

RESTRICTIONS PERTAINING TO WOODMOOR

1. No building shall be erected or maintained on any lot in Woodmoor other than a private residence and a private garage for the sole use of the owner or occupant.
2. Only single family residences shall be constructed and these residences shall have a minimum square foot area of at least 1200 square feet of heated living area; garage, car-ports, and utility are not included.
3. Any garage or out-building erected or maintained must conform in appearance and construction to the residence on such lot.
4. No part of said premises shall be used for commercial or manufacturing purposes.
5. No Mobile Homes or Modular Homes or Camp Trailers or camping of any kind will be permitted.
6. No Pre-Fabricated housing of any kind will be permitted.
7. No building shall be erected or maintained on any lot in Woodmoor closer than 30 feet from front lot line, nor closer than 10 feet from side lot line, nor closer than 25 feet from back lot line.
8. Outside of house must be brick, stone, or brick veneer.
9. No vehicle of any kind that does not run will be allowed on any lot for over 30 days.
10. No outside toilet or privy shall be erected or maintained on this property. All sanitary plumbing shall conform with the minimum requirement of the Health Department of Rhea County and the State of Tennessee.
11. No lot in Woodmoor can ever be subdivided into a smaller lot than is set forth in the original plot.
12. All driveways will be required to have driveway tile at the point where the driveway meets the street, where needed. Tile will be of sufficient size to insure good drainage. In event of dispute, then County Road Supervisor of Rhea County, Tennessee, will determine the size of tile to be used.
13. During construction, the lot owner will restore road where any damage has been done to said road.
14. No animals or birds other than household pets shall be kept on any lot in Woodmoor.
15. Easements are reserved along and within 5 feet of the rear line, front line, and side lines of all this Sub-Division for the construction and perpetual maintenance of conduits, poles, wires, and fixtures for electric lights, tele-phones, water mains, sanitary and storm sewers, road drains, and other public and semi-public utilities, and to trim trees which may interfere or threaten to interfere with the maintenance of such lines with right to ingress to and egress from and across said premises to employees of said utilities.
16. These conditions and restrictions shall be binding upon all lot owners of this property.

September 3, 1973

Owners:

*A. B. Gallowsay*  
*Wm. G. Gallowsay*

STATE OF TENNESSEE, RHEA COUNTY  
 The following instrument and certificate were noted in  
 Note Book 5, Page 64 at 10 O'clock PM Sept 4 1973  
 and recorded in plat Book 3, Series        Page 167  
 State Tax Paid \$        Fee        Recording Fee        Total \$       

Witness My hand.  
 Receipt No.       

*Glenn Eugene Best*  
 Registrar