

Deed Restrictions Applying to Units 1, 2, 3 and 4 of
Meadowood Subdivision

1. No building shall be erected or maintained on any lot in this subdivision other than a private residence and a private garage for the sole use of the owner or occupant, his assigns or lessees.
2. No old, used building or part thereof shall be moved onto any lot in this subdivision. All construction is to be of new material.
3. No new building shall be used for human habitation until the plumbing, electrical wiring and exterior finish are completed.
4. No fence shall be permitted to extend nearer to the street than the property line at the street right of way. Minimum set back line is shown by plat of subdivision recorded in the Register's office of Henry County, Tennessee. No structure shall be located nearer to the back lot line than 15' or nearer to the side lot line than 10'.
5. No animals or birds, other than household pets, shall be kept on any lot.
6. No mobile homes shall be permitted on any lot in this subdivision.
7. No temporary living quarters shall be permitted on any lot in this subdivision, except a travel trailer or motor home may be used for a period up to six months while permanent home is under construction. Sanitary disposal of waste must be provided for at all times.
8. No lot in this subdivision shall be used for commercial or manufacturing purposes, except that any residence may be rented or leased for residential purposes.
9. All lots shall be restricted to houses having a minimum heated floor area of 1000 square feet.
10. Easements are reserved along and within ten feet of the front and five feet of rear and side lines of all lots in this subdivision for the construction and perpetual maintenance of conduits, poles, wires and fixtures for electric lights, telephones, water mains, sanitary and storm sewers, road drains and other public and quasi-public utilities; and the owners and developers of the subdivision or their agents or the employees of said utility companies shall have the right to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress and egress to, from and across said premises to employees of said utility companies. It is understood and agreed that it shall not be considered a violation of the provisions of the easements above reserved if wires or cables used in connection with such utilities shall pass over some portion of said lots not within the five foot strip so long as such utility lines do not hinder the construction of buildings on any lots in this subdivision.
11. Any signs displayed on any lot shall be limited to those advertising property for sale or rent, except one professional sign not exceeding one square foot in size may be displayed.
12. These conditions and restrictions shall be binding upon all owners of lots in Meadowood Subdivision, their heirs and assigns, and successors in title to said lots. If the owner of any lot in this subdivision or any other person shall violate any of the covenants herein, it shall be lawful for any person or persons owning other property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating any such covenant for the purpose of preventing him or them from so violating said covenant(s) or to recover damages for such violation(s).