

This 18th day of Feb 2005
RONDA HELTON
Property Assessor-Dep TA CC
Bedford County Tennessee

RESTRICTIVE COVENANTS OF SCENIC VIEW ESTATES II

The following Restrictive Covenants shall apply to all lots or parcels or real estate embraced within the bounds of **SCENIC VIEW ESTATES II**, a plat of which is of record in Plat Cabinet B, Envelope 252, Register's Office of Bedford County, Tennessee, and shall be binding upon all future owners, their successors or assigns, and shall constitute covenants running with the land.

1. All lots in said subdivision shall be used for residential purposes only, and construction thereon is restricted as hereinafter provided. No advertised business of any kind whatsoever shall be permitted or conducted upon said premises.
2. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines as shown on the recorded plat, and all improvements erected upon any of said lots shall be of new construction constructed in accordance with and in all respects complying to FHA minimum requirements. No buildings or structures shall be moved from other locations onto said lots. Each lot has a construction limit line designated on the Final Plat. This line defines the area from the road in which a house can be built and serviced by Duck River Electric with underground service, without incurring any additional cost to lot owner. Any lot owner desiring to built beyond this construction limit line must contact DREMC. If DREMC grants permission to build outside this building box all cost associated with this is the sole responsibility of the homeowner.
3. No more than one single family dwelling shall be constructed on any one lot.
4. No double wide or single wide trailer, mobile home or motor home, tent, shack, barn, garage, or other outbuilding shall be erected upon said premises for use as a residence, either temporarily or permanently, neither shall any trailer, mobile home or motor home, tent, shack, barn, garage, nor other outbuildings be erected or constructed upon said lots or maintained in connection with any permanent residence.
5. The ground floor area of any main residence structure, exclusive of open porches and attached garages, shall not be less than 2,500 square feet for one story or basement structures, nor less than 1600 square feet for one and one-half or two story structures, of which finished living area shall not be less than 2,800 square feet. All structures must have an attached garage not less than 450 square feet except for basement homes with garages in the basement.