

Revised Restrictions

Officer Knob section 1 Cumberland County, Tennessee, Deed recorded in deed book 129, page 360 Plat recorded book 7 page 50. Prepared by Southwest Investment Incorporated, P. O. Box 11, Midtown Station, Harriman, Tennessee.

1. Land Use and Building Type

No tracts shall be further subdivided for a period of 8 years from date of recording of this instrument except by the present owners of record, nor shall any tract at any future date be ever subdivided into a land area of less than one and one half acres.

No building shall be located on any tract or group of tracts nearer than 35 feet from the road right of way or nearer than 25 feet from any property line.

No tract shall be used except for single family residential purposes. No secondhand or used buildings of any type shall be placed, erected, or permitted to remain on any of said tracts. No dilapidated or unsightly trailers or buildings shall be placed on any tract at any time. All mobile homes remaining on any tract for a period of more than 4 months shall be underpinned.

2. Easements

Easements for installation and maintenance of utilities and drainage facilities are expressly reserved over under and through all tracts for utilities to service the area. A permanent easement over all roads and access areas is expressly reserved to Southwest Investment Incorporated and all other persons whom Southwest Investment Incorporated may designate.

3. Nuisance

No noxious or offensive activity shall be carried on upon any of the aforesaid tracts nor shall anything be done there on which shall become an annoyance or nuisance to the neighborhood. No hogs or goats shall be kept on any tract at any time nor property used for commercial breeding purposes or uses.

4. Common Property

A 1/42 undivided interest in access areas is hereby granted to all tract owners of section 1 Officer Knob. An easement is hereby granted to all tract owners of section 1 Officer Knob, their heirs, and assignees to River Road for ingress and egress.

The above 1/42 interest in access areas is granted to section 1 tract owners only.

5. All tracts are conveyed subject to road rights of way as shown on the recorded plat of subdivision.

6. All sewage deposit systems shall meet the standards of the Cumberland County Health Department:

ENFORCEMENT

Enforcement shall be by proceeding at law or in equity against any persons violating or attempting to violate any of the foregoing covenants, such enforcement to be either in the nature of proceedings to restrain violators or attempted violators or to recover damages thereof.

SERVICEABILITY

Invalidation of any of the foregoing covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

This instrument is executed pursuant to authority given by board of directors of Southwest Investment, Incorporated.

IN WITNESS WHEREOF, The said corporation hath hereunto caused these presents to be signed by its president and attested by its secretary.

By Paul J. Sullivan
Pres.

Attest Roy P. Hicks
Sec.

State of Tennessee
County of Roane

Before me Rebecca J. Todd a notary public in and for the state and county aforesaid personally appeared Paul J. Sullivan with whom I am personally acquainted and who upon oath, acknowledged himself to be the president of Southwest Investment, Incorporated, the within named bargainer, a corporation, and that he as such president being authorized so to do, executed the foregoing instrument for the purpose contained by signing his name as president of the corporation.

Witness my hand and seal at office in Roane County this 20th day of May, 1974.

Rebecca J. Todd (seal)
Notary Public

My commission expires 1-24-77.

STATE OF TENNESSEE, CUMBERLAND COUNTY
... to o...
... and recorded in
Witness My hand
Receipt No. 2955

W. Page 323 at 12:25 PM May 22, 1974
... Fee ...

Rhoda Mac Davis
By: Margaret Madewell
Dep. Secy