

ed By;
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RIVER WATCH SUBDIVISION RESTRICTIONS

Comes now GLENN CLARK, d/b/a Clark Excavating & Sales, LLC, and hereby declares the following restrictions of the eastern portion of that tract or parcel of land conveyed by Fred Stout unto Glenn Clark, as recorded in Deed Book W-7 Page 149 of the Register's Office of Fentress County, Tennessee, which particular portion covered by these restrictions is shown by the Plat of record in Plat Book 3 Page 117 of the Register's Office of Fentress County, Tennessee, and which restrictions are as follows:

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 long as it is leased or rented for residential purposes only.
2. That no outside toilet facilities, privies, junk automobiles or other type of junk shall be maintained on said property.
3. The construction of any dwelling or other outbuilding shall be completed within one (1) year from the date construction begins.
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 no less than 2/3rds of the property owners within the subdivision.
6. The property shall not have any fence in front of house, and yard and ditchline must be sowed and all grass mowed and upkeep of lawn must be kept clean.
7. Anyone purchasing more than 3 acres will be permitted to fence property and build a barn with the exception of keeping property clean.
8. Any outside buildings shall be built behind the residential dwelling and the exterior of buildings shall consist of vinyl, metal, brick, stone, western cedar or blocks. If block building is built, blocks shall be painted the same exterior of home.
9. Only one (1) access shall be allowed for entering and exiting from a lot.
10. The property shall be restricted to one (1) single family type dwelling for residential purposes: a) containing not less than 1200 square feet living space with at least 1200 square feet on the first floor exclusive of porches and garage if a building; b) Prefabricated structures may be placed on the property, but they shall be new and not used and be at least 14' X 50'; and c) Mobile homes may be placed on the premises, including doublewide and single wide, as long as they are new and in a minimum of 14' X 50'.
11. The exterior construction of finish of any residential dwelling constructed on said property shall consist of brick, vinyl, stone, or western cedar. Foundation must be brick, stucco or painted to match the exterior of house.

THE PLANTATIONS
Located off Dunbar Road

1. No Modular or Mobile Homes allowed. House must contain at least 1800 square feet of heated and cooled space.
 2. The tracts shall not be subdivided.
 3. Livestock will allow horses only.
 4. Pets are limited to domestic dogs and cats only but not for commercial purposes.
 5. Only 1 outbuilding or storage building and 1 barn shall be allowed. Construction of the outbuildings shall not begin until residence is completed.
 6. No commercial activity allowed.
 7. No noxious or offensive looking material allowed.
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