

Restrictions On Sun Valley Estates #2

WHEREAS, Horace Howard and Versa Howard are the owners of all the property shown on the plan of Sun Valley Estates #2, which was surveyed and platted by Tom B. Thaxton, and which plat is of record in Plat Book No. 1, page 184, Slide 93 in the Register's Office for White County, Tennessee, and desire to place certain restrictive covenants on those lots numbered 15 through 35 shown on said plan.

THEREFORE, on consideration of the premises, the undersigned hereby impose the following restrictions, which shall be covenants running with the land and binding upon all persons who may now or hereafter own, possess or occupy said property, their successors and assigns, for a period of thirty (30) years from the date hereof and said restrictive covenants are as follows:

1. All lots of this subdivision shall be known and described as residential lots, shall be used for this purpose only.
2. No building shall be erected on the lots as shown on said plat which shall not have at least one thousand (1,000) square feet of floor space devoted to the living area. All porches, stoops, breezeways, garages and similar structures shall be in addition to the said minimum areas.
3. No lot or lots, as shown on said plan, shall again be subdivided, re-subdivided, altered or changed so as to produce less area than established on said plan. Not more than one residence building may be built or maintained on any one lot at the same time.
4. 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.
5. No trailer, basement, tent, shack or barn shall be erected on any lot for use as residential purposes, either temporary or permanent and no residence of a temporary character shall be permitted. No structure shall be built or moved onto any lot unless it shall conform to and be in harmony with existing structures in said subdivision.
6. 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 State Health Department.
7. No signs of any advertising nature shall be permitted on any lot or building except in conformance with the zoning laws or regulations. Signs, however, may be erected by the developers of the subdivisions during the development and sale of the entire subdivision.
8. No dogs, cats, or other household pets or domestic animals may be kept, bred or maintained for any commercial purpose.
9. No basement excavation made upon any lot will be allowed to remain open for more than three months and no basement home or temporary living quarters shall be allowed.

WITNESS our hands, this the 17th day of February, 1989.

Horace Howard
Horace Howard

INDEXED

DIRECT (✓)

Versa Howard
Versa Howard

REVERSE ()

STATE OF TENNESSEE)

COUNTY OF WHITE)

Personally appeared before me, the undersigned, a Notary public in and for said county and state, the within names HORACE HOWARD and VERSA HOWARD, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of February, 1989.

Dexter Hoston
Notary Public

My commission expires: 10-14-91

STATE OF TENNESSEE, WHITE COUNTY

The foregoing instrument and certificate were noted in Note Book 12 Page 109 at 2:45 o'clock PM

9-5 1989 and recorded in Book 52

Page 591 State Tax Paid \$ Fee Recording

Fee Total \$ 20

Witness My Hand.

Receipt No. 12741

Dexter Hoston
Register of Deeds for White County

Prepared by:

Lloyd Copeland Realty and Auction
643 W. Bockman Way, Sparta, TN 38583