumberland Lakes FAQ's *

1. Are city utility services (sewer, water, gas) available? We are a well water, septic tank, and propane community, as we do not have city services (city water, natural gas, or city sewer) directly available. Electricity provider is Volunteer Energy Cooperative.
2. Are Internet and TV services available? We do have Internet DSL, cable and satellite Internet, and Dish/Direct TV and Spectrum are in our area. Spectrum service and availability can be limited and should be verified with Spectrum.
3. What is the minimum square footage required for building a home? All new home construction must have a minimum of 1600 square feet of heated living space.
4. Can I have a mobile home? No
5. What is the time limit to build? The property owner has one year from AECC approval to complete all building projects including new homes. After one year, the property owner can request a 6-month extension.
6. Can I live in a RV on my property? Only with approval of new home construction and only until the construction is complete. After that, you can store your RV on your property.
7. I bought a lot now where is it? The Tennessee Property Data website, <https://tnmap.tn.gov/assessment/> lists all Cumberland County property by Parcel Number, Owner Name or Property Address.
8. What is the first thing I should do to begin building? The Cumberland Lakes webpage "AECC Rules/Regs/Forms" is your first step and select "AECC Requirements and Restrictions". This document will tell you everything to request new construction.
9. Does the POA recommend building and other contractors? No.
10. Can I just build a garage on my lot without a house? No.
11. I have two lots side by side. How do I build across the lots? Cumberland County Property Assessor's Office requires conjoining the properties. The POA annual assessment status would remain at two lots.
12. Why are there POA annual fees? The fees pay for maintenance, mowing, community center utility costs, POA insurance fees, taxes, lakes and dam maintenance. Plus, general costs maintaining the association's property values.
13. Can I have chickens, horses or pigs on my CL property? Afraid not.
14. Who is responsible for the roads in Cumberland Lakes? Cumberland County.
15. Do all property owners have access to the lakes? Yes! The lakes are private and accessible to all CL property owners in good standing. There are two community owned gated ramps for property owner access. All lakes and ponds are strictly no-gas motor boating.
16. Can I run an Airbnb or Vacay place in Cumberland Lakes? As beautiful as Cumberland Lakes is, it is strictly a residential community. Please see the Short Term Rental Restriction found under "Information for Realtors" on the home page of the web site.

*Please consult all documents concerning buying property and/or building in Cumberland Lakes.

These documents are found on www.cumberlandlakes.net and include:

[Cumberland Lakes Covenants and Restrictions](#)

[AECC Rules, Regulations and Forms](#)

[Cumberland Lakes Property Owners' Association By-Laws](#)