

Prepared by:
Wayne Neese Realty
1708 N. Main St.
Shelbyville, TN. 37160

AMENDED & CORRECTED NAME CHANGE IN BK: D289 PG. 591

**RESTRICTIVE COVENANTS OF
COUNTRY VIEW SUBDIVISION SECTION 2
HAYFIELD LANE
UNIONVILLE, TENNESSEE**

The following restrictive covenants shall apply to all lots or parcels of land located in the subdivision known as **COUNTRY VIEW SUBDIVISION SECTION 2**, City of Unionville, Tn., a plat of which is recorded in Plat Cabinet E, Envelope 68, 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 fifty feet or back lot line than the minimum of forty or the minimum of twenty-five 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. No 3 or 4-wheelers allowed on any vacant lots at anytime.
- (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. No more than 2 outside dogs are allowed. One dog kennel allowed.
- (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.



Witness my signatures, this 18th day of March, 2009

Wayne Neese
WAYNE NEESE

STATE OF TENNESSEE
COUNTY OF BEDFORD

Personally appeared before me the undersigned Notary Public in and for said State and County, the within named Wayne Neese the bargainer, 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 at office in Shelbyville, Tennessee, this 19th day of Mar., 2009

Geraldine Neese
NOTARY PUBLIC

My Commission expires: 7/13/2011

BK/PG: D294/484-484
09001747

1 PGS : AL - AMENDED RESTRICTIONS	
03/19/2009 - 01:15 PM	
VALUE	0.00
MTG TAX	0.00
TRN TAX	0.00
REC FEE	10.00
DP FEE	2.00
REG FEE	0.00
TOTAL	12.00

STATE OF TENNESSEE, BEDFORD COUNTY
JOHN H REED JR
REGISTER OF DEEDS

