

Prepared by Sunset Ridge, LLC  
1174 N. Main Street, Crossville, TN 38555

**SUNSET RIDGE, BLOCK XII**  
**DECLARATION OF RESTRICTIONS**

WHEREAS, SUNSET RIDGE, LLC, a Tennessee Limited Liability Company, the owners and developers of SUNSET RIDGE, BLOCK XII, being described as Lots 1201 thru 1240 by plat of record in the Register's Office of Cumberland County, Tennessee, in Plat Book 10, Page 757, and,

WHEREAS, for the benefit and protection of the future and present owners of lots in said subdivision 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, SUNSET RIDGE, LLC, a Tennessee Limited Liability Company, impose upon the SUNSET RIDGE, BLOCK XII, the following restrictions, reservations, and conditions, all of which shall be deemed covenants running with the land:

1. The said property shall be used solely and only for single-family residential purposes.
2. No lot shall be re-subdivided to form a smaller lot; however, this shall not be construed so as to prevent the re-subdividing of lots to establish a larger lot.
3. 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 Regulations. In particular, no outside toilets shall be allowed on any lot in the subdivision and furthermore, all sanitary arrangements must be inspected and approved by local and/or State Health officers.
4. No animals or poultry, except dogs, cats, or other household pets, may be kept on the lot in this subdivision, and no such household pets shall be kept, bred, or maintained for any commercial purposes, nor kept in such manner as to constitute a nuisance to the neighborhood.
5. No noxious or offensive activity shall be carried on any lot or parcel of land, nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood.
6. No lot or parcel of land shall 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 and household waste, which shall be kept in sanitary containers. All such containers or other similar equipment for the storage or disposal of garbage or waste material shall be kept in a clean and sanitary condition.
7. All dwelling units erected on lots or parcels of land herein restricted to residential use only shall be constructed in a good and workmanship like manner and shall be maintained at all times in good state of repairs. No modular or mobile homes shall be allowed. No homes shall be moved onto said lots from another location, nor shall any homes be built at any location and moved to said lots. All buildings will be constructed of new material and no exterior will be finished with asbestos shingles, tarpaper, or like material, but not to exclude vinyl. No residence shall be occupied until construction is complete.
8. Any exposed block foundations shall be faced with brick, stone or stucco; any building erected shall have a solid foundation and no imitation siding shall be used thereon. The front of all dwelling units must have at least 80 square feet of masonry.

*Planned*

9. No structure shall be erected, altered, placed or permitted to remain on any of said lots other than one single-family dwelling and two additional outbuildings or a detached garage; however, this shall not prohibit the construction of one residence on a portion of two or more lots ~~as shown on the plat of said subdivision, constituting a single home site.~~ The type of exterior, architectural design, material and appearance of all structures constructed on any lot shall be congruent.

10. All roofs on all dwellings structures shall have pitch and not be completely flat. All roofs shall have at least four planes.

11. No residence shall be constructed thereon having less than 1,400 square feet of heated floor space, exclusive of porches, carports, breezeways and attached garages. The driveways to such residences shall be paved with a bituminous coal product or concrete. The construction of any home or other permanent structure shall be finished within six months from the date of beginning.

12. No trailer, mobile home, or any other type of moveable homes, basement, tent or garage shall be at any time used as a residence of said land.

13. Fencing of the front yard of any lot is prohibited. Backyards can be fenced provided that such fencing does not exceed the height of six (6) feet. All such fences shall be constructed in a uniform and workmanlike manner.

14. An easement for the placement, maintenance and upkeep of an entrance sign is hereby reserved on the corner of McCampbell Road and Sunset Drive on Lot 49 of Sunset Ridge. The maintenance and upkeep of the entrance sign shall be the responsibility of all lot owners.

15. No lot shall be used or maintained for the purpose of commercial advertising or display, except a "For Sale" sign advertising the sale of a particular lot where the sign is located and said sign shall be the customary and usual size used by real estate brokers in the general area.

16. All home sales, including new construction (homes built for speculation and/or custom homes), must be listed with Pioneer Realty, Inc. located in Cumberland County, Tennessee at no less than Pioneer Realty's minimum rate of commission.

This restriction will not apply in the following circumstances:

- A. Homes older than 2 years, constituted from the date of filing the completion notice.
- B. Homes built after December 2020.
- C. The management of Pioneer Realty, Inc. waives the commission in writing.
- D. Pioneer Realty, Inc. is no longer in business.

17. 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.

18. 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 an act of violation or to recover damages for such violation.

19. These covenants and restrictions herein set out shall only apply to the lots included in the plat of SUNSET RIDGE, BLOCK XII, said plats being of record in the Register's Office of Cumberland County, Tennessee in Plat Book 10, Page 757. They shall not be held or construed as creating any requirement on the part of the owner of the subdivision, its assigns or successors, to restrict any other property which the owner now owns or hereafter owns, irrespective of whether any such property is contiguous or adjacent to SUNSET RIDGE, BLOCK XII, from being conveyed subject to the same, similar or different covenants and restrictions than those herein set out. No negative reciprocal covenants or implied or equitable covenants or easements

of any nature shall be deemed to arise or be created in favor of any lot owner(s), their respective heirs, successors or assigns, as to any other property which the developer owns or may own within the vicinity of SUNSET RIDGE, BLOCK XII, by virtue of the property herein conveyed within the vicinity of SUNSET RIDGE, BLOCK XII, being subject to the foregoing covenants and restrictions.

IN WITNESS WHEREOF, this declaration has been duly signed by the owner of SUNSET RIDGE, BLOCK XII, this the 3rd day of July, 2006.

SUNSET RIDGE, LLC, a Tennessee Limited Liability Company

By: Bradley E. Donathan, Manager  
Bradley E. Donathan, Manager


By: Steve W. Robinson, Manager  
Steve W. Robinson, Manager

STATE OF TENNESSEE  
COUNTY OF CUMBERLAND

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County Bradley E. Donathan and Steve W. Robinson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged themselves to be Managers of SUNSET RIDGE, LLC, and that they as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Managers.

Witness my hand and official seal of office on this the 3<sup>rd</sup> day of July, 2006.

Deny Fender  
Notary Public



My commission expires: 0-31-09

State of Tennessee, County of CUMBERLAND  
Received for record the 04 day of  
AUGUST 2006 at 11:51 AM. (RECN 367040)  
Recorded in official records GENERAL IN  
Book 1238 pages 1188-1190  
State Tax \$ .00 Clerks Fee \$ .00,  
Recording \$ 17.00, Total \$ 17.00,  
Register of Deeds JUDY GRAHAM SWALLONS  
Deputy Register ADRIA C. WHITTENBURG