

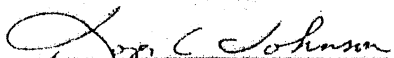
RESTRICTIONS

SNEED CROSSING and OUT PARCELS - LOTS 1-31
Roger C. Johnson, Developer

Meigs County, Tennessee
Tax Map 57, Parcel 15
79.93 Acres

SUBJECT to the following restrictions which shall be binding upon the Grantees, their heirs and assigns, and shall run with the land:

1. Said tracts shall be used for single-family residences and farming purposes. No commercial activity of any kind.
2. Livestock: There shall be no commercial livestock operations permitted at any time on this land herein conveyed. All tracts over 5 acres in size may have one horse or cow per fenced-in acre. No chickens. No hogs.
3. Single-wide Mobile Homes shall have not less than 700 square feet of living space. Double-wide Mobile Homes or Houses shall have not less than 1000 square feet of living space. Living space minimums are exclusive of open porches, breezeways, carports, garages, and the like.
4. Nuisances: There shall be no junkyards, nor abandoned or inoperative vehicles of any type permitted at any time on this land herein conveyed.
5. Mobile Homes and Double-Wide Homes are allowed. However, they shall be no more than five years old when placed upon the property. In addition, they shall be in good condition, and shall be underpinned, wheels and tongue removed.
6. Tracts 1-21 are approved for one single-family dwelling and may not be subdivided in order to create a new lot. Tracts 22-31 may be subdivided subject to the Meigs County Planning Commission rules and regulations.
7. Outbuildings: Each tract may have one outbuilding and one 2-car garage.
8. All lots and tracts are subject to the easements and setbacks on the Final Plat.
9. These restrictions may be enforced by the Grantors, their heirs and/or assigns.
10. Any violation of the restrictions may be enforced by suit at law or in equity, and any violation of these restrictions shall make the violator of the restrictions liable for any and all damages, attorney fees and/or court costs arising out or account of such violations.


Developer

8-1-01
Date