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2 PGS:AL-RESTRICTIONS	
BATCH: 145312	
08/12/2020 - 10:45:00 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

Prepared By: Charlton Guffey
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 Cookeville, Tennessee

STATE OF TENNESSEE, CUMBERLAND COUNTY
JUDY GRAHAM SWALLOWS
 REGISTER OF DEEDS

FERRY BEND TRAIL

RESTRICTIONS

RANDY MILLER, acting as Owner of the following Ferry Bend Trail lots in Cumberland County, Tennessee establishes the following RESTRICTIONS to govern lots identified as:

Lot 1 - Map 3, Parcel 7.00, Lot 2 - Map 3, Parcel 7.02, Lot 3 - Map 3, Parcel 7.03, Lot 4 - Map 3, Parcel 7.04, Lot 6 - Map 3, Parcel 7.06, Lot 7 - Map 3, Parcel 7.07, Lot 8 - Map 3, Parcel 7.08, Lot 9 - Map 3, Parcel 7.09, Lot 10 - Map 3, Parcel 7.10, Lot 11 - Map 3, Parcel 7.11, Lot 12 - Map 3, Parcel 7.12, Lot 13 - Map 3, Parcel 7.13, Lot 14 - Map 3, Parcel 7.14, Lot 15 - Map 3, Parcel 7.15, Lot 16 - Map 1, Parcel 1.00, Lot 17 - Map 1, Parcel 1.01, Lot 18 - Map 1, Parcel 1.02, Lot 19 - Map 1, Parcel 1.03, Lot 20 - Map 3, Parcel 7.17, Lot 21 - Map 3, Parcel 7.18, Lot 22 - Map 3, Parcel 7.19, Lot 25 - Map 3, Parcel 7.23, Lot 26 - Map 3, Parcel 7.24, Lot 27 - Map 3, Parcel 7.25, Lot 28 - Map 3, Parcel 7.26, Lot 30 - Map 3, Parcel 7.28, Lot 31 - Map 3, Parcel 7.29, Lot 32 - Map 3, Parcel 7.30, Lot 33 - Map 3, Parcel 7.31, and 2.10 Acres - Map 3, Parcel 7.20.

THE ABOVE IDENTIFIED LOTS ARE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. That the property shall be used solely and only for residential purposes, other than those expected above. However, this shall not be construed so as to prohibit the owner from renting or leasing the property so long as it is rented or leased for residential purposes.
2. That no outside toilet facilities, privies, junk automobiles or other type of junk shall be maintained on this said land.
3. That no temporary building shall be maintained on said land other than for small storage buildings.
4. The property shall be restricted to single family type dwelling for residential purposes containing not less than 900 square feet heated living space and in addition to one other out building for garage and/or storage,
5. No swine, poultry or other livestock shall be kept on maintained within the subdivision with the express exception that horses or cattle may be so maintained.
6. No obnoxious or offensive activity or activities which would be an annoyance or nuisance shall be done within the subdivision.
7. 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.
8. No mobile homes or modular homes allowed.
9. Any construction started must be completed within 12 months of starting date.
10. The clearing of any said land must be approved by the developer.
11. Once any lot has been cleared and prepared for construction, no tree over six(6) inches in diameter shall be cut or destroyed.
12. Homes built next to Clear Creek must be at least 150 feet from the creek, starting from the center of the creek, not to disrupt any soil 50 feet from the bank of the creek causing any erosion or unwanted drainage into Clear Creek which is governed under the Federal Wild and Scenic Rivers Act and protected under the Obed Wild and Scenic Rivers Rules and Regulations.

*P. U.
Ferry
Bend
Trail*

13. Once a general warranty deed is recorded, the buyer obtains all responsibility of erosion control, groundwater protection and prevention, and any/all other measures taken to prevent erosion.

14. The type of exterior design, material, and appearance of all structures on any lot shall be uniform.

15. Any grantee or grantees or their assigns or successors in interest shall use the property exclusively for residential purposes and shall not be subdivided or used for commercial purposes.

16. Fencing on any lot shall be limited to woven wire, chain link, painted wood, or split rail. Other fencing, expressly barbed wire fencing, shall specifically be prohibited. Such fencing shall encompass the back part the lot beginning at the back corner of the house or permanent dwelling.

17. No dwelling shall contain exterior finish of concrete blocks, tar paper, or rolled type siding or asphalt type siding. No tar paper shack, or small portable buildings, such as school buses, van bodies, or similar objects for the purpose of permanent dwelling or living space will be permitted on the property.

18. No part of the aforementioned property 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 automobiles.

19. The restrictions enumerated are complete and may not be added to; however, Randy Miller reserves the right to deal freely with restrictions in succeeding conveyances of property previously identified in theses restrictions and located in the Ferry Bend Subdivision and general area and in his sole discretion may vary, modify, add to, or omit such restrictions as he sees fit.

20. All state and local building codes must be complied with.

IN WITNESS THEREOF, this declaration has been duly signed by the owner of the following lots of Ferry Bend Estates: Randy Miller, this 17 day of August, 2020.

Randy Miller
RANDY MILLER

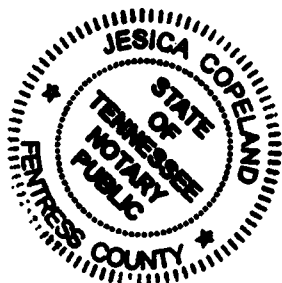
STATE OF TENNESSEE

COUNTY OF FENTRESS

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid County and State, Randy Miller, the within named bargainer, with whom I am personally acquainted, or who was proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 12 day of August, 2020.

7-27-22
Commission Expiration Date



Jessica Copeland
Notary Public