

Deed Restrictions for 10.45 Acres- Reece Road, Chuckey, Tennessee

The following restrictions will adhere to and remain with the above-described property for no less than 100 years from date of purchase. Removal of any or all restrictions can only be made by the Sellers: Lowell Wayne Brown and wife, Virginia Brown.

1. Any parcel of land that has enough road frontages to further subdivide must remain in at least 5 acres when divided. The parcels subdivided from the original parcel can be no less than 5 acres each. Further subdividing of the property is not allowed.
2. Junkyards and unlicensed vehicles are not permitted.
3. Mobile Homes, Trailers, Pre-Manufactured Homes and Modular Homes are not allowed on the property. All residences must be site-built.
4. Only one residence is allowed per parcel.
5. Single level homes with or without a basement, can be no less than 1500 finished square feet on the main level living area. Multi-level homes with or without a basement can be no less than 2000 finished square feet with a main level no less than 1000 finished square feet. (Basements shall not be included in any square foot calculations.)
6. Materials used on any structure are at the Buyer's discretion. All exposed block must be covered with brick, stone, or stucco. Outbuildings, sheds or garages must match the residence in material as to not take away from the overall aesthetics of the property.
7. Businesses are not allowed on the property with the exception of agricultural based businesses and Professional in-home offices.
8. There are to be no chicken houses or hog lots allowed on the premises.

Declared this 28 day of July, 2007

Lowell Wayne Brown Virginia C. Brown
Sellers