

Map & Parcel
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PREPARED BY GERALD L. DAVIS
P.O. BOX 221, CROSSVILLE, TN 38555

AMENDED RESTRICTIONS
FORMER DAVIS SUBDIVISION

WHEREAS, GERALD L. & PATRICIA DAVIS ARE THE CURRENT AND
LAWFUL OWNERS OF THE PROPERTY BEING DESCRIBED LOCATED AT
WYATT ROAD, CONSISTING OF 50 ACRES, MORE OR LESS.

WHEREAS, GERALD L. & PATRICIA DAVIS MADE THE ORIGINAL
RESTRICTIONS RECORDED IN DEED BOOK 486, PAGES 440-441, IN
REGISTER'S OFFICE IN CUMBERLAND COUNTY, TENNESSEE; AND NONE
OF THE PROPERTY HAS BEEN SOLD SINCE THE ORIGINAL RESTRICTIONS
WERE DONE; IT IS OUR DESIRE TO RENDER THE ORIGINAL
RESTRICTIONS NULL AND VOID; IT IS OUR DESIRE TO CHANGE THE
NAME " DAVIS" SUBDIVISION TO "CREST RIDGE" SUBDIVISION.

WHEREAS, FOR THE BENEFIT AND PROTECTION OF THE FUTURE AND
PRESENT OWNERS AND FOR THE ESTABLISHMENT AND MAINTENANCE OF
SOUND VALUES FOR THE LOTS IN SAID SUBDIVISION, IT IS DESIRED
THAT CERTAIN RESTRICTIONS AND RESERVATIONS BE IMPOSED ON THE
LOTS IN THE SUBDIVISION AND BE MADE A MATTER OF PUBLIC
RECORD, AND PROPERTY CONVEYED IN SAID SUBDIVISION BE MADE
SUBJECT TO SUCH RESTRICTIONS AND RESERVATIONS.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE ABOVE
PREMISES, GERALD L. & PATRICIA DAVIS IMPOSE UPON SAID
SUBDIVISION, THE FOLLOWING RESTRICTIONS, RESERVATIONS AND
CONDITIONS, ALL OF WHICH SHALL BE DEEMED COVENANTS RUNNING
WITH THE LAND:

1. ANY DWELLING PLACED UPON THIS PROPERTY MUST BE USED
SOLELY AND ONLY FOR SINGLE FAMILY RESIDENTIAL PURPOSE. NO
RESIDENCE SHALL BE CONSTRUCTED THEREON HAVING LESS THAN 900
SQUARE FEET OF HEATED FLOOR SPACE, EXCLUSIVE OF PORCHES,
CARPORTS, AND ATTACHED GARAGES AND MUST HAVE A CONTINUOUS
MASONRY FOUNDATION. SINGLE WIDE TRAILERS WILL BE ALLOWED
WHEN 14' WIDE AND AT LEAST 60' LONG. ANY OUTBUILDINGS PLACED
UPON THIS PROPERTY MUST BE PLACED TO THE REAR OF THE
PRINCIPLE DWELLING.

2. THE ESTABLISHMENT, MAINTENANCE AND USE OF ALL LOTS OR
PARCELS OF LAND WITHIN THE SUBDIVISION WITH REGARD TO THE
DISPOSAL OF SEWAGE AND EFFLUENT SHALL BE DONE IN STRICT
COMPLIANCE WITH THE CURRENTLY EXISTING STATE HEALTH
DEPARTMENT REGULATIONS.

3. NO COMMERCIAL SWINE OR POULTRY OPERATIONS SHALL BE
ALLOWED ON THIS PROPERTY; HOWEVER CATTLE, HORSES, PETS AND
OTHER DOMESTIC ANIMALS ARE ALLOWABLE.

4. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON
ANY LOT OR PARCEL OF LAND, NOR SHALL ANY PARCEL BE USED OR
MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE,
OR OTHER WASTE, INCLUDING BUT NOT LIMITED TO JUNK VEHICLES OF
ANY SORT.

5. ANY INVALIDATION OF ANY OF THESE COVENANTS OR
RESTRICTIONS SHALL IN NO WAY AFFECT ANY OTHER OF THE
PROVISIONS HEREIN AND THOSE NOT SO INVALIDATED SHALL
THEREAFTER REMAIN IN FULL FORCE AND EFFECT.

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Proctor

6. THESE RESTRICTIONS SHALL BE CONSIDERED AS COVENANTS RUNNING WITH THE LAND AND SHALL BIND THE PURCHASER OF ALL LOTS OR PARCELS OF LAND IN SAID SUBDIVISION, THEIR HEIRS, ASSIGNS AND SUCCESSORS, AND IF SAID OWNER OR OWNERS OR ANY OF THEM, THEIR HEIRS, ASSIGNS AND SUCCESSORS, SHALL VIOLATE OR ATTEMPT TO VIOLATE THE COVENANTS OR RESTRICTIONS HEREIN CONTAINED, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT OR PARCELS OF LAND IN THE SUBDIVISION TO PROSECUTE ANY PROCEEDING AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT OR RESTRICTION AND EITHER TO PREVENT SUCH PERSON OR PERSONS FROM COMMITTING AND ACT OF VIOLATION OR TO RECOVER DAMAGES FOR SUCH VIOLATION. THIS PROVISION SHALL NOT, HOWEVER, BE HELD OR CONSTRUED AS CREATING ANY OBLIGATION ON THE PART OF THE OWNERS OR THE SUBDIVISION, THEIR HEIRS, ASSIGNS OR SUCCESSORS, TO INSTITUTE ANY SUCH ACTION OR PROCEEDINGS.

IN WITNESS WHEREOF, THIS DECLARATION HAS BEEN DULY SIGNED BY THE OWNERS OF "CREST RIDGE" SUBDIVISION THIS THE 4th DAY OF JANUARY, 1996.

BY: Gerald L. Davis
GERALD L. DAVIS
BY: Patricia Davis
PATRICIA DAVIS

STATE OF TENNESSEE
COUNTY OF CUMBERLAND

State of Tennessee, County of CUMBERLAND
Received for record the 08 day of
JANUARY 1996 at 11:15 AM. (RECH 149532)
Recorded in official records DEED
Book D501 Page 570-571
Notebook 9 Page 428
State Tax \$.00 Clerks Fee \$.00,
Recording \$ 8.00, Total \$ 8.00.
Register of Deeds JUDY GRAHAM SWALLOWS
Deputy Register VELMA DAUGHERTY

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, GERALD L. DAVIS AND PATRICIA DAVIS, WITH WHOM I AM PERSONALLY ACQUAINTED OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO, UPON OATH, ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF "CREST RIDGE" SUBDIVISION, AND THAT THEY AS SUCH EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED AND EXPRESSED, BY SIGNING THEIR NAMES.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE ON THIS THE 4th DAY OF JANUARY, 1996.

J. Lynn Wilson
NOTARY PUBLIC

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MY COMMISSION EXPIRES: My Commission Expires 08-07-10-1998

