

NOTES:

- 1) THIS SURVEY WAS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT TITLE SEARCH WILL REVEAL.
- 2) THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID SURVEY.
- 3) IRON PINS AT ALL LOT CORNERS, UNLESS NOTED OTHERWISE.

DISTANCE
23.08'
63.98'
27.96'
22.90'
68.77'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	78.89'	84.46'	61°20'41"	46.79'	N50°50'21"E	80.48'
C2	47.54'	50.90'	61°20'41"	28.20'	N50°50'21"E	48.50'
C3	40.72'	12.37'	17°24'23"	6.23'	S41°16'42"W	12.32'

Restrictions  
For  
Eagles Cove Village 2006  
Phase 1 and Phase 2

Lot 4  
x 5

RANDALL CROSS and wife MARILYN CROSS as owner of one-half undivided interest and THE AMONETT FAMILY TRUST, DATED DECEMBER 20, 2002, NORMAN G. AMONETT and MYRA KAY AMONETT, TRUSTORS AND/ OR TRUSTEES, as owner of one-half undivided interest herein called the owner-developers. Being the present owners of a certain track of land situated in Pickett County, Tennessee and being more particularly described in Deed Book 69, Page 208 of record in the Register's office, Pickett County, Tennessee, and also set forth on a plat identified as "EAGLES COVE VILLAGE 2006" prepared by Bartlett Surveying. Desiring to create and carry out a uniform plan and scheme for the improvement, development, and sale of property in "EAGLES COVE VILLAGE 2006" 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..

**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 two hundred (1200) square feet of heated floor area.
3. A setback of five (5) feet shall be required from property lines.
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 scrape 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 and 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. Any home destroyed by fire shall be cleaned up within six (6) months.
10. 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.
11. Only one (1) 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.
12. 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.
13. Fences are not permitted over five (5) feet high.
14. 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 9 day of June 2006

Randall Cross  
Randall Cross

Norman Amonett  
Norman Amonett

Marilyn Cross  
Marilyn Cross

Kay Amonett  
Kay Amonett

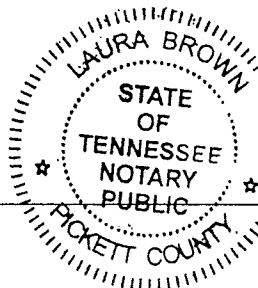
State Of Tennessee  
County Of Pickett

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named RANDALL CROSS AND MARILYN CROSS and NORMAN AMONETT AND KAY AMONETT, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Byrdstown, Tennessee, on this the 9 day of June, 2006.

Laura Brown  
NOTARY PUBLIC

Commission Expires:  
April 4, 2010



STATE OF TENNESSEE, PICKETT COUNTY  
The foregoing instrument and certificate were noted in Note Book 5, Page 239 at 1:35 clock P M 9/5 2006.  
and recorded in None Book 53 Page -6-  
State Tax Paid \$ - Fee - Recording Fee 22.00  
Total 22.00 Witness my hand.  
Receipt No. 26577  
Register Phyllis Forch