

PREPARED BY: Allen E. Schwartz, Atty. 603 West Main Ave., Suite 401, Knoxville, TN 37902

DECLARATION OF RESTRICTIONS OF SUGAR CAMP SUBDIVISION

WHEREAS, the undersigned, Joe Seymour and wife, Katherine Seymour, of Union County, Tennessee, are the owners of a tract of land situated in the Third Civil District of Union County, Tennessee, and known as Sugar Camp Subdivision, as shown on the map of the same of record at plat Cabinet A, Slide 184, Map F, in the Register's Office for Union County, Tennessee; and

WHEREAS, the owner is desirous that certain restrictive covenants be declared and recorded, which covenants shall be binding on the present owners and all subsequent owners of any lot or lots in said subdivision.

NOW THEREFORE, in consideration of the premises and the mutual benefit to be derived by all parties concerned, the said Joe Seymour and wife, Katherine Seymour do hereby covenant and agree that the following restrictive covenants shall be covenants running with the land and shall be binding on all subsequent owners thereof, and shall inure to the benefit of all owners of any of said lots in the Subdivision:

1. The property above referred to shall be used for residential purposes only and no building other than residences (except private garages, outbuildings and small boat docks for domestic and pleasure purposes) shall be erected on said premises.
2. Any residence must contain no less than 850 square feet of floor space for a ranch or basement type structure. A chalet, A-frame, 1 1/2 or 2 story structure shall not contain less than 700 square feet of floor space with at least 300 square feet of finished floor space on the second or upper level.
3. No sign of any kind shall be displayed or placed upon any lot or structure thereon except that one "For Sale" or "For Rent" sign not exceeding 2 feet by 3 feet in size may be placed on a lot by the owner thereof.
4. Motorcycles, motorbikes, off-the-road type vehicles and any other motorized vehicle operated within the subdivision shall be operated in a quiet manner so as not to cause offensive noise or create a nuisance to the neighborhood.
5. The destruction, killing, hunting, shooting, and/or poisoning of any wildlife or birds in the Subdivision is absolutely prohibited.
6. No noxious or offensive trade or activity shall be carried on upon any lot as shown on said map, nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood. No signs of any kind or character shall be exhibited or displayed on any residential lot, except as provided for in paragraph 3.

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7. No trailer, basement, tent, garage, barn, or other outbuilding erected on the subdivided tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
8. All dwellings shall have a solid foundation of brick, concrete block or stone and all buildings shall conform in workmanship and materials to standard building practice for the area. No exposed concrete block, masonry foundations or walls are permitted, unless either stuccoed or painted to be compatible with the other improvements. No dwelling house erected in the subdivision shall be occupied until the same has been fully completed, landscaped and planted.
9. All installations of plumbing, water supply and sewage disposal shall conform to the requirements of the Union County Health Department and be approved by it. No outside toilets are permitted.
10. A perpetual easement 10 feet in width, 5 feet on each side of all property lines, is reserved for installation and maintenance of utilities.
11. No animals, livestock or poultry of any kind shall be raised, bred or kept on any residential lot except that dogs, cats or other pets may be kept provided that they are not kept, bred or maintained for any commercial purposes.
12. No lot shall be used or maintained as a dumping ground for rubbish, and trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
13. Recreational camping vehicles will be allowed on the lots as long as they are not used as rental units and are not used as a permanent residence. Under no circumstances are mobile homes, modula homes or any other home moved in on wheels will be allowed on these lots. If a dispute ever arises as to the difference between a mobile home and a recreational camping vehicle, the lot owners will vote on the determination and the majority rules with the decision to be final.
14. All lot owners will have an equal and joint use of the well, pump and water lines along with a 1/4 responsibility of paying all costs of maintenance and operation of said water system.
15. Lot owners 9, 10, 11, 12, 13, and 14 shall have a 50' permanent and perpetual easement and right of way as the road leads to the lake and will be further described by survey description.
16. Lot owners of the Joe Seymour Subdivision will be granted an open, joint, non exclusive 40' easement for ingress and egress from the county road leading to this subdivision along with the right to maintain said road if necessary.
17. No tin roofs or asphalt type siding will be allowed on any residence.

IN WITNESS WHEREOF,

has hereunto set his hand and seal this

4th day of December

1989.