

Prepared by Larry B. Woody.
01-05-07 820 Black Fox Rd SW
Cleveland, In 37311

File

Cash
2:40

RESTRICTIVE COVENANTS FOR WOODSTONE II

I, Charles C. Stone, being the owner of a tract of land in the Second Civil District, Bradley County, Tennessee, now known as WoodStone Phase II, as shown by plat record in plat book 372, page 383, Register's office, Bradley County, in order to protect and develop a desirable residential area. Do impose upon each lot in said subdivision as shown by plat, for a period of (50) years from date of this instrument, the following Special Covenants and Restrictive Conditions:

- (1) Any dwelling erected shall have a minimum square foot area of twenty-two hundred square feet inclusive of porches, attached garages or car ports and shall conform in quality, workmanship and material to the surrounding houses in this subdivision.
- (2) Sewage disposal shall be made only into septic tanks approved by the Bradley County Board of Health, or into a general sewage disposal system, if it becomes available.
- (3) No lot shown on said plat shall be resubdivided into smaller building plots.
- (4) Setback restrictions as set by Bradley County Planning Commission are listed on plat.
- (5) All of said lot shall be used for single family residential purpose only, and such other construction for private recreation is permissible. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- (6) No trailer, basement, tent, shack, garage, or any building of a temporary character shall be erected on or moved onto any lot to be used for dwelling purpose.
- (7) No livestock, including fowls, sheep, goats, horses, or swine, shall be kept or permitted to remain upon any lot in said subdivision, nor in the streets or alleys abounding the same.
- (8) Any and all structures on lots are to be covered or painted to match primary residence and be constructed as to blend and conform to primary residence.
- (9) No hunting on or around WoodStone II.

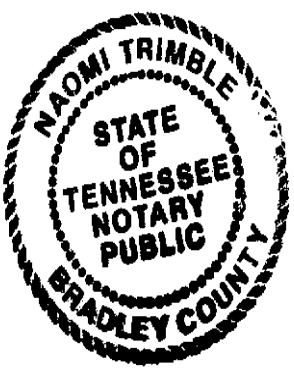
Witness my hand this 5 day of January, 2007

Charles C. Stone Owners

State of Tennessee
County of Bradley

On this 5th day of JAN., 2007, before me personally appeared Charles C. Stone, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he as such Owner and individual, executed the same as his free act and deed.

WITNESS my hand and Notaries Seal



Naomi Trimble
Notary Public
Expires 6-22-09

BK/PG:1711/813-814

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2 PGS : AL - RESTRICTIONS	
MISSY BATCH: 40946	
01/05/2007 - 02:40 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE of TENNESSEE, BRADLEY COUNTY

RAYMOND SWAFFORD
REGISTER OF DEEDS