

RESTRICTIVE COVENANTS ON LONG BRANCH SUBDIVISION

General Realty, Inc., and Dixon Construction Co., Inc., being the owners in fee simple of property which has been subdivided, and is known as Long Branch Subdivision, in the _____ Civil District of Hamilton County, Tennessee, as shown by plat thereof recorded in Plat Book _____, page _____, in the Register's Office of Hamilton County, Tennessee, in order to promote the development of same as a residential subdivision, and to protect the value thereof, do hereby impose upon said Long Branch Subdivision, the following Restrictive Covenants, to constitute covenants running with the land, to be binding upon the present owners thereof, and their successors in title, whether mentioned in subsequent conveyances or not, to-wit:

1. These Restrictive Covenants are applicable to all lots located in Long Branch Subdivision, as shown by plat of record in Plat Book _____, page _____, in the Register's Office of Hamilton County, Tennessee, and shall not apply to any other property in the area.

2. **LAND USE AND BUILDING TYPE.** No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached, single-family dwelling or duplex dwelling, not to exceed two and one-half stories in height and a private garage for not more than two cars.

3. **ARCHITECTURAL CONTROL.** No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure shall have been approved by the architectural control committee as to quality or workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building set back line unless similarly approved. Approval shall be in the manner hereinafter provided for.

4. **DWELLING COST, QUALITY AND SIZE.** The intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded. The ground floor area of the main structure, exclusive of one-story, open porches and garages, shall be not less than _____ square feet for a one-story dwelling nor less than _____ square feet for a dwelling of more than one story.

5. **BUILDING LOCATION.** No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 25 feet to the front lot line, or nearer than 20 feet to any side street line. No building shall be located nearer than 10 feet to an interior lot line. No dwelling shall be located on any interior lot nearer than 25 feet from the rear lot line. For the purposes of this covenant, eaves, steps, open carports and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

6. **LOT AREA AND WIDTH.** No dwelling shall be erected or placed on any lot having a width of less than 75 feet at the minimum building set back line nor shall any dwelling be erected or placed on any lot having an area of less than 10,000 square feet. It shall be permissible to use one or more lots, or parts of lots as a single building plot, providing the minimum width and square foot area required under the provisions of this paragraph shall be complied with.

(1)

DRAFTED BY
HALE & ELLIS, Attorneys At Law
722 CHERRY STREET
CHATTANOOGA, TENN. 37402

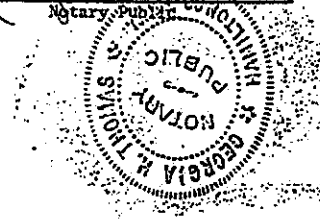
7. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
8. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
9. SIGNS. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
10. OIL AND MINING OPERATIONS. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
11. 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 that they are not kept, bred, or maintained for any commercial purposes.
12. 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 incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
13. WATER SUPPLY. No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of both state and local public health authorities. Approval of such system as installed shall be obtained from such authority.
14. 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 system as installed shall be obtained from such authority.
15. LAND NEAR PARKS AND WATER COURSES. No building shall be placed nor shall any material or refuse be placed or stored on any lot within 20 feet of the property line of any park or edge of any open water course, except that clean fill may be placed nearer provided that the natural water course is not altered or blocked by such fill.
16. SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

On this 5th day of March, 1974, before me personally appeared
Bobby Dixon, with whom I am personally acquainted, and who upon oath acknow-
ledged himself to be the Pres. of Dixon Construction Co., Inc., the
within named bargainer, and that he as such officer, being authorized so to do,
executed the foregoing instrument for the purposes therein contained, by signing the
name of the said corporation, by himself as such officer thereof.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

Georgia H. Thomas
Notary Public



My commission expires:

MY COMMISSION EXPIRES OCT 2 1977

849219

IDENTIFICATION
PL. 11-11-73

MAR 5 8 58 AM '74

DOROTHY P. BRAHNER
REGISTER
HAMILTON COUNTY
STATE OF TENNESSEE

MAR-52 REC

A* 8.00 * 8.00

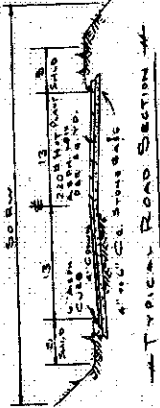
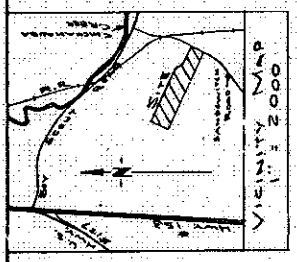
State of Tennessee
 County of Hamilton
 Plat filed in Register's
 Office on April 17, 1975
 Recorded in Plat Book
 No. 29 Page 7
DOBORETT P. BRANTNER, REGISTER
D. W. Friend, Dep.

GENERAL NOTES

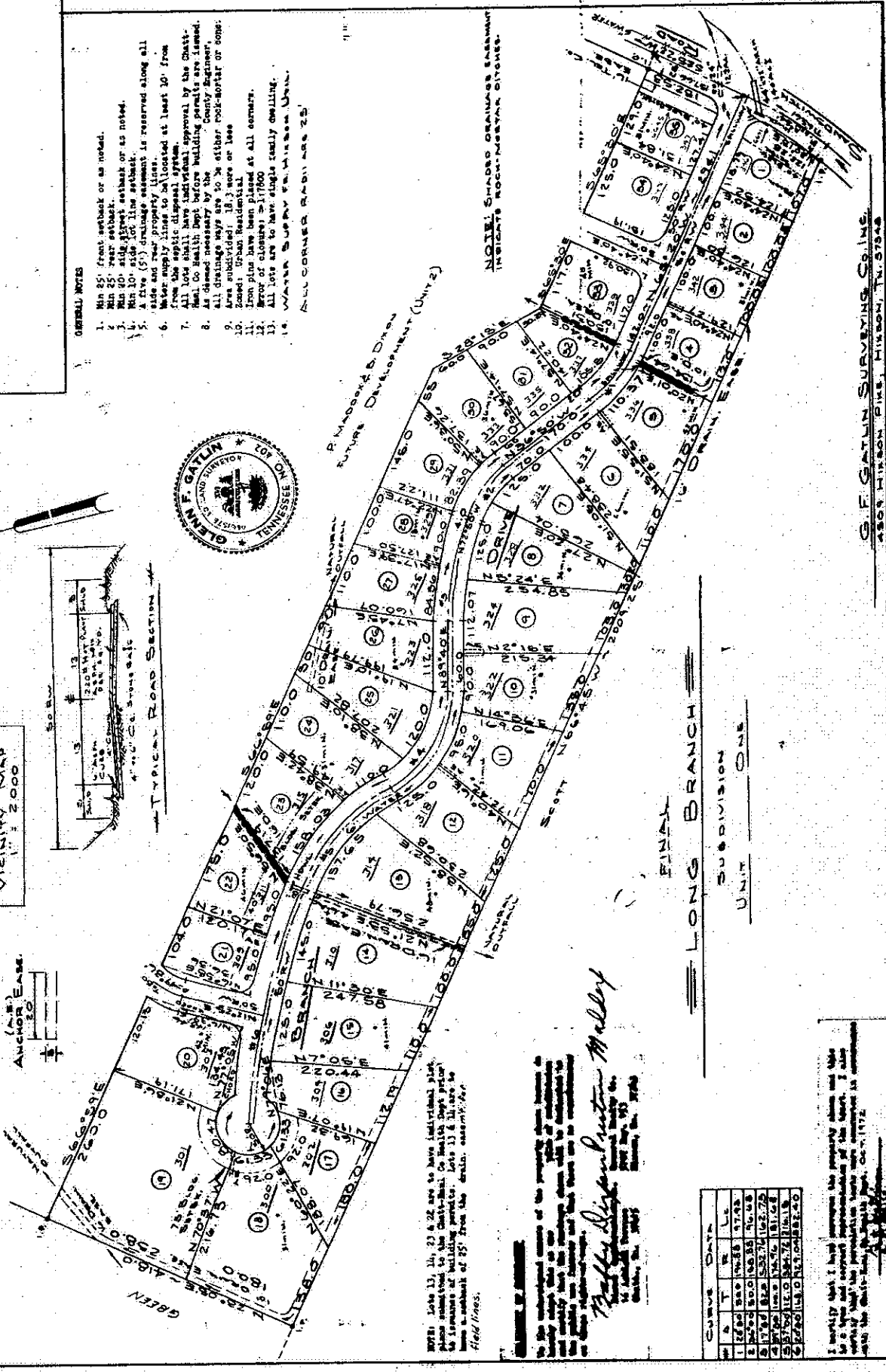
1. Min 25' front setback or as noted.
2. Min 25' rear setback.
3. Min 10' side setback or as noted.
4. Min 10' side setback on other side.
5. A five (5') drainage easement is reserved along all side and rear property lines.
6. Water supply lines to be located at least 10' from the septic disposal system.
7. All lots shall have individual approval by the Chattanooga Health Dept before building permits are issued.
8. All drainage necessary by the lot owner shall be shown on the plat.
9. All drainage to be to other post-occupied or cons. lots.
10. Zoned Urban Residential.
11. Iron pins have been placed at all corners.
12. Error of closure: $\pm 1/1600$
13. All lots are to have single family dwelling.
14. WATER SUPPLY TO BE SHOWN UNIT.

ALL CORNER RADIUS 25'

NOTE: SHADDED DRAINAGE EASEMENT INDICATES ROCK-NESTLA CIRCLES.



SCALE: 1" = 100'
 DATE: JAN. 17, 1975
 REV: FEB. 26, 1975
 REV: MAR. 13, 1975



NOTE: Lots 11, 12, 23 & 24 are to have individual plat. Plans submitted to the Chattanooga Health Dept prior to issuance of building permits. Lots 11 & 12 are to have a setback of 25' from the drain. easement for field lines.

Robert D. Brantner, Malloy
 Registered Professional Engineer
 No. 11073
 State of Tennessee

STATION	CHORD BEARING	CHORD DISTANCE	CHORD CURVE
1+00.00	S 89° 59' 58" W	174.88	174.88
2+00.00	S 89° 59' 58" W	174.88	174.88
3+00.00	S 89° 59' 58" W	174.88	174.88
4+00.00	S 89° 59' 58" W	174.88	174.88
5+00.00	S 89° 59' 58" W	174.88	174.88
6+00.00	S 89° 59' 58" W	174.88	174.88
7+00.00	S 89° 59' 58" W	174.88	174.88
8+00.00	S 89° 59' 58" W	174.88	174.88
9+00.00	S 89° 59' 58" W	174.88	174.88
10+00.00	S 89° 59' 58" W	174.88	174.88

I hereby certify that I have prepared this property plat and that it is a true and correct representation of the facts. I also certify that the preparation hereof was completed in accordance with the Chattanooga Health Dept. Ord. 1972.

G. F. GATLIN SURVEYING CO., INC.
 2508 HILSON PIKE, HUNTSVILLE, TN 35894