

AMENDED

(This corrects restriction (2) recorded in Deed Book 269 – Page 404)

RESTRICTIVE COVENANTS OF WOODARD HEIGHTS SUBDIVISION PHASE II SHELBY CIRCLE – SHELBYVILLE, TN

The following restrictive covenants shall apply to all lots or parcels of land located in the subdivision known as **WOODARD HEIGHTS SUBDIVISION, Phase II**, City of Shelbyville, Tn., a plat of which is recorded in Plat Cabinet 13, Envelope 244, 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 twenty-five feet or back lot line than the minimum of twenty 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 1400 square feet for one story structures nor less than 1100 square feet on the first floor for one and one-half or two story structures and not less than 500 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. One or more car attached garage is required. 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. 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.