

RESTRICTIVE COVENANTS)
 E. WAYNE GILLES TR. ET AL)
 TO)
 TERRACE VIEW RESORT)

WHEREAS, E. Wayne Gilley, Trustee, Charles O. Hon, Jr.,
 and Nelle M. Hon, Trustees, and C. O. Hon and wife
 Mary E. Hon, are the owners of a forty (40) acre, more
 or less, tract at the extreme northeast corner of Rhea
 County, Tennessee, and which is the eastern portion of
 a tract conveyed to said owners by deed recorded in Book 90, page 228-229, of the
 Register's Office of said County and which part of said tract is to be known in the
 future as "Terrace View Resort" and

WHEREAS, said owners desire to develop a subdivision of quality and do,
 therefore, impose the following restrictions which constitute real covenants running
 with the land and binding upon anyone who may come into ownership of any lot whether
 by purchase, devise, descent or successor, to take effect as of the date of sale to
 purchasers of lots in said subdivision and will be contained in the deeds conveying
 the lots;

- (1) To use the lots for private residence purposes only,

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(2) Not to construct or maintain or cause or suffer to be constructed or maintained on each lot any building with appurtenant outbuilding other than a single family dwelling containing not less than nine hundred (900) square feet of floor space including carport or attached garage. Construction of such building must be continuous and completed within six (6) months of its beginning. No house trailers are allowed.

(3) To construct for use with dwellings, septic tanks for the disposal of sewage, in accordance with the standards prescribed by the State and County public health officials.

(4) Not to construct or maintain on the lots any building located nearer than fifteen (15) feet from any side line or nearer than twenty-five (25) feet from the margin of the right of way of any road; however, if the ownership of two adjoining lots is vested on one party, said party may construct on the one boundary line,

~~(4) Not to construct or maintain on the lots any building located nearer than fifteen (15) feet from any side line or nearer than twenty-five (25) feet from the margin.~~

(5) Not to use ~~any~~ of said lots as a dumping ground for rubbish, trash, garbage or other waste; to keep all waste in sanitary containers and all incinerators and other equipment for the storage and disposal of waste in a clean and sanitary condition.

Should any one or more of the foregoing stipulations be violated at any time by the owner of any lot, or anyone deriving title or rights from or through them, then they or either of them shall be subject* to be enjoined by proper process from violating this contract and shall be liable for costs and reasonable attorney's fees incident to such injunction proceedings which costs and attorney's fees are as agreed upon as liquidated damages, and shall be liable for such other and additional damages as may accrue. * and liable at the suit of the grantors or by the then constituted public authorities

WITNESS our hands this 28th day of May, 1962

/s/ Nelle M. Hon
Nelle M. Hon, Trustee

/s/ C. O. Hon
C. O. Hon

/s/ E. Wayne Gilley, Trustee

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/s/ Charles O. Hon, Jr.
Charles O. Hon, Jr. Trustee

/s/ Mary E. Hon
Mary E. Hon

STATE OF TENNESSEE)
COUNTY OF HAMILTON) On this 29th day of May, 1962, before me personally appeared

E. WAYNE GILLEY, Trustee, to me known to be one of the persons described in and who executed the foregoing instrument, and acknowledged that he as such trustee, executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

Seal----- Betty J. Wiseman, Notary Public
Betty J. Wiseman, Notary Public)
Hamilton Co., Tenn.) My commission expires: July 14, 1964

STATE OF TENNESSEE)
COUNTY OF HAMILTON) On this 29th day of May, 1962, before me personally appeared
CHARLES O. HON, JR. and NELLE M. HON, Trustees, and C. O. HON, and
wife, MARY E. HON, to me known to be four of the persons described in and who executed
the foregoing instrument, and acknowledged that they, as such trustees and individuals,
executed the same as their free act and deed.

WITNESS my hand and Notarial Seal.

Seal Betty J. Wiseman, Notary Public) Betty J. Wiseman, Notary Public
Hamilton Co, Tenn,) My commission expires July 14, 1964

STATE OF TENNESSEE)
COUNTY OF RHEA) The above Instrument and certificate were filed June 29, 1962, at
11:04 A. M., entered in Note Book No. 7 page 208, and recorded in
Book 96 pages 556-557.

Witness my hand at office in Dayton, Tenn.

March James
Register

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