

RESTRICTIONS ON AMBER MEADOWS SUBDIVISION

Prepared By
Malcolm L. Hill

I, Malcolm Hill, being the sole owner of the lots in the Amber Meadows Subdivision Phase I, a plot of which is recorded in Plat Book 2, Page 8, Register's Office of Putnam County, Tennessee, and being desirous of restricting all of the lots in said subdivision, I am restricting them as follows:

1. No mobile homes shall be placed on any of these lots.
2. All lots are to be used as residential purposes only.
3. No structure shall be erected, placed, or permitted to remain on any lot, other than one single family, except small out-buildings may be constructed, provided they are located even with or behind the house on same said lot. These out-buildings are to be built of high quality materials and are to be kept painted and kept neat and clean at all times.
4. All buildings must be located as specified on the plot of Amber Meadows Subdivision. If there is no specifications on a said lot, then the buildings will be kept in line with all others with a variation of ten (10) to twenty (20) feet front to back. All houses are to be kept in the center of lots where such is possible.
5. No illegal or offensive activities shall be carried on upon said lots.
6. No livestock nor poultry shall be kept on said lots.
7. No detached outdoor toilets shall be placed or erected upon said lots.
8. No temporary structures or partially completed buildings shall be used as a residence. All residences must be built and completed within a twelve (12) month period after the construction of the said structure has begun.
9. No dwelling shall contain less than one thousand (1,000) square feet of living area and said living area must be on the ground floor of said dwelling.
10. All residences constructed or placed on any of the said lots shall be constructed of brick, stone, wood siding, masonite siding, aluminum siding, or other equivalent materials. Brick or stone must start from the grade.
11. All dwellings shall have a continuous foundation. No outside temporary piers shall be permitted under houses.

- 12. No one will be permitted to have a junk car, or cars, in their yard. All other junk of whatever sort will be kept inside of buildings which are permitted on said property.
- 13. No one is permitted to throw trash, garbage, or anything of that kind on these lots.
- 14. Carports or garages whether attached or detached from the house must be of equal workmanship and quality as the house on said lots.

All of the above covenants shall run with the land for a period of 50 years and the enforcement of these covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the said covenants either to restrain violation or to recover damages. Said restrictions can be enforced by the developer until all lots have been sold in Amber Meadows Subdivision Phase I. Any owner in said subdivision can enforce these restrictions.

Signed: Malden Hill
 Date: 8-4-1983

STATE OF TENNESSEE, PUTNAM COUNTY
 The foregoing instrument and certificate were noted in
 Note Book 13 Page 256 At 4:10 clock P MI-4 1983
 and recorded in W.C. Book 250 Page 117
 State Tax Paid \$ — Fee — Recording Fee 600
 Total \$1600 Receipt No. 3372
William D. Hatcher
 Register