

Prepared by  
Thomas C. Coleman, Jr.  
Attorney at Law  
106 N. Main Street  
Jamestown, TN 38556

## RESTRICTIONS TOWER PLACE SUBDIVISION

Conveyance to any grantee or grantees of any portions of those lands conveyed by DR. R. LEONARD, JR. and wife, CYNTHIA S. CARROLL, from the tract or parcel of land as shown by the survey of record in Plat Book 3 Page 106 of the Register's Office of Fentress County, Tennessee, which tract is made up of portions of Deed Book I-6 Page 586 and Deed Book U-6 Page 186 of the Register's Office of Fentress County, Tennessee, to which reference is hereby made for a full and complete description and for any other purpose, shall be made subject to the following conditions, covenants, reservations and restrictions:

1. That said property shall be used solely and only for residential purposes. However, this shall not be construed so as to prohibit the owner from renting or leasing the property so long as it is leased or rented for residential purposes only.
2. That no outside toilet facilities, privies, junk automobiles or other type of junk shall be maintained on said land.
3. That no temporary building shall be maintained on said land.
4. Any grantee or grantees or their assigns, heirs or successors in interest, shall not subdivide the said property conveyed to them in said subdivision, but the property shall remain intact as a single unit and any grantee or grantees or their heirs, assigns or successors shall use the property exclusively for residential purposes.
5. No grantee or grantees nor their heirs, assigns or successors in interest, may use any tract in the subdivision for streets, highways or roads without the consent, in writing, of the developer, and after the completion of the development, without the consent of the no less than 2/3rds of the property owners within the subdivision.
6. Fencing on any lot in the subdivision shall be limited to woven wire, chain link, painted wood or split rail and other fencing, but expressly prohibiting barbed wire fencing.
7. The property shall be restricted to one single family type dwelling for residential purposes, containing not less than 1400 square feet living space.
8. Of any building, other than an outbuilding, constructed within the subdivision, no less than 50% of the exterior of the dwelling shall be brick, stone, board, and batting or other similar construction, including fine log. No dwelling shall contain exterior finish of concrete blocks, tar paper, rolled type siding or asphalt type siding, but may have vinyl siding.
9. All pets shall be kept under fence or on leash.
10. No swine, poultry or other livestock shall be kept or maintained within the subdivision.
11. No noxious or offensive activity or activities which would be an annoyance or nuisance shall be done within the subdivision.
12. Garbage, waste, and other refuse shall be held for collection in containers. No dumping of garbage or junk will be allowed on the premises of any lot.

13. The restrictions, enumerated are complete and may not be added to, however they may be altered or deleted by the developer with the approval of 2/3 of the property owners within this subdivision.

14. Parties agree that all state and local building codes must be complied with.

Said Restrictions shall run with the land and be appurtenant thereto and shall be binding on any heirs, successors and assigns of those taking property from the above described premises.

DEVELOPER:

Rheonard Leonard, Jr.  
DR. R. LEONARD, JR.

Cynthia S. Carroll  
CYNTHIA S. CARROLL

STATE OF TENNESSEE

COUNTY OF FENTRESS

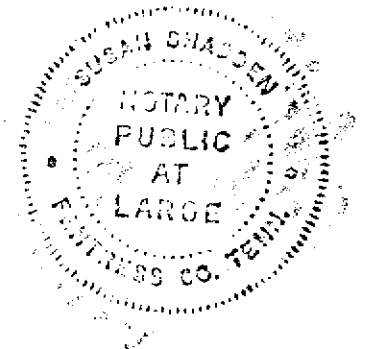
Personally appeared before me, a Notary Public, the within named bargainors, DR. R. LEONARD, JR. and wife, CYNTHIA S. CARROLL, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Jamestown, Tennessee this the 26<sup>th</sup> day of September, 2000.

Susan Shadden  
NOTARY PUBLIC

My Commission Expires:

05-21-02



FENTRESS COUNTY, TENNESSEE

Receipt #: 19830

11:48 AM, On September 26, 2000

Recorded in Book 4 Pages 812 - 813

State Tax \$ 0.00 Register \$ 0.00

Recording \$ 8.00 DPFE \$ 2.00

TOTAL RECORDING AMOUNT \$ 10.00

Register Of Deeds : L. FAYE STEPHENS

Deputy Register : MARTI REXROAT

Inst # 2000123401-LR year: 2000

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