

Prepared by Joe B. Goode, Attorney  
Cleveland, Tennessee x

RESTRICTIONS ) FOR A VALUABLE CONSIDERATION, the  
: receipt of which is hereby acknowledged  
SAVANNAH RIDGE ) I, JOEL E. COX of Bradley County,  
: Tennessee, being the owner of land to be  
SUBDIVISION ) known as Savannah Ridge Subdivision

(the original deed is recorded in Deed Book 379, page 167), and a Plat of said Subdivision is to be recorded in the Register's Office for Bradley County, Tennessee in Plat Book 14, page 19. The owner has divided said real estate into building lots and in order to develop, protect and maintain a desirable community and high standards of property values, to benefit all owners or holders of interest in said lots within said Subdivision, the following special covenants and restrictive conditions which are hereby made covenants and restrictive conditions 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 within said Subdivision shall be accepted subject to said special covenants and restrictive conditions and to the penalties hereinafter provided for their violation or attempted violation as fully as if incorporated into and made a part of each conveyance in detail.

1. LAND USE. All lots shall be used for single-family residential purposes only. There shall be no businesses of any kind located upon or operated from any lot. There shall be no more than one dwelling on each lot. No dwelling shall exceed two and one-half stories in height. There must be at least a one-car garage attached to the dwelling. No exposed block foundations are permitted. All foundations shall be of brick or stone. No concrete block shall be exposed and no imitation or asbestos siding shall be used. Driveways must be constructed of concrete and shall be at least four inches thick with a proper rock base. All structures, including storage buildings if any, shall be constructed of new materials, and unless of brick or stone shall be of some non-fading materials and the same shall be painted and maintained in good condition at all times. Again there shall be no exposed concrete blocks.

All utility connecting lines from the street to each dwelling shall be underground. This includes cable television, telephone, electrical and all other lines. No exposed lines from the street to the dwelling are permitted.

2. ARCHITECTURAL CONTROL. All building plans must be approved by the developer or a committee approved by the developer before any construction is begun. It is clearly understood that the developer or the committee shall have the veto power as to specific proposed dwellings or types or their location, so long as the same are reasonable. It is the intent under this paragraph to enhance the value of the subdivision.

3. DESIRED DWELLING SIZE. The architectural control developer or committee shall strive to maintain the following minimum living areas in all dwellings: All buildings except two-story dwellings shall have not less than 1200 square feet of living space exclusive of open porches, breezeways, garages and the like. As to two-story dwellings they shall have not less than 1400 square feet of living space exclusive of open porches, breezeways, garages and the like, with the lower level or bottom floor having a minimum of 900 square feet and the upper floor having a minimum of 500 square feet. For defining the lower floor of a two-story house the ground floor shall only be used in

computing the square footage and no basement or other area shall be used in such computations. Each dwelling will consist of at least three bedrooms and two baths.

4. LOCATION OF BUILDINGS. All dwellings shall face a street within the Subdivision. Setback requirements of all dwellings shall be the same as those designated on the recorded Plat of said Subdivision. However, it is clearly understood that the Architectural control developer or committee may require greater setbacks where the topography or aesthetic values dictate.

5. SUBDIVISION OF LOTS. No lot may be subdivided by anyone other than the original developer who shall have the authority to re-subdivide any lot for any purpose except for the placement of any business thereon. This power shall terminate five (5) years from date. However, anyone may add a portion of a lot to another lot (generally because of a sideline setback violation) so long as the lot from which the portion is taken contains at least 90 percent of its original lot size. Furthermore, any person may build upon two or more lots and if so, said lots shall be at that time and in the future considered one lot for all purposes under these restrictions. Also, no lot shall be used for road purposes for access to adjacent lands outside the Subdivision, except that the developer may do so for the developer specifically reserves the exclusive right.

6. UTILITY AND DRAINAGE EASEMENTS. As set forth upon the recorded Plat, there are imposed certain utility easements which shall apply to each lot as designated under these restrictions. Any drainage easements to the extent permissible shall be located within said utility easements.

7. TEMPORARY STRUCTURES OR MOBILE HOMES. No mobile homes, house trailers, tents, shacks or any building of a temporary character shall erected or moved upon any lot within said subdivision. Specifically prohibited is the partial construction, such as the basement of a house and moving therein prior to the full completion of said house. However, excluded from this paragraph are campers and camper-type vehicles which are not used while in this subdivision as living quarters. Furthermore, such recreational vehicles shall be parked in the driveway and not along any street. On street parking, except temporarily, is prohibited.

8. ANIMALS. No animals except household pets shall be kept on said lots and they shall not be kept or maintained for any commercial purpose. There shall be not more than two such animals for any one dwelling. Such animals shall be kept on the lot of the owner.

9. SEPTIC TANKS. All dwelling houses not connected with public sewer lines shall be equipped and properly served by a septic system constructed in accordance with the requirements of the State Board of Health.

10. NUISANCES. No noxious or offensive activity shall be carried out upon any lot, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood. Dismantled or partially dismantled automobiles or discarded appliances or other debris or a burned building not repaired or removed within sixty (60) days shall be considered a nuisance per se and shall be subject to abatement by any owner or any interested party of any lot within said subdivision.

11. COMPLETION OF DWELLING. Once construction of a dwelling has begun it shall be completed in not less than twelve (12) months; otherwise, it shall be considered a nuisance per se.

12. FENCING. No containing fences of chain link or wire material will be permitted to be erected in front of any residence. Fences of an ornamental nature which have been approved by the developer or the architectural control committee as applicable, may be erected in front of the dwelling. Chain link fences may be used in the rear yard so long as they are to the back and rear of the house. They shall not extend nearer to the street and the rearmost point of the house. Chain link fencing on corner lots may only be used where it is not visible from the street.

13. STREETS AND EASEMENTS. All streets and easements shown on the recorded Plat are hereby dedicated for the public use, except for the side lot line easements which are to be used only for the connecting of easements to the dwellings and other outbuildings proper on each respective lot. Such use shall be underground. The street side easements shall be used for the public utilities. All streets shown on the Plat are hereby dedicated to the public use.

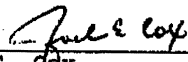
14. LOT MAINTENANCE. All lots shall be maintained in a neat and orderly condition and the owner thereof agrees to keep said lots mowed regularly and prevent any unsightly growth of grass or collection of debris upon said lot, either before or after construction. Also flower beds and shrubbery shall be maintained neat and clean at all times.

15. TERM. The covenants herein shall be binding upon all parties and all persons claiming under them until 1 January 2021, at which time said covenants shall automatically extended for successive periods of five (5) years each, unless by a vote of a majority of the then owners of lots within said subdivision, the parties agree to change such covenants in whole or in part. For the purpose of voting, each lot as originally sold by the developer shall have one vote and 51% of all such lots shall constitute a majority.

16. INVALIDATION. The invalidation of any of these covenants or any word, phrase or clause herein by judgment, court order or otherwise, shall not affect any other provision, all of which shall remain in full force and effect.

17. ENFORCEMENT. In the event that any one or more of the foregoing restrictive conditions be violated by any party, either owner or tenant, then the party guilty of such violation shall be subject and liable at the suit of any interested owner or holder or of any group of owners or holders of any lots or of the then constituted public authorities to be enjoined by proper process from such violation, and shall be liable for the payment of all costs and reasonable attorney fees incident to such injunctive proceedings, which costs and attorney fees are prescribed as liquidated damages; and shall also be liable for such other and additional damage as may accrue. The remedies provided in this Paragraph shall not be exclusive, but shall be in addition to any other remedies allowed by law in such cases at the time or times of violation of said Restrictions.

WITNESS my signature this 20th day of December 2000.

  
Joel E. Cox

BK 1084 PG 134

STATE OF TENNESSEE ) Before me personally appeared JOEL E.  
COUNTY OF BRADLEY ) COX, to me known to be the person(s)  
and who executed the foregoing instrument, and  
acknowledged the execution of the same as his free act and deed.

WITNESSED by me, this 20th day of December 2000.

Ma D Riggs NOTARY PUBLIC

Commission Expires 5-04-2004

Mails:  
Joel Cox  
3027 Crowhitt Rd SE  
Dec. TN 37223

BK 1084 PG 135

State of Tennessee, County of BRADLEY  
Received for record the 02 day of  
JANUARY 2001 at 11:50 AM. (RECH 64880)  
Recorded in official records  
Book 1084 pages 132- 135  
State Tax \$ .00 Clerks Fee \$ .00,  
Recording \$ 18.00, Total \$ 18.00.  
Register of Deeds HERNAN ODELL SWAFFORD  
Deputy Register NAOMI TRIMBLE

14-19

Date:

On this date this office made a field inspection for final approval:

Approval is hereby granted for lots 2-17 defined as Savannah Ridge S/D, Bradley County, Tennessee, as being suitable for subsurface disposal (SSD) with the listed or attached restrictions.

I. Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure must be approved and an SSD system permit issued by the Tennessee Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at the side property lines unless otherwise noted. Any cutting, filling or alterations of the soil conditions may void this approval.

II. House placement on these lots are very critical, the house sites and property lines should be staked prior to any cutting, clearing or excavation.

III. Each lot will be evaluated according to size of structure and the ability to install Initial and Duplicate septic systems at the time when application is made for septic permit.

IV. Some lots may require a sewage pump to access field line areas.

*\* All SSD systems must be installed in the usable soil area designated by the Soil Map on file in the TDEC office*

LOT 2-17 : Approved for the construction of a SSD system to serve a 3 bedroom single family dwelling.

Each buyer and/or developer should be made aware of these restrictions and understand that failure to follow them can and may result in non-approval of their individual septic system by this office. These restrictions are formulated to give the best utilization of area available for sewage disposal.

  
\_\_\_\_\_  
Environment Specialist,  
Div. Of Ground Water Protection

11/3/00  
Date