

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIONS:**

1. Subject to a Right-of-Way Easement in favor of the West Warren-Viola Utility District of Warren County of record in Deed Book 250, Page 123, Register's Office of Coffee County, Tennessee.
2. Site built homes only.
3. Homes must be of high quality material such as brick, hardiplank, stone, vinyl or log with no exposed concrete block foundations.
4. Minimum of 1850 square feet living space for one story homes.
5. Minimum of 2300 square feet living space for one and one-half story homes.
6. Two story homes must have a minimum of 1800 square feet living space on the main level and minimum of 800 square feet on second level.
7. Homes must have a minimum of two-car attached garage.
8. Detached garages must match the style and material of the house.
9. Roof pitch to be a minimum of 8.
10. Privacy fences allowed only to the rear of a house. Privacy fences cannot extend from the house to the road. No privacy fences allowed on driveways.
11. Fences and driveways must be maintained at all times.
12. No poultry, swine, or goats for commercial purposes.
13. No dogs kept on property for breeding/commercial purposes.
14. Any outbuilding/barn must be located at the rear of the home and regularly maintained.
15. No inoperable vehicles or inoperable machinery allowed on property unless stored in a building or stored behind a privacy fence.
16. Only one single family home permitted on each tract. A "mother-in-law quarters" or guest house may be constructed in an additional detached building; however, the building must match the style and material of the main house and must be located at the rear of the main house.
17. No homes shall be built or used for rental purposes.
18. Location and setback lines of homes and outbuildings shall be determined by the building codes of Coffee County.
19. Horses welcome.