

Hideaway Hills

This Instrument Prepared By:
S. Henry Rodgers
P. O. Box 446
Crossville, Tennessee 38555

RESTRICTIONS

The following restrictive covenant and conditions shall be applicable to and binding upon these certain residential and mobile home lots or parcels of land conveyed as residential or mobile home lots by Hide-A-Way Hills and shown on a certain plat or plats of Hide-A-Way Hills, filed or to be filed for record in the Register's Office of Cumberland County, Crossville, Tennessee.

- (1) This or these lots shall be used exclusively for residential purposes.
- (2) Not more than one single family dwelling house may be erected on any one such residential lot, nor more than one other building for garage or storage purposes in connection therewith and provided further that such garage or storage building shall not be constructed prior to the dwelling house. No accessory or temporary building shall be constructed or erected on said lot unless built of solid or permanent material. Wood exteriors shall be stained or painted with at least two coats of stain or paint. No structure shall have tar paper, roll brick, siding, or similar material on the outside wall. No tents, shacks or other structure shall at any time be erected on said property, no residence of less than 1500 sq. ft. of living space, exclusive of porch or car port area, shall be erected or constructed on lots designated as class "A". No residence of less than 1200 sq. ft. of living space, exclusive of porch or car port area, shall be erected or constructed on lots designated as class "B". No residence of less than 900 sq. ft. of living space, exclusive of porch or car port area, shall be erected or constructed on lots designated as class "C".
- (3) Trailers designed for living purposes shall only be brought upon the property when there shall be a certain specific area so designated as a trailer park area. No mobile home of less than 360 sq. ft. with a width of less than 12 ft. wide, exclusive of porch or car port area shall be brought upon trailer lots.
- (4) No porch or projection to any residence or appurtenant building thereto shall extend nearer than 40 feet from the front and rear lines of the property nor within 10 feet from the line of any abutting owner, except, where set-back lines appear on the plat, structures or appurtenant buildings thereto may be constructed within the described areas shown by such lines.
- (5) No outside toilets shall be allowed on said lots. No waste shall be permitted to enter lakes and all sanitary arrangements must be inspected and approved by local or state health officers.
- (6) No animals or fowl shall be kept or maintained on said lots except customary household pets.
- (7) Hide-A-Way Hills, for itself, its successors, assigns and licensees reserves easements as shown on said plat, over, through and upon said land for the installation of utilities and drains and the maintenance thereof. Hide-A-Way Hills for itself, its successors, assigns and licensees also reserve the right to install and operate electric and telephone lines, poles and appurtenances thereto; gas and water main

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