

BK/PG:357/368-369

05087759

PO BOX 325
Dunlap, TN. 37327

2 PGS : AL - RESTRICTIONS	
SANDRA BATCH: 5727	
06/16/2005 - 02:16 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DE FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, HAMILTON COUNTY

WINFRED HAGGARD
REGISTER OF DEEDS

RESTRICTIONS FOR SOUTHERN HEIGHTS ESTATES

Plat recorded in plat book 4, page 1256

1. No building shall be constructed on this property except family residential dwellings only, and no buildings shall be permitted to remain on the property other than one detached single family dwelling, and other structures that are finished on the exterior with the same or similar finish material as is used on the residential structure;
2. No dwelling shall be permitted on the property at a size less than 1200 sq.ft. Floor area of the main structure, exclusive of open porches, garages and unfinished basements; and all structures must be completely finished on the exterior before being occupied;
3. No structure of a temporary character, mobile home, or other building shall be located on the property and used at any time as a residence;
4. No animals, livestock, horses or poultry shall be raised, bred or kept on the property except dogs, cats, other household pets provided they are not kept, bred or maintained for any commercial purposes. With the exception of no pit bulls or rottweilers may be kept on property at any time.
5. This property shall not further be subdivided into tracts smaller than from the original plat;
6. This property shall not be used for commercial purposes;
7. Junk pile, scrap piles, or in-operable vehicles shall not be allowed on property At any time;
8. Lawn care: Lots must be fully seeded with grass and regularly cut. Said property Shall be maintained in a neat and orderly condition at all times;
9. Sound Devices: No exterior speaker, horn, whistle, bell or other sound device which is unreasonably loud or annoying, except security devices used exclusively for security purposes, shall be located used, or placed lots within the development The playing of loud music from any balconies or porches shall be offensive, Obnoxious activity constituting a nuisance;
10. Trash: Trash, garbage and other waste shall be kept in enclosed, sanitary containers, and shall be disposed in a clean and sanitary manner.