

RESTRICTIONS ON CEDARCREST SUBDIVISION
PHASE 1

ROY L. PELFREY HEREBY DECLARING HE IS THE LAWFUL OWNER IN FEE SIMPLE OF ALL LOTS OF CEDARCREST SUBDIVISION, AS SHOWN ON PLAT BOOK 108, PAGES 16 AND _____, IN THE REGISTER, S OFFICE OF HAMILTON COUNTY, TENNESSEE, DESIRING TO PROMOTE THE DEVELOPMENT THEREOF AS A RESIDENTIAL SUBDIVISION, AND FOR THE PROTECTION OF IT, ITS SUCCESSORS IN TRUST OR ASSIGNS, AND THE PROTECTION OR FUTURE OWNERS OF ANY ONE OR MORE OF SAID LOTS, DOES HEREBY IMPOSE UPON ALL OF SAID LOTS, THE FOLLOWING RESTRICTIVE COVENANTS WHICH SHALL RUN WITH THE LAND FOR A PERIOD OF THIRTY (30) YEARS, TO WIT:

1. THAT LOTS ARE FOR RESIDENTIAL USE ONLY.
2. THAT ONLY SINGLE, ONE FAMILY DWELLINGS BE ERECTED, HOWEVER DEVELOPER RESERVES THE RIGHT TO USE LOTS FOR OTHER RESIDENTIAL PURPOSES.
3. NO UNSIGHTLY DEBRE TO WIT, CONSTRUCTION MATERIALS, TREES, STUMPS, INOPERABLE VEHICLES, TO BE LEFT ON THE LOTS.
4. THAT ALL DWELLINGS ERRECTED SHALL HAVE A LIVABLE SQUARE FOOT AREA OF AT LEAST 1000 SQ. FT. SINGLE FLOOR AREA AND 1500 SQ. FT. MULTIPLE FLOOR AREA, EXCLUSIVE OF OPEN PORCHES, GARAGES, CARPORTS.
5. ALL DWELLINGS TO ROOFING SHINGLES: STANDING SEAM METAL OR AS APPROVED BY DEVELOPER.
6. ALL FINISHED LOTS MUST HAVE A DRIVEWAY CONSISTING OF CONCRETE OR ASPHALT, MINIMUM LENGTH 30 FEET,
7. ALL DWELLINGS TO HAVE A MASONARY FOUNDATION. WITH NO CONCRETE BLOCKS SHOWING IN FRONT COVER WITH BRICK, STONE, STUCCO, OR AS APPROVED BY DEVELOPER.
8. ALL DWELLINGS MUST HAVE A FRONT PORCH CONSISTING OF AT LEAST 24 SQUARE FT.
9. ALL OUTBUILDINGS TO MATCH DWELLING, OR AS APPROVED BY DEVELOPER.
10. ALL DWELLINGS TO BE OF NEW MATERIALS, OR APPROVED BY DEVELOPER.
11. NO SINGLE WIDE MOBILE HOMES OR TRAILERS WILL BE PERMITTED. ONLY DOUBLEWIDE MANUFACTURED OR MODULE HOMES ARE ALLOWED.

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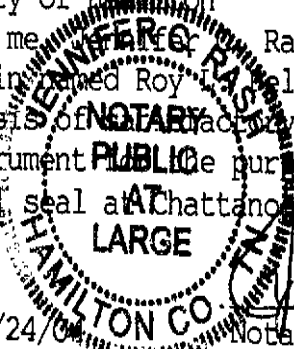
- 12. NO FARM OR EXOTIC ANIMALS TO BE KEPT ON LOTS, ONLY DOMESTICATED PETS SUCH AS CATS OR DOGS, THEN TO BE KEPT IN FENCED AREA OR ON LEASH.
- 13. DEVELOPER RESERVES THE RIGHT TO CHANGE, DELETE, OR ADD TO THESE RESTRICTIONS AT ANY TIME.
- 14. DEVELOPER RESERVES THE RIGHT TO GIVE VARIANCES TO ANY AND ALL RESTRICTIONS.
- 15. AFTER DWELLING IS IN PLACE LOT MUST HAVE FINISHED GRADING, WITH SOIL BEING BROUGHT TO TOP OF CURB, MUST BE SEEDED AND STRAWED FROM CURB TO BACK OF DWELLING.

EACH AND EVERYONE OF THE AFORESAID COVENANTS, CONDITIONS, AND RESERVATIONS SHALL ATTACH TO AND RUN WITH EACH AND EVERYONE OF THE SAID LOTS OF LAND AND ALL TITLES, AND ESTATES THEREIN, SHALL BE SUBJECT THERETO THE CONDITIONS IN PARAGRAPHS: 1 THUR 14 HEREIN, AND THE SAME SHALL BE BINDING UPON EACH AND EVERY OWNER AND OCCUPANT OF THE SAME FOR A PERIOD OF THIRTY (30) YEARS FROM THE DATE OF RECORDING. IT SHALL BE LAWFUL FOR ROY L. PELFREY, OR OTHER PERSON OR PERSONS OWNING A LOT OR LOTS IN SAID DEVELOPMENT OR SUB-DIVISION TO PROSECUTE ANY PROCEEDING AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS OR CONDITIONS AND/OR AS MODIFIED BY ROY L. PELFREY, AND EITHER TO PREVENT HIM OR THEM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION, AND COURT COSTS AND REASONABLE ATTORNEY'S FEES SHALL CONSTITUTE LIQUIDATED DAMAGES.

DATED THIS 8th DAY OF FEBRUARY 2002

[Handwritten Signature]
 ROY L. PELFREY

State of Tennessee County of Hamilton
 Personally appeared before me *[Signature]* Rash, a Notary Public in and for said County and State, the within named Roy Pelfrey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed by within instrument *[Signature]* purposes therein contained. Witness my hand and official seal at Chattanooga, Tennessee, this 8th day of February, 2002.



My Commission Expires: 10/24/04 *[Signature]* Notary Public