

9-12-06
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Prepared by:
Daniel & Neese Realty
1708 N. Main St.
Shelbyville, TN. 37160

This 11th day of Sept 20 06
RONDA HELTON
Property Assessor-Dep. TA R
Bedford County, Tennessee

RESTRICTIVE COVENANTS OF NORTHFIELD ESTATES GLIDER LOOP – EAGLEVILLE, TN

BK/PG:D279/397-397
06008472



The following restrictive covenants shall apply to all lots or parcels of land located in the subdivision known as **NORTHFIELD ESTATES**, City of Eagleville, Tn., a plat of which is recorded in Plat Cabinet B, Envelope 296, Register's Office of Bedford County, Tennessee, and shall be binding upon the present owners, their successors and assigns. These covenants and restrictions may be amended in whole or in part at any time by the then owners of two-thirds of the lots in which these restrictions shall apply, only in writing being signed by the then owners of two-thirds of said lots and recorded in the Register's Office of Bedford County, Tennessee.

(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 feet 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. No above ground swimming pools will be allowed without a privacy fence.

(5) The finished ground floor area of any main structure, exclusive of open porches and attached garages, shall be not less than 1600 square feet for one story structures nor less than 1200 square feet on the first floor for one and one-half or two story structures and not less than 600 square feet finished on the second floor. The finished first floor area shall be no less than 1400 square feet if a bonus room over the garage is finished with no less than 240 square feet. Exterior walls must be all brick or stone mixed with brick to roof line with the exception of wall behind front porch. Gables or any structures above the roof line may be vinyl, synthetic stucco, or masonry board. Attached garage is required and must be minimum of 440 square feet. Driveways must be concrete or paved.

(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 Shelbyville. All detached buildings must be same exterior as house. Prefabricated mini-barns will be allowed. No auto body shops, mechanic shops, or small engine repair shops will be allowed. No tractor trailers or non-functional automobiles or any obnoxious equipment shall not be permitted on any lot or parked in front of 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. No lot shall have grass over 12" tall at any time.

RC 1 PG BA: 7073
09/11/2006 08:05 AM
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