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RESTRICTIVE COVENANTS FOR ROCKINGHAM TRACE - Phase I & II

1. All structures and improvements must be built to comply substantially with the plans and specifications as approved by the Developer and before any house may be occupied, it must be completely finished and a certificate of completion must be issued by the builder. Hangars, cabanas, pool houses, etc. will be permitted when their design and materials are in accord with the primary structure and the Developer approves the supporting building(s) in design, materials, and location. Refer to item #'s 2 and 25.
2. No building or structure or any part thereof shall be located on any lot nearer to the front line, the rear line, nor any side line than the minimum setback lines required by the applicable zoning regulations of the Coffee County Planning Commission. This minimum is 50 feet.
3. Rockingham Trace subdivision, Phase I and II, is designated as residential. All dwellings shall be single-family dwellings. No commercial businesses. All dwellings shall be constructed of a good quality workmanship and materials. The minimum heated floor area shall be as follows: The ground floor living area of the main structure upon any lot shall not be less than 2100 square feet for a one story dwelling; of multiple stories or floor levels, or split level dwellings, the ground floor shall have no less than 1200 square feet and an aggregate overall floor area no less than 2300 square feet.
4. No structure shall be permitted to be brought into Rockingham Trace to be placed or erected on any lot unless approved in writing by the Developer. Nothing is to be erected between the street right-of-way and the minimum building setback line unless approved in writing by the Coffee County Planning Commission.
5. Swimming pools shall not be nearer than 50 feet to any lot line and must be located to the rear of the main dwelling and below ground level. All swimming pools shall be fenced for safety purposes. Fences to enclose swimming pools shall be constructed of vinyl, wood, or wrought iron.
6. No Lots shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept on any lot except in sanitary conditions and screened from view of public streets. The burning of trash, leaves, clippings or other debris or refuse shall not be permitted on any part of any land without the written permit from any local bodies having jurisdiction over such burning. The burning of construction trash and scrap constitutes a potential fire hazard to the community and will not be permitted. All garbage containers, yard equipment, woodpiles, or storage piles shall be screened so as to conceal them from view of neighboring lots or streets. Plans for all screens, walls and enclosures must be constructed of vinyl, wood, or

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wrought iron fencing. All other quality material shall be approved by the Developer prior to construction.

7. No lumber, brick, stone, cinder block, concrete or building materials, scaffolding, mechanical devices or any other thing used for building purposes shall be stored on any lot except for the purpose of construction on such lot and shall not be stored on such lot for longer than the length of time reasonably necessary for construction to completion of the improvements on which the same is to be used.
8. Any above ground tanks for fuel or water shall be obscured or screened from view.
9. No dwelling shall have an exterior composed of asbestos siding, exposed concrete block, and cinder block or perm stone. Aluminum or vinyl siding or other similar materials shall not be used as a predominant covering. All houses shall be conformed mostly of brick or stone. Any other material specifically, but not limited to, Logs or wood, shall be approved by the Developer in writing.
10. Each property owner shall provide space for the parking of automobiles off public right-of-ways in accordance with reasonable standards established by the Developer. Parking or storing of junk cars is prohibited.
11. All mailboxes/newspaper boxes shall be of a type and style and located on the respective lot. Each residence shall have said mailbox construction of brick matching house within thirty (30) days of completion of his residence. Landscaping to be installed within 180 days of completion of residence.
12. Outside clotheslines or other clothes hanging devices will not be permitted.
13. No advertising sign of any kind whatsoever shall be erected upon or displayed or otherwise exposed to view on any lot or any improvement thereon without the prior written consent of the Developer, provided that this requirement shall not preclude the installation by the Developer of signs identifying the entire subdivision, and provided further that this requirement shall not preclude the placement by homeowners of "For Sale" signs in the front of the individual residences, provided that such signs are of a size, character and number approved by the Association.
14. No house trailer, boat, boat trailer, camper, tent shed, or any other such vehicle, trailer, vessel, or temporary structure shall be permitted on any lot unless screened from view of adjoining lots, streets, and common areas, provided, however, temporary buildings and other structures shall be permitted during the construction period of houses.

15. Setback provisions herein prescribed may be altered by the Developer whenever in its sole discretion the topography or configuration of any lot in said subdivision would so require. The provisions of this section are subject, however, at all times to the alterations from the requirements of these restrictions shall be permitted if such alteration or deviation should constitute a violation of the applicable zoning law of the Coffee County Planning commission.
16. All construction work must be prosecuted with all due diligence, and no incomplete structures shall be permitted to exist nor shall same be maintained upon said lot for a period longer than (90) days after any cessation of actual construction work thereon. Construction of any structure shall be completed within twelve (12) months from the date of approval from the Developer. Other improvements such as driveways, lighting, and landscaping enhancements shall be completed within eighteen (18) months from the date of the aforementioned approval.
17. No owner shall excavate or extract earth from any of the lots subject to this declaration for any business or other commercial purpose. No elevation changes shall be permitted which materially affect surface grade of surrounding lots without the written approval of the Developer.
18. Maintenance – All lots, together with the exterior of all improvements (if any) located thereon, shall be maintained in a neat and attractive condition by their respective owners. Such maintenance shall include, but shall not be limited to, painting, repairing, replacing and caring for roofs, gutters, downspouts, building surfaces, walks, exterior shrubs, trees, and other landscaping. In the event an owner shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Developer, and in the event such owner fails to cure such condition, or to diligently commence to cure the same within thirty (30) days after written notice of his failure duly given to him by the Developer, the Developer shall enter upon said lot and repair, maintain and restore the same and the exterior of the buildings and other improvements and landscaping thereon. The cost of such exterior maintenance shall be personally liable to the owner for the costs of such maintenance. Entry as herein provided shall not be a trespass, nor shall the Developer be liable for doing anything reasonably necessary or appropriate in connection with carrying out these provisions.
19. Residential Use – Lots shall be used only for residential purposes, but this shall not exclude the temporary use of a house for a showcase model home or temporary real estate sale office by the developer.

Residential structure on any lot shall be designed, constructed modified or used for no more than one family, and only one house is to be erected or construction on any lot unless otherwise approved by Developer. Duplex

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residences, garage or basement apartments or group homes are prohibited and shall not be erected or allowed to remain on any lot.

Any building, situated on lot or building plat shall not be erected or leased separately from the rental or lease of the entire property, and no part of any building shall be used for the purpose of renting rooms therein or as a boarding house, hotel, motel, tourist or motor court, or other transient accommodation.

No trailer, basement, tent, shack, garage, barn or other out building erected on any lot shall, at any time, be used as a residence temporarily or permanently, nor shall any structure of a temporary character be brought in Rockingham Trace to be placed or erected on any lot or be used as a residence nor shall a garage or other structure mentioned in this paragraph be extended, or built on to for residential purposes.

20. Hobbies and Activities – The pursuit of hobbies involving inherently dangerous activities, including specifically, without limited the generality of the foregoing, the assembly and disassembly, of motor vehicles, airplanes, or other mechanically devices which might tend to cause disorderly, unsightly or unkept conditions. The shooting of firearms of any type or size and other such activities shall not be pursued or undertaken on any part of the lot.
21. All yard or household pets must be secured by a leash or lead, or under the control of a responsible person and obedient to that person's command at any time they are permitted outside a house or other dwelling or other enclosed area.
22. Nuisances and Unsightly Materials – No house or other structure on any lot shall be used for commercial or business purposes. Each owner shall refrain from any act or use of his lot, which could reasonably cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. No noxious, offensive, or illegal activity shall be carried on upon any lot. No lot shall be used in whole or in part for storage of rubbish or any character whatsoever, nor shall any substance, thing or material be kept upon any lot which will emit foul or noxious odors, or that will cause any noise that will or might disturb the peace and quiet of the occupants of surrounding property. No trash, rubbish, stored materials, wrecked or inoperable vehicles, aircraft, or similar unsightly items shall be allowed to remain on any lot outside an enclosed structure. However, the foregoing shall not be construed to prohibit temporary deposits of trash, rubbish and other such debris for pickup by garbage and trash removal service units. In the event any owner or any developed lot fails or refuses to keep such property free from any of the foregoing unsightly items, weeds, or underbrush, the Developer may, at its option, ten days after posting a notice thereon, or mailing a notice to said owner at his property address requesting owner to comply with the