

RESTRICTIONS

GREEN FIELDS SUBDIVISION

SECTION I

We, the undersigned, the owners of all the land embraced in Green Fields Subdivision, shown on map or plat recorded the 21st day of September, 1994 in Plat Book 12, Page 147, Register's Office for Washington County, Tennessee, do hereby declare that the reservations, easements, and restrictions hereinafter set out shall be, and the same are, made applicable to said property to wit:

RESERVATIONS AND EASEMENTS

1. Easement for installation and maintenance of all necessary or proper public utilities and drainage facilities are reserved as shown on the recorded map or plat of Green Fields Subdivision. If no easements are shown on plat a five foot easement is automatically given on all lot lines.
2. Easement for natural drainage is reserved as natural drainage courses now exits, and no subsequent purchaser or owner shall obstruct any drainage course. A five foot drainage easement is granted on all lot lines.

GENERAL RESTRICTIONS

1. These restrictions shall be effective until September 30, 2014 and shall automatically be extended thereafter provided, however that the owners of the majority of the square foot area of the lots in Green Fields Subdivision may, after September 30, 2014, and after a one year notice to all property owners therein, release any or all of the lots hereby restricted from any one or more of the said restrictions, by executing and acknowledging an appropriate agreement or agreements in writing for such purpose, and filing the same for record in the office of the Register of Deeds for Washington County, Tennessee, after September 30, 2014.
2. No fences shall be erected without written approval of the undersigned.
3. Only residential dwelling may be placed on the land. No more than one dwelling unit may be placed on any single lot. No building or structure shall be erected thereon to be used for purpose of any trade, manufacturing, or other business.
4. No trucks or cars may be junked or left unattended or unoperable for over two weeks and there may be no other unsightly debris.
5. No outbuildings shall be erected without permission of the undersigned herein.
6. No animals are allowed with the exceptions of household (domestic) animals. The allowance of household pets may be revoked at any time should the animal(s) become a nuisance to the neighborhood.
7. No single wide mobile homes may be placed on any lot that are smaller than 12 feet by 52 feet. Mobile homes being placed on lots must be approved by the undersigned regarding age and condition of mobile home.
8. There are to be no partially completed buildings left on lots over a 90 day period.

9. Any mobile home or double wide mobile home placed on lots, must be underpinned within sixty days with comparable materials used in unit construction.
10. No party will allow any illegal activities to be conducted on the property nor any activities that will constitute nuisances.
11. The undersigned reserves the right to change or replat any unsold lots as deemed necessary. They also reserve the right to make changes or additions to these restrictions. The undersigned may also make other restrictions applicable to each lot by provision in the contract or deed.
12. Before any dwelling in said subdivision can be occupied, it must be connected to an approved sanitary septic system.
13. Grass, weeds, and vegetation on each lot sold shall be kept mowed by the owner at regular intervals as to maintain the same in a neat and attractive manner prior to and after dwelling is placed on said lot. The undersigned reserves the right to maintain sold lots as is necessary in their judgement and the owner of such lots shall be obligated to pay for the cost of such work.
14. No trash, ashes, or other refuse may be thrown or dumped on any vacant lot, street or right-of-way of this subdivision.
15. Violation of any restriction herein shall give the undersigned the right to enter upon the property where such violation occurs and remove the same at the expense of the owner and this shall not be deemed as trespass.
16. The dwelling and or residence and any other buildings erected on any lot shall be situated on said lot per regulations set forth by the Washington County Zoning Commission in regards to the property lines.
17. ENFORCEMENT: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
18. SEVERABILITY: Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN TESTIMONY WHEREOF, the undersigned has executed this instrument on this the 27th day of September, 94.


John Squibb, Sr.

STATE OF TENNESSEE
COUNTY OF WASHINGTON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid State and County, John Squibb, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in said State and County on this the 27th day of September, 94.



My commission expires:

4/28/94

State of Tennessee, County of WASHINGTON
Received for record the 28 day of
SEPTEMBER 1994 at 9:50 AM. (REEL 07212)
Recorded in official records file
Roll 60 Image 736-738
State Tax \$.00 Clerks Fee \$.00,
Recording \$ 12.00, Total \$ 12.00,
Registrar of Deeds CHARLES BEARD
Deputy Registrar SIMMER JILTON