

BROWN CREEK FARMS, INC.

615-484-7191

P. O. Box 212

Crossville, Tn. 38555

STATE OF RESTRICTIONS AND IMPROVEMENTS

To all potential tract buyers at Brown Creek Farms, Inc. Subdivision.
Please read and sign the following information.

1. All roads are built to the following specifications and maintenance of said roads is to be taken over by the Brown Creek Farms, Inc. road maintenance committee after July 1, 1981. These specifications include the following only: A. A minimum of 2 to 3 inches of gravel and a road way width of 14 to 20 feet. These roads are to be graveled only. B. A minimum of 40 foot R.O.W.'s and a minimum of 12 inch culverts are to be in place. Owner is responsible for his own entrance.
2. The Volunteer Electric Cooperative will install electric power to the property lines of each lot owner when the following requirements are met. Either of the following will qualify for power.
 1. Septic tank placed on the property.
 2. Permanent foundation in place for either a trailer or house.
 3. A water well put in place.

NOTE: The property owner is responsible for paying for an installation fee to the Cooperative when the power is requested, and once any one of the above is met the power will be furnished.

3. Brown Creek Farms, Inc. Subdivision has a total of 342 acres in this development and a total of 429 tracts. We have no recorded Restrictions pertaining to minimum building codes, etc.. Houses and trailers or any other use may be utilized on this property.

No access to amenities are promised as pertaining to Fairfield Glade or any other local resort.

We hereby certify and attest that we have read the above information and acknowledge that each of the items are applicable to Tract # _____ I also attest that no other improvements or promises were made pertaining to said property or any other property that is within the confines of said Brown Creek Farms, Inc. 342 acres. If any other promises were made please list below.

On this the _____ day of _____ 19____

PURCHASER

PURCHASER

WITNESS:

SALESMAN

