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# RESTRICTIVE COVENANTS OF COUNTRY VIEW ESTATES I

HALLS MILL ROAD  
UNIONVILLE, TENNESSEE

The following restrictive covenants shall apply to all lots or parcels of land located in the subdivision known as **COUNTRY VIEW ESTATES I**, City of Unionville, Tn., a plat of which is recorded in Plat Cabinet 13, Envelope 272 Register's Office of Bedford County, Tennessee, and shall be binding upon the present owners, their successors and assigns, and shall be covenants running with the land for a period of 25 years from the date of this instrument, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

- (1) All lots in said subdivision shall be used for residence purposes only.
- (2) No building shall be located on any lot nearer to the front lot line than the minimum of thirty feet or back lot line than the minimum of twenty five or the minimum of fifteen feet on the side lot lines.
- (3) No more than one residence shall be constructed on any one lot.
- (4) No trailer, basement, tent, shack, barn, garage, or other outbuildings erected on these lots shall at any time be used as a residence temporarily or permanently.
- (5) The ground floor area of any main structure, exclusive of open porches and attached garages, shall be not less than 1200 square feet for one story structures nor less than 900 square feet on first floor for one and one-half or two story structures. All foundations must have brick veneer.
- (6) No mobile homes will be allowed. No double wides or manufactured homes or any moved in home will be allowed.
- (7) No business shall be allowed except those that are normally allowed in subdivisions in the City of Unionville. All detached buildings will be in keeping with the residential structure. Prefabricated mini-barns will be allowed. No auto body shops, mechanic shops, or small engine repair shops will be allowed. Non-functional automobiles or any obnoxious equipment shall not be permitted on any lot.
- (8) No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided they are not kept, bred or maintained for any commercial purpose.
- (9) No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste shall be kept except in sanitary containers. All equipment for the storage and disposal of such material shall be kept in a clean and sanitary condition.

This 2nd day of Nov 2005  
RONDA HELTON  
Property Assessor-Dep. TA R  
Bedford County, Tennessee