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This instrument prepared by Plateau Properties, Inc., Trustee, P.O. Box 1400, Crossville, TN 38557.

DECLARATION OF COVENANTS AND RESTRICTIONS

FOR

MERIDIAN 6 SUBDIVISION

WHEREAS, Plateau Properties, Inc., Trustee, a Tennessee Corporation, is the owner and developer (hereinafter called "DEVELOPER") of a development called Meridian 6 Subdivision, (hereinafter called "SUBDIVISION") which Subdivision is described by a plat of record in the Register's Office of Cumberland County, Tennessee in Plat Book 10, Page 585, recorded on the 9th day of July, 2024 (and any corrected or supplemental plat hereafter placed of record) (hereinafter called "PLAT") to which Plat reference is hereby made; and,

WHEREAS, Developer wishes to sell lots in Subdivision to a future owner, or owners, who may in turn convey title to heirs, assigns and successors, in whole or in part (sometimes hereinafter referred to as "Grantees"); and,

WHEREAS, for the benefit and protection of the present and future Grantees; for the establishment and maintenance of sound values for the lots in said Subdivision; and, to promote a sense of neighborhood and community, Developer desires that certain Covenants and Restrictions be imposed on the lots in the Subdivision and be made a matter of public record and all lots hereafter held, owned and conveyed in said Subdivision shall be owned and conveyed subject to these recorded Covenants and Restrictions.

NOW, THEREFORE, for and in consideration of the above premises, Developer, imposes upon the Subdivision, as described by the aforementioned Plat, the following Covenants and Restrictions, all of which shall be deemed to be Covenants running with the land:

1. Uses. The lot(s) shall be used solely and only for single family residential purposes. No commercial activity shall be allowed on any lot. No obnoxious or offensive activity shall be allowed on any lot; nor shall obnoxious or offensive materials be stored on any lot.
2. Types of homes allowed. All homes must be built on site. No mobile homes, modular homes, manufactured homes, trailers, or any type of movable home shall be placed on any lot. No motor home, any other type of movable home, basement, foundation, unfinished dwelling, tent or garage shall be used at any time as a residence on any lot. No structure shall be moved from another site to a lot in the Subdivision. No temporary buildings of any type or nature shall be maintained on any lot.
3. Home and out building specifications. All dwellings must contain at least one thousand, two hundred (1,200) square feet of heated floor space, exclusive of porches, basements, breezeways and attached garages. Two detached out buildings, either garages or storage buildings, may be constructed on each lot provided that they are built of the same or substantially the same or similar material as that of the dwelling and are

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favor of any Grantee(s), their respective heirs, successors or assigns, as to any other property which the Developer owns or may hereafter own within the vicinity of said property by virtue of the property herein conveyed being the subject to the foregoing Covenants and Restrictions.

IN WITNESS WHEREOF, this Declaration of Covenants and Restrictions has been duly signed this 8th day of July, 2004.

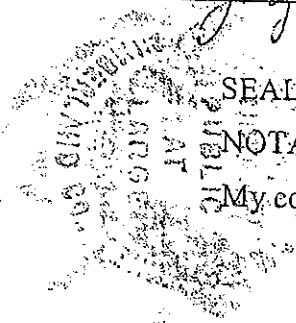
PLATEAU PROPERTIES, INC., TRUSTEE,
DEVELOPER, By:

Edna Sue Patton
Edna Sue Patton, President

STATE OF TENNESSEE)

COUNTY OF CUMBERLAND) Before me, a Notary Public, in and for said State and County, personally appeared Edna Sue Patton, with whom I am personally acquainted and who, upon oath, acknowledged herself to be President of Plateau Properties, Inc., Trustee, the within named bargainor, a Corporation, and that she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Corporation by herself as President.

WITNESS my hand and seal of office at Crossville, Tennessee, this 8th day of July, 2004.



SEAL
NOTARY PUBLIC

My commission expires: 9-22-2004

Ralph Barnwell

TRANSFERRED ON
RECORD BOOK
CUMBERLAND COUNTY

JUL 13 2004

Ralph Barnwell
ASSESSOR OF PROPERTY

State of Tennessee, County of CUMBERLAND
Received for record the 09 day of
JULY 2004 at 10:50 am. (REC# 319152)
Recorded in official records GENERAL IN
Book 1173 pages 1447-1452
State Tax \$ 1.00 Clerks Fee \$ 1.00
Recording \$ 22.00, Total \$ 24.00
Register of Deeds JUDY GRAHAM SWALLOWS
Deputy Register AURIA C. WHITTENBURG

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**Addendum to Lot/Land Seller's Property Disclosure Statement
Meridian Section 6**

State of Tennessee ground water protection rules have recently been more strictly enforced by the Department of Groundwater Protection (hereinafter called "Groundwater Protection"). The following rules are required by them, will have to be closely coordinated with them and approved by them (see ** below).

1. Shaded areas or RESERVED AREAS shown on the plat are reserved for septic field lines and are not to be disturbed. Clearing for yards, structures, and driveways will have to be pre approved by Groundwater Protection** (see below). RESERVED AREAS have been field surveyed into 25' grids. If survey flags are disturbed or removed, Buyer will have to resurvey at their expense.
2. A low pressure sewer system will have to be installed on lots 2, 4, 5, & 6 to pump effluent to the RESERVED AREAS shown on the plat. Such a system will cost more than a regular conventional gravity system. Conventional systems cost approximately \$3000*. Low pressure systems involve installing an additional tank and pump and may cost as much as \$6000*.
3. A modified low pressure sewer system will have to be installed on lots 1, 3 & 7. This means that, in addition to a low pressure septic system, 6" of top soil will have to be placed on the RESERVED AREAS shown on the plat. Cost will be in addition to the cost of a basic low pressure system and may add \$3-4,000.* We encourage you to see the State of Tennessee Department of Groundwater Protection for further details.**
4. There may be suitable areas for field lines in other places on a lot besides the RESERVED AREAS. Further locations must be determined by a qualified soils scientist at Buyer's expense.

* These figures are rough estimates only and do not include extra costs if rock is encountered.

****Contact:**

Brian Houston, Environmentalist
Tennessee Department of Environment and Conservation,
Department of Groundwater Protection
20 W. 2nd Street (Behind Chamber of Commerce)
Crossville, TN 38555
931/484-8025
Office Hours: 8-10 A.M. Central Time Mon-Fri.

We hereby acknowledge receipt of the above information on this the ____ day of _____, 200__.

Buyer

Buyer