

Single Family Dwelling

No building or other structure shall be erected on any parcel except one private single family residence with a private garage or carport, together with any accessory building, the use of which is entirely incidental to the main building. The term "private residence" is intended to exclude every other form of dwelling for the occupancy of more than one family and is intended to exclude boarding houses, lodging houses, sanitariums and hospitals, but is not intended to exclude a "guest house" incident to a private residence for the entertainment of social guests, nor servant quarters for servants or other employees employed on the premises.

The construction of any guest home or detached servants quarters may be effected pursuant to the provisions of county ordinances, provided however that such structure is of like architectural design and quality as the residence or as otherwise approved in writing by Declarants. Further, construction of said building must not commence prior to the initiation of construction of the main residence.

Planned Unit Development

The same conditions as set out above for Single Family Dwelling shall be equally applicable to the tract(s) utilized as a P.U.D., except no guest houses shall be permitted. The primary structure shall contain two (2) or more separate living units with appropriate appurtenances and accessory improvements for each unit as is allowed for single family dwellings, except guest houses. Living units which are attached in one primary structure, shall be limited to one or two bedrooms with the following minimum heated floor space requirement: 1400 square feet in one (1) bedroom unit, and 1500 square feet in two (2) bedroom unit. There may also be a subterranean family civil defense shelter with underground food, water and fuel storage facility which may be constructed prior to or concurrent with the living unit.

One garden tool shed per living unit compatible with the residential design may also be built, if attached to the primary structure.

The architectural design of any accessory building will be compatible with other structural improvements. Personal and non-commercial recreational amenities such as a tennis court, swimming pool, etc., may be constructed, per P.U.D. tract, each and committed to common area.

Residence

No residence shall be erected on said premises which shall contain less than 1,500 square feet of heated living quarters. When the erection of any residence is once begun, the work thereon must be prosecuted diligently and must be completed within a reasonable time. Dwellings shall have a minimum front set back line of 75 feet in depth from the front property line or as otherwise noted on recorded plat map.

Architectural Committee

Declarants (Grantors) have appointed an architectural committee consisting of three persons. Declarants or their heirs may from time to time appoint substitute members to the committee and such power of appointment may be assignable by Declarants and their heirs. Two copies of all plans for any type structure will be submitted by property owner to the board chairman or his designated alternate for written approval, prior to the commencement of any construction. Non-action by the architectural board over a fifteen day period following receipt of the plans will constitute the equivalent of approval. The committee presently consists of E. Duane Chester, Chairman, Tom Ed Wilson and Thomas E. Looney.

TION OF RESTRICTIONSWILDWOODDescription

The undersigned are the owners of real property located in the Eighth Civil District of Cumberland County, Tennessee particularly described by plat of record in the Register's Office of Cumberland County, Tennessee in Plat Book 8, page 120 by reference made a part hereof and identified as WILDWOOD - Ridgeview Parcels 4, 5, 6, 7, 8, 9 and 10.

Declarants

The undersigned, E. Duane Chester and wife, Thelma Y. Chester, and Col. Charles Glenn Webb, hereinafter called Declarants, intend to sell and convey parcels or portions of this real property described on said exhibit.

Declaration

Now, therefore, for the purpose of contributing to the value of said real property, the Grantors as Declarants do hereby certify and declare that they have established, and do hereby establish, the following restrictions, covenants and conditions, subject to which all parcels and portions of said property shall be held, used, leased, sold and conveyed, each of which restrictions, covenants and conditions shall inure to the benefit of said property, and each and every owner of parcels therein, and shall inure to and pass with said property and each and every parcel or portion thereof, and, whether said restriction, covenants and conditions be set forth in subsequent conveyances or not, the same shall, nevertheless, apply to and bind the respective heirs, personal representatives, successors and assigns and all other persons acquiring any interest in said land either by operation of law or in any manner whatsoever. Said restrictions, covenants and conditions are as follows:

Land-Use

Said premises shall be used for residential purposes only or as specifically stated herein. Tract No. 7 may be utilized as a planned unit development (P.U.D.) allowing for the resubdivision and construction of up to six (6) living units, as more specifically provided hereinafter. In the event Tracts No. 4, 5 and 6 or Tracts No. 8, 9 and 10 are purchased collectively by one ownership entity, said tracts may be treated as one unit each and also resubdivided so as to accomodate a planned unit development of up to four (4) living units, or more specifically provided hereinafter. In the event, any one of said Tracts No. 4, 5, and 6 or Tracts 8, 9 and 10, are sold separately and not ultimately owned by one ownership entity, then such tracts shall be used for a single family dwelling only, and shall be developed subject to the provisions pertaining to single family dwellings hereinafter set out.

Dwelling structures constructed on a tract used as a planned unit development shall consist of two or more attached dwelling units. In the event, any permissible tract is utilized as a planned unit development and thereby requires resubdivision, such resubdivision scheme shall take into consideration the ground upon and around which the dwellings are constructed with the remaining land in the tract being used for common areas appurtenant to the dwelling structures. Any resubdivision scheme which results in effecting single family dwelling concepts without common areas shall not be permitted.