

✓ File  
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U:Travis/Restrictions/Declaration/LakesideCottages

**DECLARATION OF COVENANTS AND RESTRICTIONS FOR LAKESIDE  
COTTAGES AT THE FARM SUBDIVISION**

THIS DECLARATION OF COVENANTS AND RESTRICTIONS FOR LAKESIDE COTTAGES AT THE FARM SUBDIVISION (this "Declaration") is made this 13<sup>th</sup> day of August 2019, by THOMAS C. CATE, a resident of the State of Tennessee (herein the "Developer").

**WITNESSETH:**

WHEREAS, Developer developed a residential subdivision commonly known "Lakeside Cottages at the Farm" (the "Development") as shown on plat of record in Plat Book 36, page 26 in the Register's Office of Bradley County, Tennessee ("ROBCT");

WHEREAS, Developer also developed a mixed-use residential and professional development commonly known as The Grove at the Farm (the "Grove") which adjoins the Development and was previously encumbered by that certain Declaration of Covenants and Restrictions as recorded in Book 2424, page 311 ROBCT as amended by that certain Waiver of Modification of Covenants and Restrictions as recorded in Book 2485, page 643 ROBCT and as further amended in that certain Second Amendment to Declaration of Covenants and Restrictions for the Grove at the Farm as recorded in Book 2513, page 555 ROBCT (as amended and modified, collectively, the "Restrictions");

WHEREAS, it is the Developer's intent for the Grove and the Development to share a common plan of development. As such, Developer desires to subject and encumber the Development to the Restrictions.

**AGREEMENT:**

NOW THEREFORE, Developer subjects the Development to the terms of the Restrictions and declares that the same is and shall be held, transferred, sold, conveyed, leased, occupied and used subject to the covenants, restrictions, conditions, easements, charges, assessments, affirmative obligations and liens contained in the Restrictions and hereby agrees that the covenants, restrictions and conditions shall touch and concern and run with the Development and Developer, his heirs or assigns shall be bound by the terms of the Restrictions.

IN WITNESS WHEREOF, Developer has executed this Declaration on the date first above written.

DEVELOPER:

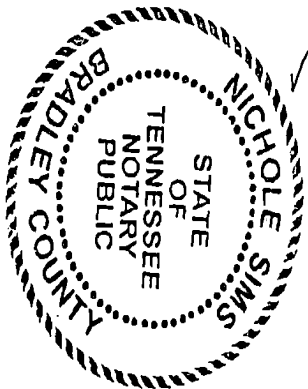
THOMAS C. CATE

STATE OF TENNESSEE  
COUNTY OF BRADLEY

On this 13<sup>th</sup> of August, 2019, before me personally appeared Thomas C. Cate, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same as his their free act and deed.

NOTARY PUBLIC

My Commission Expires: 9-9-20



BK/PG: 2617/796-797

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2 PGS:AL-RESTRICTIONS	
DINA BATCH: 223043	08/14/2019 - 10:48 AM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, BRADLEY COUNTY  
**DINA SWAFFORD**  
REGISTER OF DEEDS