

This instrument prepared by
Shelby Carr
County Road 91
Stevenson, Alabama

RESTRICTIONS OF SEQUATCHIE KNOLLS SUBDIVISION

INTENTION: To fully protect and reasonably restrict land and lots so as to render the same more desirable for residential purposes.

1. **LAND USE AND BUILDING SIZE.** No lot shall be used except for residential purposes, except as same be required by governmental authority, and not more than one dwelling may be constructed on any lot.
2. **DWELLING SIZE.** The ground floor of the main structure, exclusive of porches and garages, shall not be less than 1250 square feet for a one-story dwelling, nor less than 1700 square feet for a dwelling of more than one-story.
3. **BUILDING LOCATION.** No building shall be located on any lot nearer to the front lot line than 40 feet. No building shall be located nearer than 15 feet to any interior lot line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line.
4. **NUISANCES.** No 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 in the neighborhood.
5. **TEMPORARY STRUCTURES.** No structure of a temporary character, trailer, basement, tent, shack, barn, garage or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently. No prefabricated structure or trailers of any kind, sort or nature shall be placed on a lot as a portion of or all of a permanent structure.
6. **LIVESTOCK AND POULTRY.** No animals livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for commercial purposes. The term livestock shall include goats, swine and sheep.
7. **GARBAGE AND REFUSE DISPOSAL.** No lot shall be used or maintained as a dumping ground for rubbish, trash garbage or other waste shall not be kept except in sanitary containers. All equipment for storage and disposal of such material shall be kept in a clean and sanitary condition.
8. **SEWAGE DISPOSAL.** No individual sewage disposal system shall be permitted on any lot unless such system is designed located and constructed in accordance with the requirements, standards and recommendations of both state and local public health authorities, approval of such systems, as installed shall be obtained from such authority.

- 9. **TERM.** These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 30 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by seventy-five (75) percent of the owners of the lots has been recorded, agreeing to changes of said covenants in whole or in part.
- 10. **ENFORCEMENT.** Enforcement shall be by proceedings at law or in equity, instituted by lot owners or owners either to restrain violation or to recover damages against any person or persons violating or attempting to violate any covenant contained therein.
- 11. **SEVERABILITY.** Invalidation of any one of these covenants by judgement of court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Shelby Carr

STATE OF TENNESSEE

COUNTY OF MARION

On this the 15 day of January, 1998 before me personally appeared _____, to me known to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he (they) executed the same as his (their) own free act and deed.

Shelby Carr

 NOTARY PUBLIC



State of Tennessee, County of MARION
 Received for record the 15 day of
 JANUARY 1998 at 1:43 PM. (REG# 22573)
 Recorded in official records
 Book 243 Page 730-731
 Notebook 16 Page 187
 State Tax \$.00 Clerks Fee \$.00,
 Recording \$ 8.00, Total \$ 8.00,
 Register of Deeds WINFRED HAGGARD
 Deputy Register CONNIE SCHREIER