

DECLARATION OF RESTRICTIONS FOR
WALNUT GROVE

KNOW ALL MEN BY THESE PRESENTS, that BILL G. TIPTON, and KATHY I TIPTON, hereinafter known as "Owner", are vested in fee simple of certain real property located in the seventh (7th) Civil District of Hawkins County, Tennessee, and being that property shown on a certain plat of record in the Register's Office of Hawkins County at Rogersville, Tennessee, in Plat Cabinet .2. Envelope 658-B and in order to promote and develop a desirable subdivision, the "Owner" does hereby impose upon said land and all of the lots shown by said subdivision plat, special restrictive covenants and reservations as follows::

1. TERM: these covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

2. LAND USE AND BUILDING TYPE: No lots shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached, single-family dwelling not to exceed two stories in height, and a private attached or detached garage for not more than three cars.

3. DWELLING SIZE AND QUALITY: The ground floor area of any one-story dwelling house located on any lot shall not be less than 1,800 square feet, excluding open porches, garages, and basements. Any two-story dwelling house must have a minimum of a total finished living space of 2,000 square feet, with a minimum of 1,000 square feet thereof to be on the first floor of any two-story dwelling. Any split-level or other multi-level or other multi-level dwelling on any lot must have 1,800 square feet of total finished living area, excluding open porches, garages and basements.

Any dwelling constructed on any of said lots covered by this Declaration of Restrictions, must be of high quality construction, both as to materials and workmanship, and no dwelling shall have a metal roof and no dwelling shall be constructed of total concrete block, or asbestos shingle construction, Any exterior stuccoed finish must be completed of such quality as to be a permanent stucco finish whereby it would be reasonable to expect that deterioration from the weather and age could not result in subsequent exposure of the underlying concrete block or other material to which the stuccoed finish is applied. Any dwelling constructed on any said lots shall have no more than 25% of its total exterior finish consisting of any siding that is composed of compressed board, aluminum, and/ or plywood. The exposed surfaces of all dwelling constructed on any lots must be finished, and all dwellings must have the minimum number of square feet as heretofore set out finished within said dwelling and no dwelling shall be occupied or inhabited while the same remains in an unfinished or partially finished state. landscaping, within one (1) year from the date of the commencement of construction.

4. BUILDING LOCATION: All houses or dwellings constructed on any lot shall be set back from the line of the Street or streets joining the lot or lots as shown by the setback line on the recorded map of said subdivision heretofore referred to or pursuant to the zoning ordinances and regulations of the City of Kingsport Hawkins County, or any other governmental regulations now or hereinafter applicable to said lots, whichever is greater. No building shall be located nearer to any lot or lots than allowed by the applicable governmental ordinances or regulations. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of the building, provided, however, that this shall not be construed to permit any portion of building on a lot to encroach upon another lot. The setback distances in this paragraph are intended to be basic minimum distances only.

5. EASEMENTS: Easements for installation and maintenance of public utilities and drainage easements shall be and remain as shown on the recorded map heretofore referred to. Reservations for any additional easements not shown on said map may be specifically set out in the deeds conveying any lot or lots to be affected thereby.

6. TEMPORARY STRUCTURES: No structure of a temporary character, such as, but not limited to, trailers, modular or mobile homes (single or double-wide), storage buildings, basements, tents, shacks, garages, barns or other outbuildings, shall be placed or constructed on any lot at any time as a residence, either temporarily or permanently. Any detached building built or constructed on any lot shall have an exterior finish of like or comparable material with the residence or dwelling constructed upon said lot. Any detached building must further be located totally behind the rear line of the dwelling constructed upon said lot.

7. NUISANCES: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

8. OIL AND MINING OPERATIONS: No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

9. LIVESTOCK AND POULTRY: No animals, livestock or poultry of any kind shall, be raised, bred, or maintained for any commercial, purpose. Any household or domestic pets that are kept outside the residence on any lot or that are allowed to run unleashed outside any residence must be kept in a fenced enclosure, and such fenced enclosure must be located behind the rear line of the dwelling or residence located upon said lot.

10. GARBAGE AND REFUSE DISPOSAL: No lot shall be used as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers suitably sunken in the ground or otherwise adequately hidden from the eye. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Home owners and builder is responsible for disposal.

11. WATER SUPPLY: No individual water system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with standards and requirements of the Hawkins County Board of Health, the State of Tennessee, and

12. SIGNS: No sign of any kind shall be displayed to the public view of any lot except one professional sign of not more than one square foot. However, one sign of not more than five square feet advertising the property for rent of sale, or signs customarily used by a builder to advertise the property during the construction and sales period may be displayed for a reasonable length of time.

13. VEGETABLE GARDENS: Vegetable gardens may be cultivated and maintained upon any lot, provided, however, any such vegetable garden must be located totally behind the rear line of the principal dwelling or residence located upon said lot.

14. OUTSIDE COMMUNICATION ANTENNAS LIMITED: No lot shall have placed thereon any equipment for the reception of television signals, radio signals, or other communication signals, including, without limit, what are commonly called "satellite dishes", ham operator or citizens band radio operator antennas, etc.; except such equipment may be placed on any lot provided, the same is located totally behind the rear line of the principal dwelling or residence located upon said lot. Such equipment kept totally inside any dwelling constructed on any lot shall be permissible.

15. MOWING REQUIRED: All lots, whether improved or unimproved, must be mowed on a regular basis. The mowing and maintenance of all lots shall be to a level commonly and customarily maintained for a lot where a single-family residence exists, even though no residence has been built thereon,

16. IMMOBILIZED VEHICLES AND STORAGE OF EQUIPMENT PROHIBITED: No immobilized motor vehicle that is inoperative, and no motor vehicle without a valid current license plate registration shall be allowed to remain upon any lot or upon any street or road as shown on the map heretofore referred to. Further, no boat or boat trailer, or any other equipment, such as, but not limited to, construction equipment, shall be stored on any lot unless the same shall be located totally within the garage or any storage building located on any lot so that the same is not exposed or stored in any open area.

17. COMMERCIAL VEHICLES: No trucks except pickup trucks or similar size vans or recreational vehicles, and no commercial type vehicles shall be stored or parked on any lot, unless parked in a closed garage, nor parked on any residential street in the subdivision, unless engaged in transporting goods to or from a lot in the subdivision.

18. ABOVE GROUND POOLS: No above ground pools shall be placed, erected, or maintained upon any lot.

19. LIMITATION OF FENCING, ETC: Except for protective fences for swimming pools as hereinafter provided, no fencing except ornamental fencing of stone or wood not more than 40 inches in height shall be placed upon any lot closer to the Street right-of-way than the rear line of the principal dwelling or residence located upon said lot. Safety fences for swimming pools may be located closer to the Street line than the front line of the principal dwelling or residence, but not closer than twenty (20) feet to any street line, but only on condition that any such fence shall be constructed only of stone, brick or wood, or of chain link fencing which is entirely screened from street view by ornamental shrubbery. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the

20. ROOFING: Roof pitch needs to be a minimum: of 8/12 pitch. Only designer shingles may be used.

21. MAIL BOXES: Mail boxes are to be

22. PLANS TO RE APPROVED: Plans and specifications for all houses, buildings, driveways, fences, walls, and other structures must be submitted to Developer, or its duly authorized agent, or to its successors or assigns, for written approval as to quality of workmanship and materials, harmony of external design, size, and existing structures, and as to location with respect to topography and finish grade elevation prior to the commencement of any construction in the subdivision.

23. MINIMUM REQUIREMENTS: The restrictions as herein contained are minimum requirements only and shall not prevent Bill O or Kathy I Tipton or any subsequent owner of any lot from imposing additional restrictions.

24. SEVERABILITY: Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

WITNESS the signatures of the "Owners", this _____ day of _____, 2008.

BILL G. TIPTON _____ KATHY J. TIPTON _____

STATE OF TENNESSEE
COUNTY OF HAWKINS

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Bill O. Tipton, and Kathy I. Tipton, his wife with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the _____ day of _____ 2008.

NOTARY PUBLIC

Commission Expires:
