

Keep this

Prepared by JAMES E. THOMPSON, Attorney at Law  
P.O. Box 765, Crossville, Tennessee 38557

DECLARATION OF RESTRICTIVE COVENANTS OF  
HIGH ROCK ESTATES

WHEREAS, MARVIN SEAGRAVES is the owner and developer of "HIGH ROCK ESTATES", being described as Lots 1 thru 29, by plat of record in the Register's Office of Cumberland County, Tennessee in Plat Book 10, page 251, and,

WHEREAS, MARVIN SEAGRAVES, hereby restricts the land as follows, and, has not sold any of the lots and,

WHEREAS, for the benefit and protection of the future owners of lots in said subdivision and for the establishment and maintenance of sound values for the lots in said subdivision, it is desired that said covenants, conditions, restrictions and reservations be imposed on the property conveyed in same subdivision and be made a matter of public record, and property conveyed in said subdivision be made subject to such covenants, conditions, and restrictions, and,

NOW, THEREFORE, for and in consideration of the above premises, MARVIN SEAGRAVES impose upon HIGH ROCK ESTATES the following covenants, conditions, restrictions, and reservations, all of which shall be deemed covenants running with the land:

1. The property shall be used solely and only for single family residential purposes.
2. No building shall be constructed, owned or permitted to remain on any lot other than one (1) detached single family dwelling, not to exceed two and one-half stories in height with or without a basement and other than two additional buildings including a detached garage for the owner's vehicles. No barns are permitted.
3. The dwelling structure shall contain a minimum of 1400 square feet of heated floor space, exclusive of porches, basements, breezeways, and attached garages.
4. The driveway to each residential dwelling shall be concrete, asphalt surface material, or any other type of hardsurfacing. The garage or carport entrance shall be to the side or rear of the dwelling structure as same relates to the road on which the dwelling structure faces. Carports must be closed in on the side toward the road.
5. The type of exterior architectural design, material and appearance of all structures constructed on any lot shall be uniform. All homes must be constructed of new material and be of quality workmanship. No concrete blocks are to be exposed to view. All roofs on all dwelling structures shall have pitch and not be completely flat. All roofs shall have at least form planes.
6. Following the commencement of construction of the dwelling structures on the lot, the exterior of said structure shall be completely finished within six (6) months from the date of such commencement of construction. The exterior of the structure being constructed on any lot shall be completely finished within twelve (12) months from the date of commencement of construction. Landscaping around the dwelling structure shall be completed within twelve (12) months from the date of commencement of construction. Landscaping around the dwelling structure shall be completed within eighteen (18) months following commencement of construction.

mail  
Marvin Seagraves  
14090 Hwy. 70  
Murfreesboro, TN  
38574

State of Tennessee, County of Cumberland  
Received for record the 28 day of  
OCTOBER 1998 at 10:41 AM. (RECH 203536)  
Recorded in official records GENERAL IN  
Book 1024 Page 903

7. The sewage system connected to the dwelling structure shall be designed, located and constructed in accordance with the requirements, standards and recommendations of the State Health Department.

8. No animals shall be permitted on the premises, with the exception of the normal household pets.

9. No noxious or offensive activity shall be carried on, on any lot or lots, nor shall anything be done thereon which shall be or become an annoyance or a nuisance to the neighborhood.

10. No lot shall be subdivided to form a smaller lot; however, this shall not be so as to prevent resubdividing of lots to establish a larger lot.

11. No tractors, trailers, tractor-trailer trucks, boats, motor homes, and other like powered vehicles shall be parked on side of street. Parking of such vehicles in the driveway of the lot owner is permissible on a temporary basis. Extended parking of any such vehicle in the driveway, however, shall not be permitted longer than seven (7) consecutive days.

12. No mobile homes, modular homes, trailers, or temporary structures of any kind shall be placed on said lots.

13. After the expiration of three (3) years from the date of execution of this Agreement the maintenance and upkeep of the entrance sign shall be the sole responsibility of all the lot owners in this subdivision.

14. These covenants, conditions, and restrictions shall extend for a period of twenty (20) years from the date of execution of this Agreement. A majority of the then land owners in said subdivision after the execution of the covenants may extend them for a like period of twenty (20) years.

15. Any lot owner may bring an action in law or equity to enforce these covenants, conditions, and restrictions. Should said landowner be successful in enforcing these covenants, conditions, and restrictions, the party alleged to breach said covenants, conditions, and restrictions shall be responsible for all fees and costs, including damages, court costs, and legal fees.

16. Any invalidation of one of these covenants, conditions, and restrictions shall not operate to invalidate the remaining covenants, conditions, and restrictions.

Executed this 28th day of October, 1998.

Notebook 11 Page 134  
State Tax \$ .00 Clerks Fee \$ .00  
Recording \$ 10.00, Total \$ 10.00  
Register of Deeds JUDY GRAHAM SMYLLONS  
Deputy Register ADRIAN C. BOGG

*Marvin Seagraves*  
MARVIN SEAGRAVES

STATE OF TENNESSEE  
COUNTY OF CUMBERLAND

Before me, the undersigned authority, a Notary Public in and for said State and County personally appeared MARVIN SEAGRAVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

Witness my hand and official seal of office on this the 28th day of October, 1998.

*Pam Dearman*  
Notary Public

My commission expires: 6/8/2002

EK 1024 PG 903

True and correct Class TL survey, and the ratio of precision is 1:250 performed in accordance to current Tennessee Standards of Practice for Land Surveyors. I further certify that the monuments have been placed as shown hereon, to the specifications of the Cumberland County Planning Commission.

28 July 98  
Date Signed

David H. Bradley  
Surveyor's Signature

Approval is hereby granted for lots 1 thru 29 defined as HIGH ROCK ESTATES, Cumberland County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted.

Brian Houston  
Environmental Specialist  
Division of Ground Water Protection

3 AUG 98  
Date

Approval is based on soil conditions suitable for installation of Subsurface Sewage Disposal System and does not constitute approval of building sites.

- Lots 1, 2, 5, 6, 11, 14, 15, 19, 20, 23-25, 28, 29 are approved for installation and duplication of conventional subsurface sewage disposal systems to serve a maximum house size of (4) four bedrooms.
- Lots 3, 4, 7-9, 10, 12, 13, 16-18, 21, 22, 26, 27 are approved for installation and duplication of conventional subsurface sewage disposal systems to serve a maximum house size of (3) three bedrooms.
- ~~Some~~ lots may require pump systems to transfer septic tank effluent to areas of the lot with suitable soil conditions for disposal.
- Shading on some lots represents an area reserved to be used for the installation of the primary and duplicate subsurface sewage disposal systems, and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc., or use which would conflict with the REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL in Tennessee. Modification of the shaded area may be considered, provided sufficient shaded area is maintained.
- Lots 1 thru 29 are approved for use with utility water only.
- All underground utilities and driveways must enter along the property lines.
- The size, number of square feet, design, and location of the proposed dwelling may further restrict the maximum number of bedrooms for which a permit may be issued.

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