

4069 Maxwell Dr, Centerville, TN 37033 Restrictions

NOTES

- 1) ALL IRON RODS SET ARE 1/2" BY 18" WITH AN IDENTIFICATION CAP STAMPED "ACHESON RLS 1867. "
- 2) THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR A PROPERTY BOUNDARY SURVEY AND IS VALID ONLY IF THIS PRINT HAS THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
- 3) ALL STREETS SHOWN HEREON ARE PRIVATE AND WILL BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 4) THE COMMON AREA SHOWN HEREON WILL BE DEDICATED TO AND IT'S USE REGULATED BY THE HOME OWNERS ASSOCIATION.
- 5) ALL UTILITIES, OTHER THAN INDIVIDUAL SERVICE LINES, SHALL BE LOCATED WITHIN THE ROAD RIGHT-OF-WAYS AS SHOWN HEREON.
- 6) UTILITY SERVICE LINES FOR EACH LOT SHALL BE LOCATED WITHIN THE EASEMENTS AS SHOWN HEREON.
- 7) ALL LOTS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS:

The grantors, Mr. Jeff Wilkes, Mr. David Ray and Mr. Jerry Wasden hereby place the following restrictive covenants on this described property which shall be binding upon the grantees herein, their heirs, assigns executors, administrators, trustees in bankruptcy, etc., unless said zoning ordinance as to this land places upon the use of said land a stricter residential regulation, in which case zoning ordinance would apply, otherwise these covenants would apply, and where there is an obvious conflict between the covenants herein state and said zoning ordinance, the covenants will be inoperative and said zoning ordinance will prevail, and which covenants are as follows:

1. All homes must be permanent type on-site built homes. No mobile homes (single or double-wide) or any type of trailer, campers, shacks, or temporary structures of any kind will be allowed.
2. All structures must be a minimum of 1100 square feet of heated space.
3. Lots shall be used for residential purposes only, and no commercial buildings or use shall be permitted on any lot.
4. No disabled, dismantled, or inoperative motor vehicles of any kind shall be stored or located on any lot; no trash, debris, garbage, or the like shall be permitted on any lot, except normal household trash in appropriate trash containers.
5. All outbuildings, boat houses, detached vehicle garages, or storage buildings, shall be equal to or greater than the type construction as the main house, including type and quality of materials, construction and labor.
6. All electrical service lines shall be underground from street to home.
7. Water supply for all lots shall be wells constructed for the production of water from underground surfaces by a state approved licensed Water-Well Contractor.
8. All homes must comply with the rules and regulations of the State of Tennessee Department of Environment and Conservation Divisions of Ground Water Protection and Water Supply, Tennessee Valley Authority regulations, where applicable, U.S. Army Corps of Engineers regulations, where applicable, and flood hazard regulations developed by Hickman County, Tennessee under the National Flood Insurance Program regulating building and construction within the 100 year flood plan areas of said county.

