

Prepared by Joe B. Goode, Attorney
Cleveland, Tennessee

RESTRICTIONS)	FOR A VALUABLE CONSIDERATION, the
	:	receipt of which is hereby acknowledged
MISTY RIDGE)	We, JAMES E. SHARP and wife, ALMA SUE
	:	SHARP, of Bradley County, Tennessee,
SUBDIVISION)	being the owners of the land known
	:	as Misty Ridge Subdivision, a Plat of

which is recorded in the Register's Office for Bradley County, Tennessee, in Plat Book 4, page 221, have divided said property into building tracts, and in order to develop, protect and maintain a desirable community and high standards of property values therein, for the benefit of all purchasers, owners or holders of lots or tracts within said Subdivision, the following special covenants and restrictive conditions which are hereby made covenants and restrictive conditions to run with the land, whether or not they be mentioned or referred to in subsequent conveyances of said lots or tracts, or portions thereof; and all conveyances within said Subdivision shall be accepted subject to said special covenants and restrictive conditions and to the penalties hereinafter provided for their violation or attempted violation as fully as if incorporated into and made a part of each conveyance in detail.

1. LAND USE. All lots or tracts shall be used for residential purposes only. There shall be no business of any kind located upon any tract nor shall any business of any kind be operated out of any home. At no time shall any lot or tract be used in whole or part as a street or right of way or for any utility easement connecting from any street within the Subdivision with any land outside the Subdivision, except with the express written and recorded approval of the developers, their heirs or assigns.

2. BUILDING TYPE AND LOCATION. No structure shall be erected or maintained on any lot or tract other than a detached single-family dwelling, not to exceed two and one-half stories in height and not more than one residence shall be permitted upon any one lot or tract; however, separate gargaes or storage buildings or servants quarters may be erected, provided they shall be behind or to the side of the dwellings and provided further that a barn may be erected if the same is located behind the dwelling, but said barn shall not be located nearer than 25 feet to an adjacent property line. All structures, including barns or garages or other out-buildings shall be constructed of new materials, and unless brick or rock or some non-fading material, the same shall be painted and maintained in a good condition at all times. No exposed concrete blocks will be permitted. Building setback lines shall be in accordance with the requirements as set forth on the recorded Plat of said Subdivision. All fences shall be built of new or be of non-fading materials. DRAINAGE PIPE UNDERNEATH THE DRIVEWAY BETWEEN THE LOT AND THE ROAD WAY PROPER, SHALL BE NOT LESS THAN 15 INCHES IN DIAMETER, UNLESS WAIVED BY PIKE ROAD DEPARTMENT, EXCEPT THAT LOT 17 SHALL BE 24 INCHES AND LOTS 18, 22 AND 23 SHALL BE 30 INCHES AND LOT 19 SHALL BE 36 INCHES IN DIAMETER AND ALL MUST BE INSTALLED BEFORE CONSTRUCTION HAS BEGUN UPON SAID TRACT OR LOT.

3. SUBDIVISION OF LOTS OR TRACTS. No lot or tract may be subdivided by anyone other than the original developer who shall have the authority to re-subdivide any lot or tract, but in no event, shall the re-subdivision of any lot or tract contain less than one (1) acre of land. However, this does not preclude the addition of a portion of a lot to another lot, so long as the lot from which the portion is taken contains at least 51% of its original lot size. Furthermore, this provision does not preclude the building

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