



HIDDEN HOLLOW SUBDIVISION

Dayton, Tn. 37321

AMENDED PROPERTY RESTRICTIONS FOR PHASE ONE & TWO

1. No building shall be erected or maintained on any lot other than one private residence and a private garage for the sole use of the owner or occupant.
2. All structures must be completed within twenty-four months (24) after the ground is broken for construction.
3. Any garage erected or maintained must conform in appearance and construction to the residence on such lot.
4. No part of said premises shall be used for commercial, manufacturing purposes or rental units.
5. No residential building shall be erected or maintained on any lot with less than 1200 square feet of heated area excluding porches.
6. No building shall be erected or maintained on any lot closer than 35 feet from the front lot line, nor closer than 10 feet from the back or 10 feet on side lot lines.
7. No outside toilet or privy shall be erected or maintained on premises. All sanitary plumbing shall conform with the minimum requirements of the Health Department of Rhea County and the State of Tennessee.
8. No animals or birds, other than household pets shall be kept on said premises except lots 42, 43, 44, 45, 46 AND 47 which may have cattle or horses.
9. The placing of house trailers, modular homes, double-wides, or campers for residential purposes or any like housing shall be prohibited on any lot.

HIDDEN HOLLOW SUBDIVISION Property Restrictions Con't

10. Trash, refuse and other debris is to be kept in closed containers and the contents disposed of properly.
11. All driveways will be required to have driveway tile installed where the driveway meets the street where needed. Tile will be of sufficient size to insure proper drainage. In the event of a dispute, the County Road Supervisor of Rhea County, Tennessee, will determine the size of the tile to be used. All driveways must be asphalt or concrete.
12. During construction, the lot owner must restore the road where any damage has occurred.
13. No vehicle that is inoperable will be allowed on any lot for over thirty (30) days. This also includes any other type of machinery other than lawn care.
14. Easements are reserved along the front ten (10) feet of the front property line for public utilities; underground utilities only.
15. No tractor trailers or commercial trucks are allowed other than delivery purposes only, no overnight parking.
16. In the event any structure is gutted by fire, the owner must clean up within sixty (60) days.
17. Building exteriors must be of brick, stone, wood or vinyl. Exterior must be painted, stained, treated or otherwise finished. Foundation must be brick, stucco block, or mountain stone, etc. Roofs must have a minimum of at least a 5/12 pitch or greater.
18. These conditions and restrictions shall be binding on all owners of lots in aforementioned subdivision and these conditions shall be considered as covenant running with the land and shall bind the purchaser and his heirs, executors, administrators and future assigns of said premises or any part or parts thereof. Subject to the conditions that these covenants shall not be altered, changed or amended after September 25, 2003 unless agreed upon by 90% of property owners. This agreement will need to be submitted in written form with each owner's signature.

**HIDDEN HOLLOW SUBDIVISION
DAYTON, TENNESSEE**

AMENDED HIDDEN HOLLOW SUBDIVISION Property Restrictions Con't

**HIDDEN HOLLOW SUBDIVISION
DAYTON, TENNESSEE 37321**

Neal Leon Sneed
Neal Leon Sneed

STATE OF TENNESSEE

COUNTY OF RHEA

Sworn to and subscribed before me this 28th day
of September, 2004.

Linda Shaver
Notary Public

My Commission Expires: 9-1-06

STATE OF TENNESSEE, RHEA COUNTY

The foregoing instrument and certificate were noted in Note Book

Page At 10:17 o'clock A M Sept. 28, 20 04

and recorded in Deed Book 353 Page 378-381 State Tax

Paid \$ _____ Fee _____ Recording Fee _____ Total \$ _____

Witness My Hand Receipt No. _____

Gladys Best
Register
Debra J. Jolley
Deputy

BK/PG:RS2/169-172

04009867

| | |
|--------------------------------|------|
| 4 PGS : AL - SUB. RESTRICTIONS | |
| DEBRA BATCH: 6993 | |
| 09/28/2004 - 10:17 AM | |
| VALUE | 0.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 0.00 |
| DP FEE | 0.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 0.00 |

STATE OF TENNESSEE, RHEA COUNTY

GLADYS BEST
REGISTER OF DEEDS

BK/PG:353/378-381

04009868

| | |
|------------------------|------|
| 4 PGS : AL - AGREEMENT | |
| DEBRA BATCH: 6993 | |
| 09/28/2004 - 10:17 AM | |
| VALUE | 0.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 0.00 |
| DP FEE | 0.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 0.00 |

STATE OF TENNESSEE, RHEA COUNTY

GLADYS BEST
REGISTER OF DEEDS

