

BRILIN

RESTRICTIONS FOR THE SUBDIVISION OF BRILIN RIVER ESTATES

Section 1. Residence. The minimum size of a home allowed is 1600 square feet of heated, finished areas, not counting decks, garages and unfinished basement areas. No mobile homes are allowed. No modular homes are allowed. All homes built on these properties shall be neat and attractive and shall not detract from the beauty of the properties.

Section 2. Minimum Setbacks.

- (A) No building shall be placed closer than 40 feet from the edge of any street right of way, except where such restrictions created an undue hardship upon the owner, the owner may obtain a waiver from the developer, so as to alleviate the hardship.
- (B) No building shall be placed closer than 10 feet from any side or back lot line, except where such restriction creates an undue hardship upon the owner, the owner may obtain a waiver from the developer, so as to alleviate the hardship.
- (C) No building shall be placed closer than 37.5 feet from the center line of the existing TVA power line, because TVA owns a 75 foot wide easement and their easement prohibits structures being built upon it.

Section 3. Time for Completion of Buildings. Any single family detached structure, garage, or outbuildings permitted shall be completely finished within one (1) year of the date of the start of construction.

Section 4. No residential buildings other than one (1) detached single family dwelling, and private garages for the occupants' vehicles, and other outbuildings incidental to the residential use of the lot shall be erected, altered, placed or permitted to remain on any lot.

Section 5. Re-subdivision. No lot shall be subdivided.

Section 6. Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

Section 7. Livestock, Poultry and Pets. There shall be no hogs, chickens, or goats allowed. Horses, cattle, and other livestock may be kept on a limited basis provided they are well fenced and do not detract from the beauty of the properties and provided they are not raised for commercial purposes. Dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for commercial purposes.

Section 8. Storage of wrecked, junked or disabled automobiles, equipment, or machinery is not allowed on the lots. No major maintenance work such as overhauling or major repair work on automobiles, engines, or machinery of any type is allowed except inside an enclosed garage or an outbuilding.

Section 9. Maintenance of fields on a vacant lot. There is no obligation of a vacant lot owner to mow or do any maintenance work on the cleared portion of a vacant lot if the owner does not plow, scar, scrape, or do any work on the lot that would detract from the appearance of the lot. A vacant lot owner may let the cleared portion of his lot grow up and "Go back to Nature". If the owner elects to mow a vacant lot, he is required to mow it at a minimum of four times per year and more if necessary to keep it trim.

Section 10. Maintenance of lawns and fields on lots with homes. All lawns around homes shall be mowed, trimmed and maintained in a neat manner. All open fields on lots with homes shall be maintained similar to the maintenance requirements in section 9.

Section 11. Fences. Good looking, decorative fences, such as a neat split rail fence, are encouraged. A strong, sturdy, good looking farm type fence with big corner post and big neat braces with pressure treated or cross post and braces is acceptable in the rear of the home.

Section 12. All business and commercial activity is strictly prohibited upon these lots. However; if a homeowner desires to use his or her dwelling for minor and/or incidental business activity he shall submit his or her proposed activity to the developer for a ruling. The main factor the developer will consider is whether the activity would be an inconvenience or annoyance to present or future neighboring residents.

Section 13. These lots may not be used for extensive truck farming or row cropping. The owner may maintain a garden if the owner will keep the garden neat and attractive.

Section 14. Outbuildings. Outbuildings or accessory buildings, such as garages, small storage buildings, barns, shall be permitted on lots upon which a single family detached structure has been constructed or is under construction; provided the building and /or buildings are not occupied as rental units and provided these outbuildings are constructed and maintained in a neat and attractive way that will not detract from the beauty of the properties.

Section 15. Signs. All signs are prohibited on these lots except:
(A) Signs erected for identification of streets, traffic control and directional purposes;
(B) Signs of temporary nature advertising property for sale and construction signs, which signs shall not exceed 5 square feet in area.

Section 16. Nuisances. No obnoxious or offensive activity shall be carried on upon any lot or parcel of land of the properties.

Section 17. Garbage and refuse disposal; Trash, garbage or other waste shall be kept in a clean and sanitary condition, and disposal of same shall be prompt.

Section 18. River access; River access is granted to any and all residence. Access is obtained to the left of the ridge were the land slopes down to the river. Access can be revoked if access is abused by any family member. The pavilion is a future plan of the owners as funds become available.

Section 19 Road and utilities; The plans of the owners include the installing of a water line being installed along side the road, that would put it in front of all lots. It is also planed to bring the road to county standards and turned over to the county for future needed maintenance.