

FILE: HARDISON LAND TITLE

This Instrument Prepared By:
Eugene Heller, President
General Homes of Columbia, LLC
2411 Pulaski Hwy.
Columbia, TN 38401-4581

Lot 55
Grove

COVENANTS, CONDITIONS AND RESTRICTIONS FOR

GLEN OAKS SUBDIVISION SECTION 2, LOTS 5-70

(Section 2)

KNOW ALL MEN BY THESE PRESENTS that whereas General Homes of Columbia, LLC (a Tennessee Limited Liability Company) is the owner of a certain tract of land known as Glen Oaks Subdivision, Section 2, situated in the Third (3rd) Civil District of Maury County, Tennessee, and shown by plat of record in Plat Book P16, page ~~64~~, Register's Office of Maury County, Tennessee and
63-65

WHEREAS, the owner desires to impose certain restrictions on the said subdivision;

NOW THEREFORE, for good and valuable considerations the undersigned does hereby encumber all lots of Glen Oaks Subdivision, Section 2, lots 5-70, with the following restrictive covenants which will be embodied in any deed or deeds to be executed conveying said lots, the said restrictions being as follows:

1. No lot shall be used except for single family residential purposes. No building shall be erected, altered, changed or permitted to remain on any lot other than one single family dwelling, and/or an outbuilding or private garage, provided that such outbuilding or private garage must be constructed with the same outside finish as the

single family dwelling and must be approved in writing by the Oak Lake Architectural Review Committee.

2. No part of the restricted property shall be further divided after the sale of any such portion by the undersigned. The undersigned reserves the right to further divide any portion of the restricted property prior to any sale thereof. Thereafter, no owner, or owners of any said portion shall further divide their lot or parcel, unless the lot is divided to be combined with another lot to make a larger lot.
3. No improvement, including but not limited to dwellings, outbuildings, private garages, fences, and swimming pools, shall be erected, placed, or attached on any lot until the detailed construction plans and specifications, and a survey showing the location of the structure have been approved by the Oak Lake Architectural Review Committee. Said committee shall be appointed by owner.
4. A perpetual easement is reserved for utility installation and maintenance in accordance with the utility easement designated on said plat.
5. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out building shall be used of any lot at any time as a residence. No prefabricated structures or structures moved from another location other than those set forth in Paragraph 11 may be erected on any portion of the restricted property.

6. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, horses, goats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes. No permitted animals shall be kept on any lot that is a nuisance by being dangerous, creating odors or noises that will disturb their neighbors.
7. No lot shall be used or maintained for a dumping ground for rubbish, junk, trash, or motor vehicles or any nature. Trash, garbage, or other waste shall not be kept except in sanitary containers. Garbage receptacles shall be in complete conformity with sanitary rules and regulations.
8. No individual sewage disposal system shall be permitted on any lot, unless said system is designed, located and constructed in accordance with the accordance with the requirements, standards and resolutions of the public health authorities of the City of Columbia, County of Maury, and the State of Tennessee. Permits to install any sewage or waste disposal system shall be obtained from such authorities prior to use.
9. The right is reserved to the undersigned to cut all weeds and grass on unimproved or improved lots and in the event it becomes necessary for the undersigned to cut such weeds and grass on unimproved or improved lots then said owner shall be personally responsible to the undersigned for such expense. In the case of improved lots, the

lot owner shall receive a fifteen (15) day written notice prior to any action being taken by the undersigned.

10. No multi-family dwelling, apartment house, store, shop, boarding house, or other commercial building shall be built, erected, or maintained on any of said lots. No residence shall be used for any business or commercial purposes.
11. Any fences that may be erected on the property must be erected on the rear portion of the lot. No front yard fence of any type shall be allowed. No fence shall exceed six (6) feet in height above the natural grade of the existing lot. Prior approval of scale plans stating the type and location of any proposed fence is required by the Architectural Review Committee as set forth in paragraph 3. Additionally, no "jungle gym" swings or structures, playhouses, basketball goals or other sports/play/recreational type paraphernalia or structures are allowed if visible from any street adjacent to the residence. The Architectural Review Committee as set forth in paragraph 3 requires prior approval of any of the items listed in the previous sentence, regardless of invisibility from street. No privacy fences will be allowed on corner lots that are visible from either road.
12. All streets shown on the plat above referred to are hereby dedicated to public streets.
13. All portable utility buildings or utility storage buildings, which shall be erected, must be of a style and exterior finish comparable to the exterior of the residence.

Said building shall be constructed on a permanent foundation. Prior approval of scale plans stating the type and location of any proposed utility building or utility storage building is required by the Architectural Review Committee as set forth in paragraph 3.

14. All lot owners shall be required to complete construction of a residence on their lot within twelve (12) months from commencement of such construction and must be started within twenty-four (24) months of deed. Owner/Developer (General Homes of Columbia, LLC, its successors and/or assigns) reserves the right to buy back any lot where no house has been started within said twenty-four (24) months at the price originally paid for the lot, excluding commission and closing costs.
15. All motor vehicles (including boats) or trailers regularly kept at the residence must be kept in the garage or in back of the house and must have evergreen trees planted in such a way as to screen them from the street. No junk motor vehicles or inoperable motor vehicles shall be kept at any residence. Additionally, any motor vehicles (including boats) or trailers shall have good tires all around and a current, valid license plate.
16. All landscaping must be done in a timely and neat manner. No piles of dirt, mulch, or materials used for construction of driveways, outbuildings, or any

other type of improvements, shall be left any longer than two (2) months without being used.

17. House and lot must be kept neat at all times. The Oak Lake Architectural Review Committee or a committee of the Oak Lake Homeowners Association shall be the sole and uncontested judge of the meaning "neat". Violators can be sued to ensure compliance.
18. Any legal fees or court costs necessary to cause any of these restrictions to be brought to compliance shall be paid by the party found to be in violation of these restrictions.
19. 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 (25) years from the date of these covenants, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the owners of the property has been recorded in the Register of Deeds office of Maury County, Tennessee agreeing to change said covenants in whole or in part. For the purposes of voting to change these restrictions, a husband and wife, shall have one vote and an unmarried owner shall have one vote provided, however, that no parcel shall be entitled to more than one vote regardless of the number of person or entities which might own said parcel or portion thereof.

20. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. Said restrictions may be enforced by the undersigned or the owner or owners of any property in ^{Glen Oaks}~~Oak Lake~~. It is further provided that the failure to enforce said restrictions as to a violation or violations shall not be deemed as a waiver of such right as to any subsequent violation or violations, the right being a continuing one.
21. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
22. Failure to enforce any of these restrictions shall in no way affect the enforceability of any other restrictions. As each condition is unique, this provision can be applied at the discretion of the Architectural Review Committee.

IN WITNESS WHEREOF, the parties have set forth their hands this 14th day of October, 2005.

General Homes of Columbia, LLC

By: [Signature]

Title: Authorized Agent

STATE OF TENNESSEE)
COUNTY OF MAURY)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Robert Heller, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the authorized agent(s) or officers(s) of General Homes of Columbia, LLC, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability corporation by him or herself as such authorized agent(s) or officer(s).

Witness my hand and seal at office in the aforesaid state and county this 14th day of October, 2005.



[Signature]
NOTARY PUBLIC
COMMISSION EXPIRES: 6-23-09

BK/PG:R1884/1084-1091

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8 PGS : AL - RESTRICTIONS	
NANCY BATCH: 40605	
10/18/2005 - 09:33 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	40.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	42.00

STATE OF TENNESSEE, MAURY COUNTY

JOHN FLEMING
REGISTER OF DEEDS