

RESTRICTIONS
PINE RIDGE ESTATES:

Prepared By:
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MEMPHIS, TEN. 38103



Conveyances to any Grantee or Grantees of any portion of those lands conveyed by Helen Todd, surviving tenant by the entirety with Arthur P. Todd, unto Glen Clark dated May 1, 1990 and recorded in Deed Book W-6, page 402 of the Register's Office of Fentress County, Tennessee, to which reference is hereby 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. That said property shall be used solely and only for residential purposes. However this shall not be construed so as to prohibit the owner from renting or leasing the property so as long as it is leased or rented for residential purposes only.
2. That no outside toilet facilities, privvies, junk automobiles, or other type of junk shall be maintained on said land.
3. That no temporary building shall be maintained on said land other than for small storage buildings. This expressly excludes from the premises mobile homes and other types of movable homes. Further no used residential property shall be moved thereon.
4. Any grantee or grantees or their assigns, heirs or successors in interest shall not subdivide the said property conveyed to them in said subdivision but the property shall remain intact as a single unit and any grantee or grantees or their heirs, assigns or successors shall use the property exclusively for residential purposes.
5. No grantee or grantees nor their heirs, assigns or successors in interest may use any tract in the subdivision for streets, highways or roads without the consent, in writing, of the developer, and after the completion of the development, without the consent of the no less than 2/3 of the property owners within the subdivision. However this shall not be applicable to Lots #1, 13, or 14 from any condemnation proceedings involving U. S. Highway 127 a/k/a Tennessee Highway 28, which is on the western edge of the subdivision.
6. Fencing on any lot in the subdivision shall be limited to woven wire, chain link, painted wood or split rail and other fencing but expressly prohibiting barbed wire fencing other than on the northern edge of Lots # 1-12.
7. Any building or buildings constructed on any lot in the subdivision shall be no closer than 30 feet from any adjoining property line.
8. Any grantee or grantees, their successors and assigns, shall

FOR CONSTRUCTION MISC BOOK 55 PAGE 245
THIS 7 DAY FROM 1992
REG. RETURNED TO ME

have no driveway other than the driveway connecting directly with the road built by the property developer, being the road designated as Pine Ridge Trail, and all property owners must enter the subdivision through the main entrance constructed by the property developer called the Pine Ridge Trail. However this shall not be applicable to Lot #13 or Lot #14.



9. The property shall be restricted to one single family type dwelling for residential purposes containing not less than 1200 square feet living space with at least 1200 square feet on the first floor, and in addition to one other outbuilding for garage and/or storage.

10. Of any building, other than an outbuilding, constructed within the subdivision, no less than 50% of the exterior of the dwelling shall be brick, stone, board and batting or other similar construction including fine log. No dwelling shall contain exterior finish of concrete blocks, tar paper, rolled type siding or asphalt type siding but may have aluminum or vinyl siding.

11. All pets shall be kept under fence or on leash.

12. No swine, poultry or other livestock shall be kept or maintained within the subdivision with the express exception that horses or cattle may be so maintained provided that no grantee or grantees shall maintain more than 2 mature animals on any acre of ground.

13. No noxious or offensive activity or activities which would be an annoyance or nuisance shall be done within the subdivision.

14. Garbage, waste and other refuse shall be held for collection in containers. No dumping of garbage or junk will be allowed on the premises of any lot.

15. No Lot shall be subdivided.

16. The restrictions innumeration are complete and may not be added to, however they may be altered or deleted by the developer with the approval of 2/3 of the property owners within this subdivision.

17. Parties agree that all state and local building codes must be complied with.



GLENN CLARK, DEVELOPER

OATH

STATE OF TENNESSEE

COUNTY OF FENTRESS

Personally appeared before me the within named GLENN CLARK, in his capacity as developer, makes oath that the statements contained in the foregoing instrument are true to the best of his knowledge, information and belief.

Glenn Clark
GLENN CLARK, DEVELOPER

Sworn to and subscribed before me this the 11th day of September 1990.

Martha J. Poore
NOTARY PUBLIC



My Commission Expires:

12-23-90

STATE OF TENNESSEE, FENTRESS COUNTY

The foregoing instrument and certificate were noted in

Note Book 9 Page 80 At 10:26 O'clock A M Sept 11 19 90

and recorded in Misc Book 59 Series Page 440

State Tax Paid \$ Fee \$ Rec. Fee \$ 12.00 Total \$ 12.00

Witness my hand

Receipt No. 464135

Robert S. Arma by *Janet Davis D.R.*
Registrar

