

**RESTRICTIONS
FOR
SCENIC VIEW ESTATES**

NORMAN AMONETT AND WIFE KAY AMONETT, herein called "OWNER-DEVELOPER", being the present owner of a certain tract of land situated in Pickett County, Tennessee, and being more particularly described in Deed Book 55, Page 471 and Deed Book 55, Page 473, of record in the Register's Office, Pickett County, Tennessee, and also as set forth on a plat identified as "SCENIC VIEW ESTATES" prepared by Bartlett Surveying, desiring to create and carry out a uniform plan and scheme for the improvement, development and sale of property in SCENIC VIEW ESTATES, do hereby adopt and establish the following reservations, restrictions, and covenants which shall be and are hereby made applicable to said subdivision.

APPLICABILITY:

Each contract, deed or deed of trust which may be executed with respect to any property in the above described property shall be deemed and held to be executed, delivered, and accepted subject to all of the provisions of this instrument, including, without limitation, the reservations, restrictions and covenants herein set forth, regardless of whether or not any such provisions are set forth in said contract, deed or deed of trust, and whether or not referred to in any such instrument.

DEDICATION:

The streets and roads through said parcel are dedicated to the use of the public. The utility easements shown thereon are dedicated to the public.

GENERAL RESTRICTIONS:

The following restrictions and covenants shall run with the land and be binding upon all future owners of said land.

1. No lot shall be used except for residential purposes. No residential structure on any lot shall be designed, constructed or used for more than one (1) family; and only one (1) house is to be erected or constructed on any lot and/or tract of the above described property.
2. No house or residence shall be constructed thereon having less than one-thousand four-hundred (1,400) square feet of heated floor area.
3. A setback of five (5) feet shall be required from property line and ten (10) feet from beginning of road right-of-way, EXCEPT LOTS 11, 12, 13, 14 and 15 will have a fifty (50) feet setback from road right-of-way.

4. No permanent outside toilet facility or any type of outdoor privy will be used or maintained on said lot.
5. No one will be permitted to have a junk car or junk trash, garbage or scrap accumulation on said lots. Any vehicle unlicensed in the current year will be considered a junk car.
6. No poultry, livestock or animals shall be allowed or maintained on any lot at any time; provided, however this shall not preclude the keeping of dogs or cats, or other household pets, as such; provided further, however, that the keeping or raising of dogs, cats or other animals for commercial purposes shall not be permitted.
7. No house trailer, double wide house trailer, modular home or any type home which is not constructed on site shall be placed or erected on said lots.
8. Camping on the property will be allowed only during construction of the home and shall not exceed a period of nine (9) months.
9. The roads and streets through the property are dedicated to the County for maintenance thereon.
10. Any home destroyed by fire shall be cleaned up within six (6) months.
11. Developers retain the right to use any lot owned by them as a street to connect to any adjoining property that may be developed and to resubdivide any lot or tract as long as the newly created lots meet Pickett County subdivision regulations, if any.
12. Only one detached building of any type will be permitted on any lot. Any such building must meet the same restrictions as to materials and construction as the house located thereon.
13. No concrete block, used in the foundation or elsewhere, in the construction of any building erected on the lots shall be permitted to be visible above the ground level.
14. Fences are not permitted over five (5) feet high.
15. The Owner-Developer reserves the right to make minor changes in and minor additions to such utility easements for the purpose of more efficiently serving the property herein.

BINDING EFFECT:

All of the provisions hereof shall be covenants running with the land thereby effected. The provisions hereof shall be binding upon and inure to the benefit of the owner of the land effected and the Owner-Developer and their respective heirs, executors, administrators, successors and assigns.

Executed this 24 day of May, 2001.



 NORMAN AMONETT



 KAY AMONETT

STATE OF TENNESSEE
COUNTY OF PICKETT

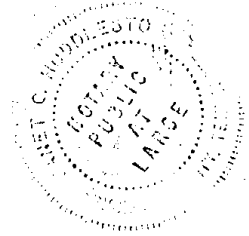
Personally appeared before me, a Notary Public in and for said County and State, the within named NORMAN AMONETT AND KAY AMONETT, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Byrdstown, Tennessee, on this the 24 day of May, 2001.

Janet C. Huddleston
NOTARY PUBLIC

Commission Expires:

12-16-02



STATE OF TENNESSEE, PICKETT COUNTY

The foregoing instrument and certificate were noted in Note Book 4 Page 394 at 3:50 o'clock A.M. 24 2001 and recorded in Misc Book 43 Page 54
State Tax Paid \$ _____ Fee _____ Recording Fee 14.00
Total 14.00 Witness my hand.
Receipt No. 18053
Register Phyllis Whit

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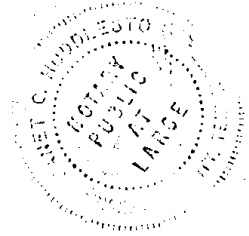
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