

LAND/TRACTS LOCATED IN BARN HOLLOW ON TOWEE ROAD POLK COUNTY, TENNESSEE

Grantors employ the following restrictions as to use of said land/tracts upon conveyance to Grantee(s) and said restrictions shall run with the land(s). All restrictions supersede, if any, previously recorded restrictions.

1. The restrictions herein set forth are to be for a period of twenty-five (25) years.
2. The land/tract shall be used solely for residential purposes. Residential purposes include vacation rental.
3. No house or residence shall be constructed thereon having less than One Thousand Two Hundred (1200) square feet of heated floor space.
4. Foundation(s) for each house must be continuous and closed unless constructed in a flood zone.
5. Land/tract may not be subdivided. No temporary buildings shall be maintained on said land/tract.
6. No mobile, manufactured nor any type of moveable home shall be located on any land/ tract. All homes must be constructed on site. Structural Insulated Panel type homes (modular homes) are permitted if on a permanent concrete block foundation.
7. Any detached garage or stable buildings shall blend with the home built thereon and be of the same construction type/style.
8. All residences must be sided with one or a combination of the following: wood, log, brick, stone, Hardy board, vinyl or grantor(s) approved produce.
9. The exterior of any home or residence under construction on said premises shall be completed within one (1) year from the time the continuous foundation is poured. Completion is defined as dried-in, sided, painted and/or stained, exterior doors, windows, landscape and driveway. The interior of any home or residence under construction shall be finished within two (2) years from time the continuous foundation is poured.
10. All residences must maintain a driveway upon which to park residential automobiles, boats or campers. Residences may not use driveway as storage area.

11. No junkyards, scrap metal, disabled automobiles and/or boats, commercial equipment, tractor trailers, flat bed trailers, bull dozers, farm equipment, tractors or anything of the type shall be maintained on any said land/tract unless inside an appropriate building such as a garage or metal building.

12. Trash must be removed weekly from the residence to a legal dump.

13. No farm animals such as hogs, pigs, cows, goats, geese, chickens or others shall be maintained thereon. Horses are permitted only if a proper facility, such as a stable, is present.

14. Pets must be confined so as not to be a nuisance to the neighborhood and not allowed to run at large in violation of state law.

15. If a property owner is in violation of the restrictions of the land/tracts heretofore set out and described, said property owner will be subject to court intervention for the correction thereof.