

STONES THROW SUBDIVISION

Shelbyville, TN 37160

Prepared By/

Owners:
P & R Development, LLC
Jason Ray
Kenard Peterman
1470 Nashville Hwy
Lewisburg, TN 37091



BK/PG:D279/150-151
06008036

KG 2 PG SA: 6726	
08/28/2006 09:00 AM	
VALUE	0.00
REG TAX	0.00
TRN TAX	0.00
REG 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

RESTRICTIVE COVENTANTS

Being the undersigned, P & R Development, LLC, Jason Ray and Kenard Peterman, being the owners of the Realty, a survey of which is of record in Plat Cabinet B, Envelope 294 in the Register's Office of Bedford County, Tennessee, do hereby impose the following covenants, restrictions and conditions which shall be perpetual and shall run with the land and be binding and enforceable by the present owners, their successors and assigns, including all future owners of Lots 1 - 15 and Lots 22 thru 32 and Lot 60 lying with Stone Throw Subdivision:

1. Each and every lot in said subdivision is restricted to residential use only and no commercial structure of any kind shall be constructed thereon, nor shall any commercial business be conducted on said realty.
2. No trailer, mobile home, double wide home, modular home, motor home, tent, shack, barn, garage or other outbuilding or temporary structure of any kind shall be erected upon said premises for use as a residence, either temporarily or permanently.
3. The heated area of every residential building constructed shall have minimum of 1300 square feet of living space, all houses must have a one car garage, and in computing such floors area, open porches and attached garages shall not be included in the computation.
4. All concrete blocks in the foundation of any residential building shall be covered with brick or rock. No block or décor block exposed on foundations..
5. The moving old houses, garages, or other building from another location to any lot is expressly prohibited.
6. No animals, livestock or poultry of any kind shall be raised, bred or kept on said premises, except that dogs and cats may be kept, provided that they are not kept and maintained primarily for commercial purposes. Dogs must be except in a fenced area. (No commercial chicken or swine operation.)
7. At no time shall any lot be used or maintained as dumping ground for rubbish or the parking of any unusable automobile or other vehicles. Trash, garbage or other waste shall be kept in sanitary containers. All incinerators or other equipment for storage or disposal of such materials shall be kept in a clean sanitary condition.
8. Grass maintained *cut) every 10 days or not to exceed 12".
9. All outbuildings must match house: dutch barns or others must be painted to match trim or house.
10. Fences are to be erected in rear of home to front corner of house only. Roof pitch to be not less than 5/12.
11. In the event of a violation or attempted or threatened violation of any of the provisions herein, then the present owner, their successors and future owner or owners of any lot in said subdivision shall have damages and to prevent such violations by proper action or suit in the court of competent jurisdiction.
12. Invalidation of any of the provision or this instrument shall not affect any other provision, which shall remain in effect.
13. No gravel driveway, must be paved or concrete.