

RESTRICTIVE COVENANTS

ON

STEEPLECHASE FARMS, SECTION TWO

WHEREAS, PATTERSON & FOX CONSTRUCTION COMPANY, a partnership composed of James E. Patterson and Cecil F. Fox, is the owner of all the property shown on the Plan of Steeplechase Farms, Section 2, of record in Plat Book 3, page 45, Register's Office for Williamson County, Tennessee, and desires to place certain restrictive covenants on the lots shown on said plan.

THEREFORE, IN CONSIDERATION OF THE PREMISES, the said Patterson & Fox Construction Company, does hereby impose the following restrictive covenants on all of the lots shown on the Plan of Steeplechase Farms, Section 2, which shall be covenants running with the land and binding upon it, its successors and assigns, for a period of twenty (20) years from the date hereof and which are as follows:

(1) All lots in this subdivision shall be known and described as residential lots and are to be used for this purpose only, and shall be limited to single family dwellings.

(2) No building shall be erected on any building plot nearer than the building setback lines as shown on the Plan of Steeplechase Farms, Section 2, and all other lines shall conform to the zoning regulations of the Planning Commission for Williamson County, Tennessee.

(3) No residential lots shall be subdivided into smaller lots and not more than one residence building may be maintained on any lot at any one time, unless approved by the Planning Commission of Williamson County, Tennessee.

This instrument prepared by:
I. R. Schulman, Attorney
900 American Trust Building
Nashville, Tennessee

(4) No residence shall be erected on the lots shown on said plan which shall not have at least Two Thousand (2,000) square feet of floor space devoted to the living area, with a garage or carport attached thereto, or in the basement thereof; at least Two Thousand Four Hundred (2,400) square feet of floor space devoted to the living area on all two-story or split level designed homes, with garage or carport attached thereto, or in the basement thereof. All porches, stoops, breezeways, garages and similar structures shall be in addition to said minimum area.

(5) All buildings erected on any building plot shall be of masonry construction and shall be at least fifty (50%) percent brick or stone on the outside of any structure erected thereon, but similar or other materials may be substituted when approved by the Grantor herein, and shall have masonry or concrete foundation and no exposed block, concrete or plaster foundation shall be exposed to the exterior above grade level.

(6) No objectionable nor offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become a nuisance or annoyance to the neighborhood.

(7) No trailer, basement, tent, shack or barn shall be erected on any lot for residential purposes, either temporary or permanent, and no residence of a temporary character shall be permitted. No structure shall be built or be moved onto any lot unless it shall conform to and be in harmony with existing structures in said subdivision.

(8) No sewage shall be allowed to flow onto the surface of the ground, but shall be disposed of through septic tanks or sewers built in accordance with the regulations of the proper authorities of Williamson County, Tennessee.

(9) No signs of any advertising nature shall be permitted on any lot or building except in conformance with the zoning regulations of Williamson County, Tennessee. Signs, however, may be erected by the developer of the Subdivision during the development and sale of the entire subdivision.

(10) It shall be obligatory upon all owners of lots in this subdivision to consult with the Chief Engineer of the Highway Department of Williamson County, Tennessee, before any driveways, culverts, other structures or grading are constructed within the limits of any dedicated roadway, and such placement or construction shall be done in accordance with the requirements of the Williamson County Highway Department applying to Williamson County roads in order that the roads and streets within the subdivision, may not be disqualified for acceptance by Williamson County into its public road system.

(11) Certain easements and right-of-ways are reserved over the rear or side of lots and other strips of land for poles, wires, conduits and public utility purposes, as shown on said plan.

(12) Drainage easements as shown on the recorded plat shall be for the purpose of constructing, maintaining, opening or widening storm drains, sewage lines and open ditches.

(13) If the Party hereto, its successors or assigns, shall violate or attempt to violate any of the covenants or restrictions herein it shall be lawful for any person or persons owning any lots in this subdivision to prosecute any proceedings at law or in equity against the person violating or attempting to violate any such covenants or restrictions for the purpose of preventing him from so doing or to recover damages for any such violation.

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(14) In validation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, this instrument has been executed at Nashville, Tennessee, this 31st day of October, 1968.

PATTERSON & FOX CONSTRUCTION COMPANY
BY: [Signature]
PARTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, [Signature], a Notary Public in and for said County and State, the within named [Signature], one of the partners of Patterson & Fox Construction Company, the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 1968.

[Signature]
Notary Public

Commission Expires:

August 19 1969