

✓ mail to:
Prepared by:
Brian Simonson
3704 Woodcrest Circle
Cleveland, TN 37312
(BKS)

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Restrictions

AMENDED DECLARATION OF RESTRICTIONS

FOR

UNITY SUBDIVISION

This declaration made and published as of the 23rd day of August 2013, by Seven Oaks Development, a Tennessee general partnership. (Hereinafter referred to as "Developer").

WITNESSETH;

Whereas, Developers are the owners of the of the real property known as Unity Subdivision, a plat of which is recorded in Plat Book 1734 page 789 and Book 1742 page 467 in Bradley County Registers office, be amended and these Protective Restrictions regulating the use of such lots be established, set forth and declared to be the restrictions running with the land.

Now in consideration of benefits, Developers do proclaim, publish and declare that the following numbered Protective Restrictions shall amend the restrictions recorded in Book 1734 page 789 and Book 1742 page 467, in said Registers Office, and shall apply to all lots of the subdivision. Every grantee of any interest in a lot made subject to the Declaration of Protective Covenants by acceptance of deed or other conveyance for such interest (whether it shall be so expressed in any such deed or conveyance, whether such deed or other conveyance shall be signed by such person and whether such person shall otherwise consent in writing) shall take subject to this Declaration and to all the terms and conditions herein and shall be deemed to have assented to all of the terms and conditions. These covenants shall become effective immediately, shall run with the land described in any deed or other conveyance and shall be binding upon all persons claiming under Developer, its successors or assigns until terminated by operations of law or as provided in this document.

Paragraph 6 is deleted in its entirety and replaced with the following;

Paragraph 6 DRIVEWAYS DURING CONSTRUCTION. Before any construction is begun, a temporary driveway with at least crusher-run stone thereon shall be installed and said drive shall be crowned and have proper drainage so that overflow, if any, from the building site shall now flow upon the main road. After construction is completed, the driveway located upon the lot shall be composed of suitable hard surfaced material, made of concrete of the minimum width of twelve (12) feet being composed of river sand material. If secondary driveway is constructed the width may be narrowed to a minimum of ten (10) feet if approved by the developer committee. There shall be no direct or gravel driveways permitted or maintained after the construction is complete. Said driveway shall be concreted and completed before occupancy of the dwelling or within thirty (30) days from the date of the filing of the Notice of Completion, whichever is first to occur.

Paragraph 9 is deleted in its entirety and replaced with the following;

Paragraph 9 DWELLING SIZE. The minimum square footage of living area of each single level dwelling, exclusive of basements, porches, breezeways, terraces, garages, etc., shall be 1400 square feet; and any one and one half story dwelling shall contain not less than 1550 square feet with a minimum of 950 square feet of heated and cooled space on the first floor. Any two story dwellings shall contain not less than 1700 square feet with a minimum of 850 square feet of heated and cooled space on the first floor. Under no circumstances shall there be any dwelling erected for the purpose of housing servants. i.e. there shall be no servants quarters located on any lot or tract.

Paragraph 28 is added in its entirety;

28. DETENTION POND MAINTENANCE.

The maintenance of detention pond shall be maintained by the existing home owners and all lot owners in the development.

Seven Oaks Development, a
Tennessee General Partnership

[Signature]

By: Lewis A. McNeely

[Signature]

By: David J. Andrews

[Signature]

By: Brian K. Simonson

On this 23rd day of August 2013, before me personally appeared Lewis A. McNeely, a General Partner of Seven Oaks Development, a Tennessee General Partnership, to me known to be the person described in and who executed the foregoing instrument as such General Partners and acknowledged that he executed the same as General Partners of Seven Oaks Development, a Tennessee General Partnership, as his free act and deed and has such authority to do so.

[Signature]

Lewis A. McNeely



[Signature]
NOTARY PUBLIC

My Commission Expires: 3-7-18

On this 28th day of AUGUST 2013, before me personally appeared David J. Andrews, a General Partner of Seven Oaks Development, a Tennessee General Partnership, to me known to be the person described in and who executed the foregoing instrument as such General Partners and acknowledged that he executed the same as General Partners of Seven Oaks Development, a Tennessee General Partnership, as his free act and deed and has such authority to do so.

[Signature]

David J. Andrews

[Signature]
NOTARY PUBLIC



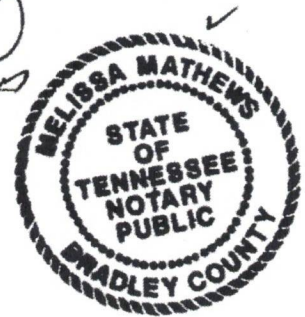
My Commission Expires: JUNE 22, 2015

NOTARIAL SEAL
JUDE B BAYER
Notary Public
HAZLETON CITY, LUZERNE COUNTY
My Commission Expires Jun 22, 2015

On this 13 day of September, before me personally appeared Brian K. Simonson, a General Partner of Seven Oaks Development, a Tennessee General Partnership, to me known to be the person described in and who executed the foregoing instrument as such General Partners and acknowledged that he executed the same as General Partners of Seven Oaks Development, a Tennessee General Partnership, as his free act and deed and has such authority to do so.

Brian K. Simonson
Brian K. Simonson

Melissa Mathews
NOTARY PUBLIC



My Commission Expires: 7/16/17

BK/PG: 2199/729-732

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4 PGS : AL - RESTRICTIONS	
RHONDA BATCH: 135383	
09/13/2013 - 10:59 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE OF TENNESSEE, BRADLEY COUNTY
DINA SWAFFORD
REGISTER OF DEEDS