

This conveyance is subject to the following restrictions which shall run with the land and be binding on the grantee herein and all future owners:

1. All of the lots in this development shall be, and be known and described as residential lots;
2. No single-family detached dwelling house shall be erected or permitted to remain on the property unless it contains within the enclosed living area, which is 1,300 square feet for a single-level home and 1,600 square feet for a two-story home, with a minimum 800 square feet on the first level of two-story homes;
3. No building shall be located on this property nearer than fifty (50) feet to the front lot line, nearer than fifteen (15) feet to any said lot line or thirty (30) feet to the rear lot line;
4. Only one (1) dwelling house shall be erected or maintained on any one lot. Contiguous lots may be combined if the lots have the same owner, for the purpose of erecting an approved dwelling house thereon;
5. A perpetual easement is reserved on each lot, as shown on the recorded plat, for the construction and maintenance of utilities such as electricity, gas, water, sewerage, drainage, etc., and no structure of any kind shall be erected or maintained upon or over said easement;
6. All buildings or structures of any kind constructed on any lot shall have full masonry foundations, and no exposed block, concrete or plastered foundations shall be exposed on the front or sides.
7. No fences will be allowed on a lot except with the express permission of the developer;
8. Garages shall be designed to be compatible with the architecture of the home. Garage doors shall be of the overhead type;
9. No poultry, livestock or animals shall be allowed or maintained on any lot at any time except the keeping of dogs, cats or other household pets is permitted, providing they are not kept for commercial purposes;
10. All of the lots in the development must, from the date of purchase, be maintained by the owner in a neat and orderly condition;
11. Before any dwelling on a lot shall be occupied, a septic tank or sewage disposal system constructed in accordance with the requirements of the Tennessee State Board of Health shall be installed;
12. The majority of the trees may not be removed from any lot except in the area of the lot upon which the house and driveway are to be constructed;
13. No television antenna, dish, radio receiver or sender, or other similar devices shall be attached to or installed on the exterior portion of any dwelling or other structure on the property without prior written consent of the developer;

14. Cars owned by lot owners shall be parked only in the owner's garage or driveway. No inoperable vehicle, tractor or other machinery shall be stored outside the premises at any time;
15. All buildings or structures of any kind shall have an exterior of masonite, vinyl, brick, stone or cedar siding;
16. No mobile or modular homes shall be permitted on the property; and
17. Each residence constructed upon a lot in said subdivision must be served by a driveway constructed of hard surface materials such as concrete, brick, exposed aggregate, or pre-cast pavers. All other hard surface materials must be approved by the developer. Said driveway should be completed within twelve months from the date of commencement of construction of any dwelling.