

Creekview

Tennessee.

Subject to prior reservations of and excluding from this conveyance the coal, oil and gas in and under said land with right to remove the same.

This conveyance is subject to any and all power lines, water lines, or easements for same, regardless of whether same are actually of record, exist or henceforth may exist or be constructed.

This conveyance is subject also to the following limitations and restrictive provisions which shall run with the lands and which are a part of the consideration hereof, to which the parties hereto expressly agree, and by acceptance hereof, the grantees herein expressly agree:

1. The grantee or grantees or their assigns or successors in interest shall use the property exclusively for residential purposes and shall not re-subdivide the acreage herein conveyed.
2. Fencing on any lot on the property herein conveyed shall be limited to woven wire, chain link, painted wood, or split rail; and other fencing, expressly barbed wire fencing, shall specifically be prohibited.
3. Any building or buildings constructed on any lot on the property herein conveyed shall be no closer than 30 feet from any adjoining property line.
4. The property shall be restricted to single family type dwellings containing not less than 1500 square feet with at least 1000 square feet on the first floor, and in addition to one other out-building for garage and/or storage.
5. Driveways shall be a hard surface of asphalt, concrete, or another similar substance.
6. No dwelling shall contain exterior finish of concrete blocks, tar paper, or rolled type siding or asphalt type siding.
7. Mobile or modular homes shall not be located on the property herein conveyed either permanently or temporarily.
8. No horses, cattle, swine, poultry, or livestock will be kept or maintained on the property.
9. Garbage, waste, and refuse will be held for collection in containers.
10. No part of the property herein conveyed will be used for the purposes of a junkyard nor for a collection, or storage area, or maintenance area, or parking area for junk, wrecked or stripped automobile.

Allardt Land Company, Inc. reserves the right to deal freely with restrictions in succeeding conveyances of property located elsewhere in the subdivision and in its sole discretion may vary, modify, add to, or omit such restrictions as it sees fit.

