

RESTRICTIONS
LAKE POINTE PHASE I AND II

This indenture is made on this the 10th day of September 1993 by Brown Properties, Inc., and Alma M. Maxwell, pertaining to Lake Pointe Tennessee, and being of record in Plat Cabinet B, Slide 122, in the Register's Office of Putnam County, Tennessee, and said plat is here referred to and made a part hereof as fully as if copied and set out herein in full.

All lots in Lake Pointe Subdivision are restricted as follows and set out in said plat. The covenants and restrictions will run with said lots and will be a part of the consideration for the conveyance of the lots. Said restrictions will run for a period of thirty (30) years at which time said covenants and restrictions shall automatically extend for another twenty (20) years, unless by a vote of the majority of the owners of the lots shall be agreed to change said covenants in whole or in part. Said restrictions are as follows:

1. Said land shall be used for residential purposes only; and only one house is to be erected or constructed on any lot in said subdivision. In addition, there may be constructed on each lot one outside storage building which shall be constructed in harmony with the residence built on said lot, and said storage building shall in no event be in front of the building line established for residences, as set out on the recorded plat of Lake Pointe Subdivision.
2. One-story residences shall contain not less than 1,200 square feet. Two-story shall contain not less than 1,800 square feet. Split level or story and one-half shall contain not less than 1,500 square feet. The foregoing minimum square footage requirements are exclusive of garages, basements, porches, terraces, carports, and similar appurtenances. All residences must have an attached two car garage in addition to the minimum square footage requirements set out above. However, a two car basement garage may be utilized in lieu of an attached two car garage, but in that event, the minimum square footage requirements referred to above shall be increased to 1,450 square feet for one-story residences, 2,000 square feet for two-story and 1,700 square feet in a split level or story and one-half residences, respectively.
3. The location of each residence must be approved by the Putnam County Health Department. Any residence must be located at least forty (40) feet from any fronting street and shall be located at least thirty (30) feet from any side street, and at least ten (10) feet from any lot line, except when otherwise stated in warranty deed.
4. No illegal or offensive activities shall be carried on upon any lot.
5. No house trailers, double wide trailers, modular homes or any type home which is not constructed on site shall be placed or erected on said lots.
6. No cows, swine, chickens, or other nuisance shall be permitted to be kept on said property, and the premises shall not be used for the raising or maintenance of any livestock, poultry, or dog kennels, however this will not preclude owner from having a dog house for a pet.
7. No temporary structures or partially completed buildings shall be used as residences. No used houses shall be moved to any lot.
8. No one will be permitted to have a junk car or junk trash, garbage, or scrap accumulations on said lots. Any cars unlicensed in the current year will be considered junk cars.
9. All exterior materials must be approved by the Southern Building Code.
10. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, and/or one sign of not more than five square feet advertising the property for sale or rent. This restriction shall not prohibit signs used by builders or developers to advertise the property during the construction and sales period.
11. All residences shall have a continuous foundation. No outside temporary piers shall be permitted under

houses. No concrete blocks shall be left showing in the foundation of any house.

12. Developer retains the right to use any lot owned by him as a street to connect to any adjoining property that may be developed, and to re-subdivide any lot as long as the newly-created lots meet Putnam County Subdivision regulations.

13. No garden or crops may be grown on any lot in such a manner as to block or obstruct the view of any dwelling house in said subdivision as viewed from the street on which any such dwelling house faces.

14. Violation or threatened violation of any of the aforesaid restrictions shall subject the violator-lot owner to specific performance and/or mandatory injunctive relief in law or in equity. The alleged violating lot owner shall respond in damages for the loss of time and trouble encountered, and all attorney's fees reasonably incurred in enforcing these restrictions. They shall be deemed covenants running with the land. It is further agreed by any purchaser of lots so restricted by his acceptance of a deed thus restricted, that these restrictions are a substantial portion of the consideration exchanged in said conveyance, without which the conveyance would not have been made.

In the event any one or more of the foregoing restrictions are declared to be null and void, or unconstitutional by any court of competent jurisdiction, in the suit involving said property, or said restrictions, all other restrictions shall be and remain in full force and effect.