

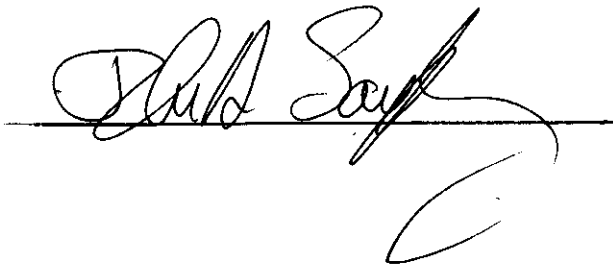
The following covenants, reservations and restrictions shall run with the land and be the binding upon all future owners of said land, which is the subdivision known as Grace Hill.

1. The property shall be used for residential and domestic agricultural purposes only, and no commercial activities shall be permitted on said property.
2. No building shall be constructed or permitted to remain on said property other than one single family dwelling, one detached garage, and one other outbuilding for purposes of storage and/or sheltering domestic animals with architectural features that resemble a residential structure. The size of any outbuilding will be limited to 500 square feet approximately.
3. The exterior construction or finish of any residential dwelling constructed on said property shall not consist of any materials such as asbestos shingle board, brick siding, stone siding, or tarpaper finish. All buildings and improvements, including any fences, constructed on said property shall be completed in a good and workmanlike manner, and shall be maintained so as not to become unsightly or tend to offend the normal sensibilities of other residents or owners surrounding the property.
4. Any residential dwelling erected on said property shall have a ground floor or main floor area of not less than 1,200 square feet, exclusive of porches, breezeways, and attached garages. Also, each house must have an attached garage at least 14 feet wide and no carports.
5. No structure of a temporary character, mobile home, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used as a residence on said property at any time.
6. Any dwelling or other outbuilding which may be erected on any of the property shall be located at least 50 feet from any roads and at least 10 feet from all other boundary lines.
7. No outside toilets shall be permitted on said property and all septic systems and disposal of effluent therefrom shall conform to the requirements of the Cumberland County Health Department and the State of Tennessee which are in effect on the date such system is constructed.
8. The construction of any dwelling or other outbuilding shall be completed within one year from the date construction begins.
9. No animals shall be kept on the property for commercial purposes, but this shall not prohibit the maintenance of household pets or animals for domestic use on said property; provided, however, that no swine or poultry shall be kept or maintained on the property.
10. The property shall not be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, including, but not limited to junked automobiles or junked farm machinery of any sort, and household waste shall be kept in sanitary containers.

Ret.
Preparer

11. The foregoing covenants shall be deemed to be covenants running with the land and shall be effective for a period of 8 years from the date hereof, at which time said covenants shall be automatically extended for 8 years unless changed, modified, or eliminated by an instrument in writing signed by a majority of all persons owning property within the original boundary of the 37 acre tract purchased by grantor and of which the property conveyed herein is a part.

12. The developer reserves the right to amend these covenants until half of the lots in the subdivision (Grace Hill) are sold, after which a majority of the property owners can vote to change the covenants.



THIS INSTRUMENT PREPARED

BY John H. Sampley

ADDRESS 92 Marian Circle
Crossville TN 38555

CORPORATION ACKNOWLEDGMENT

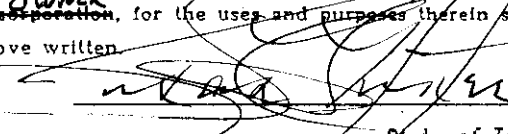
STATE OF Tn. County of Cumberland, ss:

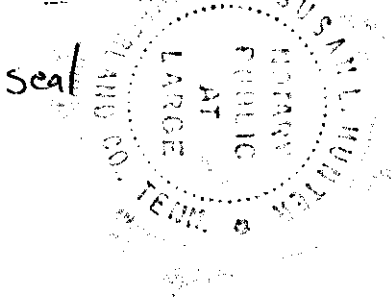
On this 10th day of Dec., A.D., 2001, before me, the undersigned, a Notary Public

In and for the county and state aforesaid, personally appeared John H. Sampley

to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Owner ~~President~~ and acknowledged to me that he executed the same as owner ~~owner~~ free and voluntary act and deed, and as the free and voluntary act and deed of said owner ~~corporation~~, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written

My commission expires 10-8-02  Notary Public



State of Tennessee, County of CUMBERLAND
Received for record the 10 day of
DECEMBER 2001 at 2:05 PM. (REC# 264485)
Recorded in official records GENERAL IN
Book 1092 pages 2344-2345
Notebook 13 Page 351
State Tax \$.00 Clerks Fee \$.00,
Recording \$ 12.00, Total \$ 12.00.
Register of Deeds JUDY GRAHAM SWALLOWS
Deputy Register REGINA HODGE

BK 1092 PG 2345