

# RESTRICTIVE COVENANTS OF UNION HEIGHTS SUBDIVISION HUMMINGBIRD LANE - SHELBYVILLE, TN

The following restrictive covenants shall apply to all lots or parcels of land located in the subdivision known as **UNION HEIGHTS SUBDIVISION**, City of Shelbyville, Tn., a plat of which is recorded in Plat Cabinet B, Envelope 250, 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 thirty-five feet or back lot line than the minimum of thirty feet or the minimum of ten 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 on any corner lot.
- (5) The 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 1500 square feet on the first floor for one and one-half or two story structures and not less than 240 square feet finished on the second floor. Exterior walls must be all 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. Roofing must be dimensional composite shingles. Two or more car attached garage is required. Driveways must be concrete or paved. All utilities must be under ground installation to house. A brick mailbox is required if mail is received at residence.
- (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. One prefabricated mini-barn 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.
- (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.

Witness our signatures, this 8<sup>th</sup> day of Sept, 2004

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 8<sup>th</sup> day of Sept, 2004

William  
NOTARY PUBLIC

My Commission expires: 6-19-2005

State of Tennessee, County of BEDFORD  
Received for record the 12 day of  
JANUARY 2005 at 12:15 PM. (REC# 103520)  
Recorded in official records  
Book D266 pages 990-990  
State Tax \$ .00 Clerks Fee \$ .00,  
Recording \$ 12.00, Total \$ 12.00,  
Register of Deeds JOHN H REED JR  
Deputy Register DARLENE LITTELL

This 12<sup>th</sup> day of Jan 2005  
RONDA HELTON  
Property Assessor-Dep. TA  
Bedford County, Tennessee

