

RESTRICTIVE COVENANTS OF
NESTLEDOWN CROSSING SUBDIVISION

The following restrictive covenants shall apply to all lots or parcels of real estate embraced within the bounds of NESTLEDOWN CROSSING SUBDIVISION, a plat of which is of record in Plat Cabinet B, Envelope 249, Register's Office of Bedford County, Tennessee, and shall be binding upon all future owners, their successors or assigns, and shall constitute covenants running with the land.

1. All lots in said subdivision shall be used for residential purposes only, and construction thereon is restricted as hereinafter provided. No business uses or activities of any kind whatsoever shall be permitted or conducted upon said premises.
2. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines as shown on the recorded plat and all improvements erected upon any of said lots shall be of new construction constructed in accordance with and in all respects complying with FHA minimum requirements. No buildings or structures shall be moved from other locations onto said lots. Also each lot has a Building Box designated on the Final Plat. This box is the area in which a house can be built and serviced by Duck River Electric with underground service, without incurring any additional cost to lot owner. Any lot owner desiring to build outside this box must contact DREMC and Developer for written approval. If DREMC grants permission to build outside this building box all cost associated with this is the sole responsibility of the homeowner. Also designated on plat are septic easements. No structure can be built within these easements.
3. No more than one single family dwelling shall be constructed on any one lot. No lot can be divided.
4. No double wide, or single width trailer, mobil home or motor home, tent, shack, barn, garage, or other outbuilding shall be erected upon said premises for use as a residence, either temporarily or permanently neither shall any trailer, mobil home, motor home, tent, shack, nor other out buildings be erected or constructed.
5. No poultry shall be raised, bred or kept on any lot. Dogs, cats or other household pets may be kept, provided they are not kept and maintained primarily for commercial purposes. Horses and barns are permitted with Developer's approval, in writing only. Only one horse per each 2 acres on any one lot is allowed.