

Prepared by:

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DECLARATION OF RESTRICTIONS  
HUDSON ESTATES, SECTION 1

PART A - PREAMBLE

WHEREAS, IT IS PART OF DEVELOPMENT PLAN OF SAID LANDS THAT A PORTION THEREOF BE USED FOR RESIDENTIAL PURPOSES, AND THAT THE RESIDENTIAL PORTION THEREOF SHALL BE RESTRICTED ACCORDING TO USE AND DEVELOPMENT;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, AND FOR THE PROTECTION OF THE PRESENT AND FUTURE OWNERS OF LOTS IN SAID HUDSON ESTATES, SECTION 1, THE FOLLOWING SPECIAL COVENANTS AND RESTRICTIVE CONDITIONS ARE HEREBY MADE COVENANTS TO RUN WITH THE LAND, WHETHER OR NOT THEY BE MENTIONED OR REFERRED TO IN SUBSEQUENT CONVEYANCES OF SAID LOTS OR PORTIONS THEREOF, AND ALL CONVEYANCES SHALL BE ACCEPTED SUBJECT TO SAID COVENANTS AND CONDITIONS.

PART B - AREA OF APPLICATION

B-1 LAND USE AND BUILDING TYPE. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO COMMERCIAL ENTERPRISE SHALL BE CONDUCTED IN THE REAL ESTATE. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED, SINGLE FAMILY DWELLING, AND SUCH GARAGES, UTILITY ROOMS, ETC. AS ARE HEREINAFTER PROVIDED FOR.

B-2 CONSTRUCTION TIME. ALL CONSTRUCTION MUST BE COMPLETED WITHIN ONE (1) YEAR FROM THE VISIBLE DATE OF COMMENCEMENT OF SUCH CONSTRUCTION.

B-3 MINIMUM DWELLING SIZE. NO DWELLING SHALL BE PERMITTED ON ANY LOT HAVING A TOTAL SQUARE FOOTAGE AREA OF LESS THAN TWELVE HUNDRED (1200) SQUARE FEET OF HEATED LIVING AREA, EXCLUSIVE OF BASEMENT, CARPORT, GARAGE, AND PORCHES. NO DWELLING SHALL BE CONSTRUCTED HAVING AN APPRAISED VALUE, BASED UPON CURRENT BUILDING COSTS OF LESS THAN FORTY THOUSAND DOLLARS (\$40,000.00).

B-4 BUILDING LOCATIONS. NO BUILDING SHALL BE LOCATED NEARER THAN FORTY (40) FEET TO THE FRONT PROPERTY LINE AND/OR ANY OTHER PROPERTY LINE WHICH FACES A PUBLIC ROAD. NO BUILDING SHALL BE LOCATED NEARER THAN TEN (10) FEET FROM THE PROPERTY LINE OF AN ADJOINING TRACT.

B-5 TEMPORARY STRUCTURES. NO STRUCTURE OF A TEMPORARY CHARACTER OF ANY TYPE, INCLUDING TRAILERS, MOBILE HOMES, TENTS, SHACKS, OR UNLICENSED VEHICLES, SHALL BE USED OR PLACED ON ANY LOT AT ANY TIME, TEMPORARILY OR PERMANENTLY. NO MOTOR HOME, TRAILER/HOME, OR CAMPER MAY BE PLACED ON THIS REAL ESTATE FOR ANY UTILITARIAN PURPOSES. OUT BUILDINGS OF FACTORY CONSTRUCTION OR CONSTRUCTED OF LIKE KIND AND QUALITY AS THE RESIDENCE AND GARAGES SHALL BE PERMITTED, BUT MUST BE SET BACK FROM THE STREET LINE A DISTANCE NOT LESS THAN THE REAR OF THE MAIN DWELLING. THIS PROVISION DOES NOT PRECLUDE THE CONSTRUCTION OF A SWIMMING POOL OR OUTDOOR FIREPLACE OF APPROXIMATE GROUND LEVEL, BUT THEY SHALL COMPLY WITH THE SETBACK LINKS AS SPECIFIED ON SAID PLAT.

B-6 SIGNS. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON THIS REAL ESTATE, EXCEPT ONE SIGN OF NOT MORE THAT FIVE (5) SQUARE FEET, ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER OR THE DEVELOPERS TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD. (ALSO DOES NOT APPLY TO ANY FORMAL PERMANENT ENTRANCE SIGN TO THE DEVELOPMENT).

B-7 NUISANCES. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE ALLOWED UPON THIS REAL ESTATE, NOR SHALL ANYTHING BE DONE THEREON WHICH MAYBE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

B-8 GARBAGE AND REFUSE DISPOSAL. NO PORTION OF THIS REAL ESTATE SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH. TRASH, GARBAGE, OR OTHER WASTE MATERIALS SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. NO OPEN BURNING ALLOWED EXCEPT FOR BURNING OF LEAVES AS PER REGULATIONS OF THE CITY OF KIMBALL CONTAINERS ARE NOT TO BE LEFT IN FRONT OF THE HOUSE EXCEPT ON PICKUP DAYS.

B-9 LIVESTOCK AND POULTRY. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT EXCEPT THAT DOGS OR CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDING THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES. NO NUISANCE DOGS OR CATS ALLOWED: I. E. EXCESSIVE BARKING VICIOUSNESS, ROAMING, OR OTHERWISE BOTHERSOME BEHAVIOR.

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HUDSON PROPERTIES, INC.

*Ronald W. Hudson*  
RONALD W. HUDSON, President

STATE OF TENNESSEE  
COUNTY OF MARION

On this 23rd day of June, 1989, before me personally appeared RONALD W. HUDSON with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the President of HUDSON PROPERTIES, INC., the within named bargainer, a Tennessee Corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

1/6/93  
My Commission Expires:

*Anna H Bentor*  
NOTARY PUBLIC



STATE OF TENNESSEE, MARION COUNTY  
I, Eunice Turner, Register of said County  
do hereby certify that the foregoing instruments and  
certificates were noted in Note Book 12 Page 251  
at 2:00 P.M. June 26 1989, and  
recorded in Volume Book 129 Page  
795 State Tax Paid \$      Fee       
Recording Fee \$ 12.00 Total \$ 12.00  
Receipt No. 39629  
*Eunice Turner*  
Register *ewor*

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