

Restrictions for Thatcher Crest Subdivision Plat Book 81, Page 89, Register's Office of Hamilton County, Tennessee.

Laura Bates and Myra Higgins (Developers), and for the protection of it, its successors in trust or assigns, and the protection of future owners of any one or more of said lots, do hereby impose upon all of said lots, the following Restrictive Covenants which shall run with the land of a period of thirty (30) years, to-wit:

- (1) Lots are for residential purposes only.
- (2) Only single, one-family dwellings or attached buildings ordinarily appertaining to dwelling houses shall be erected, maintained, or used by the Grantees, their heirs or assigns, or anyone deriving title or rights from or through them. The developer retains the right to use lots for other residential purposes.
- (3) No part of any lot shall be used for residential purposes until first a completed dwelling house, conforming fully to the provisions of this instrument, shall have been erected thereon. The use thereon of a garage, incomplete structure, trailer, tent, or other structure as living quarters before or after the erection of a permanent dwelling is prohibited. A trailer shall not under any circumstances be considered as a permanent dwelling, and no trailer-type of residence shall at any time be placed or maintained on the premises, with the exception of a sales and or construction trailer for the exclusive use of the Developer during a period in which the subdivision is considered active with respect to construction and the sale of new homes. "Trailer type of residence" shall be defined as what is commonly known as "double-wide mobile homes", "single-wide mobile homes", "modular homes" and recreational vehicles or motor homes used as living quarters.
- (4) Developer reserves the right to approve or disapprove all house plans and plot plans. All house plans must be submitted to developer for approval prior to beginning of construction.
- (5) All boats and campers or dual wheel trucks shall be parked in the rear of the house. Cars can only park on the street periodically. No habitual or permanent parking of vehicles on streets will be permitted. No inoperable, wrecked or otherwise immobile vehicles will be permitted to be stored on any street, driveway or lot in subdivision.
- (6) All driveways must be of concrete or pea gravel set in concrete. No asphalt driveways allowed.
- (7) New construction must be completed within six months of the start of construction. No dwelling may be occupied until completed.

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- (8) Within said time period, any dwelling of the following classification erected upon any lot must contain at least 1400 square feet of livable floor space. The above mentioned livable area is exclusive of open porches, garages, carports, and basements.
- (9) No building shall be located on any one of the said residential building plots nearer than 25 feet to the front line of the street bounding same, or nearer than 10 feet to any side line or alley or nearer than 20 feet to any side street line. For the purposes of this Covenant, stoop and open porches shall not be considered as part of the building.
- (a) No utility or storage building or trailer shall be kept on any lot except under a rear dock of the residence or garage.
- (10) No chain link fences shall be erected or maintained on any lot. No fences shall be erected or maintained at the front or sides of any lot. Upon prior written approval by Developer, fences constructed of redwood, cedar, or other wooden material may be erected or maintained at the rear lot line.
- (a) Developer reserves the right to erect or maintain chain link or wooden fences on a temporary basis as long as there is construction on any lot.
- (11) Each residence must have a finished garage not including a basement garage. All garage doors must be kept closed except for entering and leaving.
- (12) No more than one dwelling shall be erected on any one of said lots, and any building on the premises shall be finished on the front sides with brick. There shall be no exposed concrete blocks, and stucco finish shall be permitted only on the rear elevation of a residence. Developer shall approve all colors for trim and body of each dwelling.
- (a) No roof pitch shall be less than 8/12 and dimensional in style unless approved by the developer in writing. Porches and covered decks are excepted.
- (b) Use of a satellite dish or similar device requires the written permission of developer, and said dish or device must be located in the rear yard.
- (c) All mailboxes and posts must be furnished by purchaser/builder for lighted type mailboxes.
- (d) No laundry shall be hung outside from any type of device for such purpose or hung on any porch or deck railing.
- (e) All lots must have brick foundation on front and side.
- (13) There shall be no detached garages, outbuildings, or servants quarters.

- (14) No above ground swimming pools will be allowed on any lot. In ground/below ground swimming pools will require prior health department approval from Hamilton County and prior written approval of developers.
- (15) All of said lots in said subdivision must from the date of purchase, be maintained by the owner in a neat and orderly condition, i.e., cut grass, remove leaves, broken limbs and other debris as needed. In the event an owner of a lot in said subdivision fails to maintain his lot in a neat and orderly condition, the developer, or his duly appointed agent may enter upon such lot without liability and proceed to put said lot into an orderly condition, billing the cost of such work to the owners.
- (16) No one residential lot shall be re-subdivided without the prior written and recorded consent of the developer.
- (17) No fowls, horses, mules, burros, cattle, sheep, goats, swine, or any other like animals shall be allowed upon any portion of the premises.
 - (a) No dog kennels, lots or pens shall be permitted on any lot. Any permissible animals shall be leashed and not allowed to run free.
- (18) For the purpose of property improvements, as long as they retain record ownership in any lot in the subdivision, the developer reserves the right to grant waivers from these restrictive covenants. Said waiver must be in writing and recorded in the Register's Office of Hamilton County, Tennessee. Any waiver executed by him shall be conclusive proof that the waiver would not materially effect the purposes sought by the developer. Where a waiver has been given by the developer, other owners of lots in the subdivision shall not be entitled to bring suit to enforce the compliance of the original restrictions unless it is a violation entitling owner to damages from the developer for any waivers granted by him.
- (19) All fireplaces must have a shroud on top.
- (20) All front steps must be brick or stone.
- (21) No commercial, noxious, or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- (22) Each owner shall maintain the streetlights and lighted mailboxes on his or her property, including furnishing and changing the light bulbs.
- (23) Each owner shall remove garbage receptacles from view on the day of garbage service.