

Proposed Covenants, Conditions and Restrictions For
Roger Moore Property

KNOW ALL MEN BY THESE PRESENTS, that this Declaration of Covenants and Restrictions (“Declaration”), is made and entered into on this 6th day of June 2009, by Roger M. Moore, Jr. (hereinafter “Owner”)

W I T N E S S E T H:

WHEREAS, Owner owns the real property (“Property”) identified as Roger Moore Property in Knox County, Tennessee;

WHEREAS, Owner desires to maintain the beauty and integrity of the Property and to provide for the preservation of the values of the Property, and to this end, desire to subject the Property to the covenants and restrictions hereinafter set forth, each and all of which is and are for the benefit of the Property and each owner thereof;

NOW THEREFORE, Owner hereby declares that the Property is and shall be held, transferred, sold, conveyed, and occupied subject to the covenants and restrictions hereinafter set forth.

1. These covenants are to take effect immediately, upon the recording in the Register’s Office for Knox County, Tennessee, and shall be binding on all parties and all persons claiming under them until June 1 2029, at which time said covenants shall automatically be extended for successive periods of ten (10) years, unless by a vote 3 of the 5 owners of lots identified as the Roger Moore Property located in Knox County agree to change said covenants in whole or in part.

Each owner shall be entitled to one vote for each lot which he owns for the purposes of decision making on such matters affecting the enforcement of these restrictions or other matters that are of common interest to the owners of this subdivision; however, if a lot has more than one owner, the total number of owners of that lot shall constitute one vote. In the event of further sub-dividing, the new subdivision lots must meet the same restrictions as provided herein, with each owner entitled to one pro rata share of vote of the original subdivision plat.

2. If any lot owner, or their heirs or assigns, shall violate, or attempt to violate, any of the covenants herein, it shall be lawful for any other person or persons owning any real estate situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons attempting to violate or violating any such covenants, and either to prevent him or them from so doing, or to recover damages or other dues for such violation.
3. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done therein which may be or may become an annoyance or nuisance to the neighborhood.
4. All lots are to be used for single-family residential or agricultural purposes.
5. No more than one head per 2 acres of horses or cattle may be raised and kept. Other breeding of livestock or animals including, but not limited to, poultry and swine is expressly prohibited. The intent is to restrict the use of animals for family use and enjoyment and to specifically prohibit other utilization of animals that would interfere with the residential development of the property. Barns may be constructed for horses and cattle as long as they are kept and maintained in good condition.
6. Subject to these restrictions, re-subdividing is permitted provided re-subdividing of lots is approved by local and/or state Planning Commission and Health Department. In the event of further sub-dividing, the new subdivision lots must meet the same restrictions as provided herein, with each owner entitled

to one pro rata share of vote for each lot he owns of the subdivided lot for the purpose of decision making on such matters affecting the enforcement of these restrictions or other matters that are of common interest to the owners of this subdivision.

7. No lot shall be used or maintained for a dumping ground for rubbish, junk, trash, or motor vehicles of any nature. Trash, garbage, or other waste shall not be kept except in sanitary containers. Garbage receptacles shall be in complete conformity with sanitary rules and regulations. All requirements, standards, and resolutions of the public health authorities of the County of Knox, and the State of Tennessee must be adhered to.
8. The heated and cooled interior living area of any one-story residence shall have a minimum floor area of (1,800) square feet. The heated and cooled interior living area of any residence of more than one story shall have a minimum floor area of (2,000) square feet. Basements (whether used for living area or not), open porches, garages, and breezeways shall not be included in computing the minimum floor area.
9. No mobile homes, manufactured home, basement, tent, shack, garage, camper, RV, barn, or other outbuilding erected on the lot shall at any time be used as a house trailer, residence, temporarily or permanently; nor shall any structure of a temporary character be used as a residence.
10. No junk, trash, or junk cars that do not run on their own power are to be kept, stored or housed on the property.
11. No fuel tanks or similar storage receptacle may be exposed to view and may be installed only buried within the ground or hidden by a privacy fence or trees.
12. No inoperative cars, inoperative trucks, or other types of inoperative vehicles, machinery or equipment shall be allowed to remain either on or adjacent to any lot for a period in excess of forty eight (48) hours. Boats, campers and RV's must be parked at rear of main residence.
13. No building shall be located on any lot nearer than (50) feet from the front lot line. The minimum side yard shall be (10) feet and rear shall be (35) feet.
14. Satellite dishes are permitted however shall not be larger than 36 inches in diameter. In ground pools are allowed but must be enclosed by a fence. Pools and satellite dishes shall be located so as not to create nuisance or unsightly atlotion. No above ground pools are permitted. Ham radio antennas are not permitted. No clotheslines or other devices or structures designed and customarily used for the drying or airing of clothes, or blankets, bed linens, towels, rugs or any other type of household ware shall be permitted.
15. Every residence shall fully comply with all laws and health regulations of the Knox County Health Department and State Health Department. No outside toilets shall be permitted in the subdivision except during construction phase of a residence.

OWNER
