

Restrictive Covenants for Log Cabin Road Subdivision

This declaration of restrictive covenants is declared this date by Larry Watson (hereinafter referred to as developer) and any and all persons, firms or corporations hereinafter acquiring any of the within property.

Whereas, Developer is the owner of a subdivision in Henry County, Tennessee, known as Log Cabin Road Subdivision. A plat of the same being recorded in Plat cabinet E, Slide 116, Registers Office of Henry County, Tennessee; and,

Whereas, it is to the benefit, interest and advantage, of the developer and of each and every person or other entity hereafter acquiring any of the within described property that certain covenants and restrictions governing and regulating the use and occupancy of such property be established, set forth and declared as covenants running with the land;

Now therefore, in consideration of the premises, the developer agrees with any and all persons, firms, corporations or other entities hereafter acquiring all or any portion of the real estate shown on said Plat referred to above, that the same and is hereby subjected to the following restrictions, covenants and conditions relating to the use and occupancy thereof;

Terms- These covenants shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, or upon an instrument signed by a majority of the owners of at least 2/3rds majority agreeing to change said covenants in whole or part.

Enforcements- Enforcements shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or recover damages.

Severability- Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Dwellings All lots in Log Cabin subdivision shall be used for private, residential purposes only. No residents shall be used or run as a commercial type business as such. All dwellings must have an attached, semi attached, or detached private garage for the parking of at least two automobiles, with closable doors. Open carports shall not be allowed. Detached garages, outbuildings or the like are permitted but must be of similar materials and building style to residents. All foundations must be covered with brick, stone, drivet materials, so as to match house.

Setbacks and Min. sq. ft. No building shall be erected on any lot nearer than 30' to the front line including garage or porches, and 10' from side lines, 20' from back lot line. Variance is

possible if approved by developer. Any dwelling to be erected shall be a minimal of 1500 heated sq. ft. for single story, 1 1/2 or 2 story buildings shall be 1000 sq. ft. minimum on first floor, excluding basement. No dwelling shall be any higher than 2 1/2 story, excluding basement.

Construction Techniques All buildings constructed shall be of new materials, the exterior shall be brick, stone, drivet, fiber board, or vinyl siding, or combination of such. No exposed concrete block is permitted. No log home, or A frame type houses, or any premanufactured type dwellings shall be placed in subdivision. No structure of temporary character, trailer, basement, shack, garage, barn, or other out buildings shall be used on any lot at any time as a residence, either temporary or permanent. Construction or storage trailers are permitted while homes are being constructed.

Driveways All driveways shall be of hard surface materials of either concrete or bituminous paved surface.

Parking Keeping of any automobiles or vehicles which are not in use or running condition shall be prohibited. Others shall be kept in driveways or garage. Parking on road is permitted, only if needed on special occasion of temporary use and so as not to block other traffic from coming or going.

Activities No noxious or offensive trade or activity shall be carried out upon any lot, nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood such as noise from people's action or pets.

Animals No poultry, livestock, or animals shall be allowed or maintained on any lot at any time, except that keeping of no more than two dogs or cats or household pets. (Pit bull or rockwalers not allowed) Others shall be kept in fence or indoors.

Fences No fence of any kind may be extended toward the front property line beyond the front wall of the residence with the exception of those joining Log Cabin Hwy. which may run next to said road only to front line.

Yards and Lots Weather permitting within six months after completion of any dwelling, all property must be graded, seeded, and landscaped with at least 10 pieces of shrubbery. It is the obligation of the owner of each lot to mow and keep the property in a presentable condition. The absolute right is reserved by the developer to cut grass and weeds at the lot owners' expense on any unimproved lot that is neglected or left unsightly by owner.

Lot line Variances In the event that two or more lots are combined for the construction of a single residence the provisions of these restrictions shall apply only to the outside lot lines, the interior lines to be abolished. Dividing a lot of original plotted size to be made smaller is prohibited

Signes No signs of any kind shall be exhibited in any way on or above the property other than 1 sign advertising for sale or rent, no larger than 5 sq. ft.

Appearances No debris, trash, junk, old lumber, or unsightly objects, shall be left or moved in or maintained on dwellings of lot at any time. All television satellite receivers shall be located on the back of house or lot.

Drainage The natural drainage of any lot shall not be disturbed where driveways are constructed across a natural drainage way, storm water drainage pipe of adequate size must be provided. The grades of all lots shall not be materially altered or changed so as to adversely affect or interfere with any other lot.

Utilities All utilities must be underground from utilities right of way to the house or separate buildings.

Mailboxes Mail boxes for each lot will be provided by or approved by developer, the size and style of which will be the developer's choice.

Outside AC and Heat units Air condition and Heating units shall be screened or landscaped so as not to be visible from the street.

Retaining walls and Landscaping walls Any retaining walls used for basement or grading purposes can be pored wall or matching brick. Landscaping structure shall be matching brick or landscaping blocks or faced materials, no exposed concrete blocks permitted.

Sewage Septic systems must be for each privet dwelling and installed by hcath department regulations.

Well system Privet well system for each house, not to be shared by adjoining lots.

Note: Any need or necessary changes may be addressed to developer or adjoining property owners for necessary legitimate changes needed.