

## DECLARATION OF RESTRICTIVE COVENANTS, CONDITIONS, AND EASEMENTS FOR HARLAND ESTATES, Lots 1 through 7

WHEREAS, Charles Cox and wife, Anna Cox, are the owners of Harland Estates, Lots 1, 2, 3, 4, 5, 6 & 7 as shown on a plat of record in Plat Book 10, page 188, slide \_\_\_\_\_, Register's Office, Cumberland County, Tennessee, being a part of the real property conveyed to them by virtue of a deed of record in Deed Book 518, page 125, Register's Office, Cumberland County, Tennessee; and

WHEREAS, Charles Cox and wife, Anna Cox, desire to impose the following restrictions, conditions, and easements upon said lots.

NOW, THEREFORE, we, Charles Cox and wife, Anna Cox, do hereby impose upon Harland Estates, Lots 1, 2, 3, 4, 5, 6 & 7, the following restrictive covenants, conditions and easements:

- (1) Each lot shall be used for residential and domestic agricultural purposes only, and no commercial activity shall be permitted on said property.
- (2) No dwelling shall be constructed or erected on said lots containing less than 1,000 square feet of living space.
- (3) All dwellings shall be maintained so as not to become unsightly or tend to offend the normal sensibilities of other residents or owners surrounding the property.
- (4) All conventionally constructed dwellings must have minimum 3 & 12 roof pitch with shingle or rigid metal roofs. No rolled metal or other type of rolled roofing is permitted.
- (5) All pre-manufactured dwellings must have minimum 3 & 12 roof pitch with shingle or rigid metal roofs. No rolled metal or other type of rolled roofing is permitted. All dwellings must be underpinned with masonry, vinyl, aluminum, painted metal or similar material and shall be completed in a good and workmanlike manner. No pre-manufactured units over five years old may be placed on these lots.
- (6) All dwellings shall be completed, including roof, siding, underpinning, windows etc., within 12 months of commencing construction.
- (7) Any dwelling or other outbuilding which may be constructed or erected on said lots shall be located at least forty (40) feet from any road and at least ten (10) feet from all other property lines.
- (8) No noxious or offensive trade or activity shall be carried on upon said lots nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
- (9) The property shall not be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, including, but not limited to, junked automobiles or junked farm machinery of any sort, and household waste shall be kept in sanitary containers.
- (10) The foregoing restrictive covenants, conditions and easements shall be deemed to be covenants running with the land and shall be effective for a period of twenty-five (25) years from the date of the execution hereof, at which time said covenants shall be automatically extended for ten (10) years unless changed, modified, or eliminated by an instrument in writing signed by a majority of all persons owning property within Harland Estates, Lots 1, 2, 3, 4, 5, 6 & 7 as set out on the plat above described.

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