

RESTRICTIONS

ALLARDT ESTATES

Conveyances to any grantee of any portion of those lands conveyed by Hugo Colditz and Leta Colditz to Charles M. Whitehead and Meta C. Whitehead of record at Deed Book F-5, Page 48 in the Register's Office of Fentress County, Tennessee, to which reference is made for a full and complete description and for any other purpose, shall be made subject to the following conditions, covenants, reservations, and restrictions:

1. The grantee or grantees or their assigns or successors in interest shall not sub-divide property conveyed to them in the Allardt Estates, but the property shall remain intact as a single unit, and any grantee or grantees or their assigns or successors in interest shall use the property exclusively for residential purposes.

2. No grantee or grantees nor their assigns nor their successors in interest may use any tract in the Allardt Estates for streets, highways, or roads, without the consent, in writing, of the developer, and after the completion of the development, without the consent of no less than two-thirds of the property owners within the Allardt Estates.

3. Fencing on any lot in the Allardt Estates shall be limited to woven wire, chain link, painted wood, or split rail and other fencing, expressly barbed wire fencing, shall specifically be prohibited.

4. Any building or buildings constructed on any lot in the Allardt Estates shall be no closer than 30 feet from any adjoining property line.

5. Any grantee or grantees, their assigns or successors in interest, shall have no drive-way other than drive-way connecting directly with roads built by the property developer and all property owners must enter the Allardt Estates through the main entrance constructed by the property developer.

6. The property shall be restricted to one single family type dwelling containing not less than 1300 square feet with at least 1000 square feet on the first floor, and in addition to one other out building for garage and/or storage.

7. Of any building, other than an out building, constructed within the Allardt Estates, no less than 50% of the exterior of the dwelling shall be brick, stone, or other similar construction. No dwelling shall contain exterior finish of concrete blocks, tar paper, or rolled type siding or asphalt type siding.

8. Mobile or Modular homes shall not be located within the Allardt Estates, either permanently or temporarily.

9. All pets shall be kept under fence or on lease.
10. No swine, poultry, nor other live stock will be kept nor maintained within the Allardt Estates with the express exception that horses or cattle may be so maintained provided that no grantee shall maintain more than two mature animals on any acre of ground.
11. No noxious or offensive activity or activity which shall be an annoyance or nuisance shall be done within the Allardt Estates.
12. Garbage, waste and refuse shall be held for collection in containers.
13. No lot within the Allardt Estates shall be used for the purposes of a junkyard, nor for a collection or staging area, nor storing area, or maintenance area, or parking area for junk, wrecked, or stripped automobiles.
14. The restrictions innumarated are complete and may not be added to, they may, however, be altered or deleted by the developer with the approval of two-thirds of the property owners within the Allardt Estates.

STATE OF TENNESSEE } REGISTER'S OFFICE  
FENTRESS COUNTY } Aug 28 1975  
I, Chris M. Dunkleburg Register  
of said County, do certify that the foregoing Deed  
and Certificate are registered in said office in  
Miss, Book No. 34 page 128  
that they were received Aug 28 1975  
at 11:25 o'clock A.M., and entered in Note  
Book 5 page 70

Chris M. Dunkleburg Register  
By - Sby M. Dunkleburg D.R.

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