

GREENACRES SUBDIVISION RESTRICTIONS

Conveyance to any Grantee or Grantees of any portion of those lands described in Tract No. Two in the conveyance by Escol Norman and wife, Maxine Norman unto Glen Clark dated March 19, 1993 and recorded in Deed Book H-7, Page 392 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 including terms thereof shall be made subject to the following conditions, covenants, reservations and restrictions on the 19 Lots described in Plat Book 3, Page 52 of the Register's Office of Fentress County, Tennessee:

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 as long as it is leased or rented.
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 other than for small storage buildings. This expressly excludes from the property Mobile Homes. However, it does not exclude Modular Homes or Doublewide Mobile Homes (larger than 20' wide and 48' long or over 900 square feet) that are on concrete base foundation. The concrete base foundation shall be laid 30 days prior to placing any structure, modular home or doublewide mobile home on the premises with the approval of developer.
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 2/3 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 other than on the northern edge of Lots #10 and 11.

Prepared By:
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ATTORNEY AT LAW
JAMESTOWN, TN. 38556

7. Any building or buildings constructed on any lot in the subdivision shall be no closer than 30 feet from any adjoining property line.

8. Any grantee or grantees, their successors and assigns, shall have no driveway other than the driveway connecting directly with the road build by the property developer, being the road designated as Greenacres Road, and all property owners must enter the subdivision through the main entrance constructed by the property developer called the Greenacres Road.

9. The property shall be restricted to one single family type dwelling for residential purposes containing not less than 1200 square feet living space with at least 1200 square feet on the first floor, and in addition to one other outbuilding for garage and/or storage.

10. No dwelling shall contain exterior finish of concrete blocks, tar paper, roiled type siding or asphalt type siding but may have aluminum or vinyl siding. All buildings shall be neat and trim

11. All pets shall be kept under fence or leash.

12. No swine, poultry or other livestock shall be kept or maintained within the subdivision with the express exception that horses or cattle may be so maintained provided that no grantee or grantees shall maintain more than 2 mature animals on any acre of ground.

13. No noxious or offensive activity or activities which would be an annoyance or nuisance shall be done within the subdivision.

14. Garbage, waste and other refuse shall be held for collection in container. No dumping of garbage or junk will be allowed on the premises on any lot.

15. No Lot shall be subdivided.

16. The restrictions inumerated 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.

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



GLENN CLARK, Developer

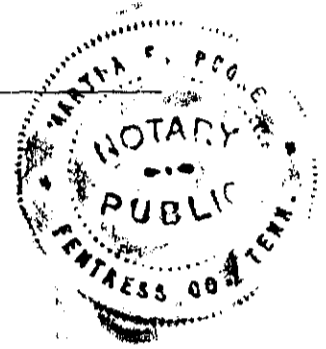
STATE OF TENNESSEE

COUNTY OF FENTRESS

Personally appeared before me, a Notary Public, the within named bargainer, **GLENN CLARK**, 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 7th day of April, 1994.

Martha F. Poore
NOTARY PUBLIC



My Commission Expires:
9-19-94

STATE OF TENNESSEE, FENTRESS COUNTY

The foregoing instrument and certificate were noted in
Note Book 10 Page 78 At 1:36 O. Clock P. M. 4-11 1994
and recorded in Misc Book 60 Series Page 382
State Tax Paid \$ Fee \$ Rec. Fee \$ 12.00 Total \$ 12.00
Witness my hand
Receipt No. 1484635

Robert J. Amme
Registrar