

**Restrictions****Stone Creek Crossing Development**

The following restrictions shall be binding upon the present owners and all future owners.

1. Said property shall be used for residential purposes only. No commercial business shall be conducted on the property.
2. No single-family detached dwelling house shall be erected or permitted to remain on the property unless it has a minimum of 1250 square feet of living area on the ground floor, plus a garage in Phase I and 1550 square feet of living area on the ground floor, plus a garage in Phase II. Only one (1) detached building containing no more than 2400 square feet for use as a garage, storage building, barn, or guest house shall be allowed on the property. (Any structure plans must be approved by the developer prior to commencement of construction.)
3. No buildings, television antennas, dishes, radio receivers or senders shall be placed within twenty-five (25) feet of any property line, or within one hundred (100) feet of any flowing streams.
4. Only one homesite shall be allowed per tract.
5. No mobile homes, modular homes, sheds, shacks, metal buildings or house-type trailers shall be allowed on the property, nor shall any structure be placed on the property that has a metal frame.
6. Any construction on the property must be completed within nine (9) months of the commencement of such construction.
7. Said property shall be subject to utility easements of twenty (20) feet on the front of each tract.
8. All sewage disposal shall be handled by septic tanks and field lines.
9. There shall be a duty of any lot owner to rebuild, clear and/or landscape the property upon casualty or destruction.
10. All structures including, but not limited to, driveways, fences, etc., shall be maintained in a good state of repair.
11. Garages shall be designed to be compatible with the architecture of the home. Garage doors shall be of the overhead type and must be kept closed when possible.
12. No poultry or animals, except dogs, cats, ducks, livestock, llamas, donkeys, horses, and household pets; without written approval of the developer. No keeping of animals for commercial purposes without the written approval of the developer.
13. No topsoil removal other than for landscaping and or home or building construction.
14. No roof lines less than an 8-12 pitch.
15. All foundations to be veneered in brick or stone.
16. Colors to be aesthetically pleasing to development and approved by developer.

17. Fencing to be approved by developer.
18. No inoperable automobiles to be left on property or trash in yards.
19. Mailbox will be provided by developer.
20. In the event of a violation or breach of any of these restrictions by any person or concern claiming by, through or under the sub-divider, or by virtue of any judicial proceedings, the sub-divider and the owners of the land tracts in the subdivision, or any of them, jointly or severally, shall have the right to proceed at law or in equity to compel compliance with the terms thereof or to prevent the violation or breach of any of them. In addition to the foregoing right, the sub-divider shall have the right whenever there shall have been built on any tract in the subdivision, any structure which is in violation of these restrictions, to enter upon the property where such violation exists and summarily abate or remove the same at the expense of the owner, and such entry and abatement or removal shall not be deemed a trespass.

The failure to enforce any right, reservation, restriction, or condition contained herein however long continued, shall not be deemed a waiver of the right to do so thereafter as to the same breach or as to a breach occurring prior to or subsequent thereto and shall not bar or affect its enforcement. The validation of any court of any restriction herein contained shall not in way effect any other restrictions but they shall remain in full force and effect.

21. Any of the restrictions herein contained may be altered, amended or canceled as to any tract upon the recording in the public records of Sequatchie County, Tennessee, of an instrument executed by D. Keith Cartwright setting forth such change.