

Prepared By:  
 R. Joel McAlexander  
 2813 North Highland Avenue  
 Jackson, TN 38305

**BRADDOCK PLACE  
 RESTRICTIVE COVENANTS**

KNOW ALL MEN BY THESE PRESENTS: That BRADDOCK PLACE PARTNERS, (hereinafter referred to as "Developer"), being on the day hereof, the owner of all property contained in BRADDOCK PLACE, a plat of which appears in the Register's Office of Madison County, Tennessee, in Plat Book 8, Page 170, reference to which plat which is hereby made, and the owner of all of the lots onto which such property is subdivided as shown by such Plat, and desiring to create and establish certain restriction with respect to all of the lots in Braddock Place (hereinafter called "Subdivision"), and the use thereof, for the benefit and protection of the undersigned and of all persons subsequently being purchasers or owners of any such lots, and as an inducement to encourage the purchase by others of such lots, and as residential purposes, does hereby impress upon such property and upon each and all of the lots into which the same has been subdivided as provided by the plat of the following covenants and restrictions:

1. All lots in the Subdivision shall be used for private, residential purposes only; provided, however, the Developer shall have the right to continue to use all unsold lots in the Subdivision for agricultural purposes.

2. "Owner" herein shall refer to the record owner, whether one or more persons or entities, of any affected lot, but excluded those having an interest in the affected lot merely as security for the performance of an obligation.

3. Any variance from these restrictive covenants permitted herein by approval of the Developer whether specified or not is to be in writing.

4. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family dwelling unit and other buildings or structures customarily used as "outbuildings" for a single family dwelling unit and which are, additionally, of a permanent nature, of similar design and construction to the single family dwelling unit, and are specifically approved in writing by the Developer.

5. No single family dwelling unit erected on any lot in the Subdivision shall exceed two and one-half stories in height (exclusive of basement).

6. Every single family dwelling erected on any lot in the Subdivision shall be constructed of brick, masonry, dryvit or other permanent type construction. EACH DWELLING SHALL HAVE AN EXTERIOR OF A MINIMUM OF 80% BRICK OR DRYVIT, ANY OTHER EXTERIOR MATERIAL SHALL BE SPECIFICALLY APPROVED IN WRITING BY THE DEVELOPER. NO EXTERIOR OF ANY DWELLING SHALL BE CONSTRUCTED OF VINYL OR ALUMINUM SIDING; EXCEPT THAT VINYL OR ALUMINUM MAY BE USED TO COVER SOFFIT, FASCIA, OR REAR GABLES. No outside walls may be constructed of imitation brick or similar materials. All outside materials must be new except that used brick, stone or ornamental objects may be used. No temporary residence or other temporary structure shall be placed on any lot. No mobile or modular homes or previously used dwelling or accessory building shall be placed in the Subdivision. No open foundations or unsightly methods of construction shall be permitted on any lot in the Subdivision. All concrete block foundations shall be covered with new or used brick, or plaster of other material as approved by the developer.

7. Except with written approval of the Developer, any dwelling erected on any residential lot shall have an INTERIOR HEATED FLOOR AREA OF AT LEAST 1,750 SQUARE FEET, said minimum interior floor area to be exclusive of all areas within open porches, breezeways, garages, and accessory buildings. ROOF PITCH OF THE FRONT OF ANY DWELLING ERECTED IN THE SUBDIVISION SHALL BE AT LEAST 9/12 UNLESS APPROVED IN WRITING BY DEVELOPER. ALL EXTERIOR WINDOWS OF ANY DWELLING ERECTED IN THE SUBDIVISION SHALL BE OF WOOD OR VINYL CONSTRUCTION, OR A MATERIAL APPROVED IN WRITING BY THE DEVELOPER.

8. Every single family dwelling erected in the Subdivision shall have a GARAGE WHICH IS FULLY ENCLOSED AND OF SUFFICIENT SIZE FOR AT LEAST TWO (2) CARS.

9. ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE. The use of gravel or asphalt is specifically prohibited, except as a base to the concrete drive.

10. NO CHAIN LINK FENCES WILL BE PERMITTED. All fencing will be of the wooden stockade type, unless specifically approved in writing by the Developer. No fence will be allowed beyond the front setback line of any lot. No fence on any corner lot shall extend past the minimum setback requirement of either street except along the west property line of Lots 1 and 19.

11. No lot in the Subdivision shall be subdivided without prior written approval of Developer.

12. No part of any dwelling or accessory building on any lot within the Subdivision shall be located within 30 feet of the front line of the lot; provided however, that if there is any conflict between such 30 feet minimum front setback line and any front setback line shown on the recorded plat of the lot, then such plat setback line shall control. No part of any dwelling or accessory building shall be located within 8 feet of the side or 10 feet of back line of any lot.

13. The total ground area occupied by a dwelling and accessory building on any lot shall not exceed 30% of the total area of the lot.

14. All electrical service lines, telephone lines and cable TV lines shall be located underground, and the owners of the lot over which a telephone, etc., are to be placed shall be responsible for the cost of labor and materials in placing such lines underground from the street to the dwelling located on the lot. To the extent that the Developer shall furnish or otherwise construct utilities, or future utility services, easements for same shall not be unreasonably withheld by any lot owner.

15. ANY TELEVISION SATELLITE RECEIVER ABOVE 18 INCH DIAMETER INSTALLED ON ANY LOT IN THE SUBDIVISION, SHALL BE LOCATED IN THE REAR YARD OF THE LOT AND ENCLOSED BY A "STOCKADE" TYPE FENCE, unless otherwise approved by the developer in writing prior to installation.

16. NO TRAILERS, BOATS, MOTORCYCLES, CAMPERS, OR RELATED TYPES OF VEHICLES OR INSTRUMENTALITIES, SHALL BE PERMITTED ON ANY LOT IN THE SUBDIVISION, UNLESS STORED AT ALL TIMES WITHIN A STOCKADE FENCE, an enclosed garage or other permanent accessory building otherwise permitted under these restriction.

17. NO COMMERCIAL VEHICLES LARGER THAN A PICKUP TRUCK SHALL BE ALLOWED ON ANY LOT IN THE SUBDIVISION UNLESS SAME IS MAINTAINED WITHIN AN ENCLOSED GARAGE. Nothing herein contained is intended to prohibit commercial vehicle access to any lot within the subdivision for purposes of rendering commercial services for the benefit of such lot owner. No inoperable or damaged vehicle shall be parked or maintained on any lot unless same is within an enclosed garage area.

18. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done which may be or become an annoyance or nuisance to the Subdivision or other lot owners.

19. No fowl, livestock, or other animals, except such customarily domesticated animals as dogs and cats, shall be kept, stabled or penned on any lot or brought onto any lot, and all such animals must be confined on said lot in accordance with local ordinances and state law.

20. Each lot owner will be responsible for maintaining his lot in a reasonably neat condition and shall do nothing on a lot which renders it unattractive, unsightly or a nuisance to the Subdivision or other lot owners.

21. NO TRASH CONTAINERS WILL BE PERMITTED UNLESS SAME ARE SCREENED BY FENCING OR SHRUBBERY FROM PUBLIC VIEW. All trash and refuse shall be disposed of as allowed and permitted by local laws and ordinances.

22. PRIOR TO CONSTRUCTION OF A DWELLING ON A LOT IN THE SUBDIVISION, THE OWNER OF THE LOT MUST SUBMIT A DETAILED SET OF HOUSE PLANS, INCLUDING THE PROPOSED SITE PLAN, TO THE DEVELOPER FOR WRITTEN APPROVAL THEREOF AND NO CONSTRUCTION ON ANY LOT MAY BE COMMENCED WITHOUT FIRST OBTAINING SAID WRITTEN APPROVAL OF THE DEVELOPER. Once written approval has been obtained, construction on the lot must generally conform with the approved plans. Developer may assign, transfer or terminate its rights and obligations as a Developer hereunder by execution and recordation of an instrument assigning, transferring or termination such rights and obligations in the Register's Office of Madison County, Tennessee. Upon execution and recordation of such instrument, Developer shall have no further obligations or rights with reference to the Subdivision as Developers, except as stated in such instruments.

23. During the period of actual construction of a single family dwelling unit on a lot, the owner thereof shall require all primary and subcontractors and other workmen furnishing services or material to the premises to keep both the lot under construction and other lots reasonably free of trash and other construction debris.

24. Any heating or cooling system for a structure on any lot which is of a type that uses a water source heat pump, or similar device, must drain into a dry well and meet all governing authorities regulations pertaining to same.

25. In the event any lot owner shall construct any improvements on any lot without first obtaining the prior written consent of the Developer, or other such consents as required by law, said owner shall be liable to the Developer for a liquidated damages penalty in the amount of \$1,000.00. Nothing herein contained is intended to serve as a waiver of the undersigned or any other lot owner's rights to require full compliance with these restrictions and payment of such penalty shall not relieve said lot owner from compliance with these restrictions.

26. If any owner of a lot shall violate or attempt to violate any of the restrictions or covenants herein contained, it shall be lawful for any person owning a lot within the Subdivision to prosecute such proceedings at law or in equity against the person or persons violating or attempting to violate said restrictions, either to prevent such violations or to recover damages thereof, or both. In the event the Developer or a lot owner shall employ the services of an attorney to enforce any covenant or restriction herein contained, the non-complying lot owner shall be liable for all costs, expenses and attorney's fees incurred by such Developer or lot owner, in order to enforce these covenants and restrictions. Invalidation of any one or more of these restrictions or covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

27. EACH PROPERTY OWNER SHALL AT HIS SOLE EXPENSE, OBTAIN AND ERECT AN ORNAMENTAL "BRADDOCK PLACE" IRON MAIL BOX in accordance with the type, model and specifications approved by the developer and no mail box or receptacle of any other type will be allowed.

28. CONSTRUCTION OF ANY SINGLE FAMILY DWELLING erected on any lot in the Subdivision SHALL BE COMPLETE WITHIN EIGHT (8) MONTHS of the beginning of construction of said dwelling.

29. NO SECURITY LIGHTS of size or design similar to street lights shall be erected on any lot in the Subdivision.

30. NO ABOVE GROUND POOLS, whether temporary or permanent, shall be placed on any lot in the Subdivision.

31. At the time 10 lots are sold in said Subdivision, a Homeowners Association will be formed to provide for maintenance and general upkeep of the entrance (landscaping, brick fence, lighting, sprinkler system). Other amenities may be allowed by a vote of 80% of the Homeowners Association and each lot owner in the subdivision shall be responsible for the lot(s) prorata share of the dues, fees and charges necessary to maintain the Association, and areas mentioned above. Each lot owner shall be entitled to one vote per lot and shall automatically be a member of the Homeowners Association and subject to its bylaws, whether or not the lot owner voted for the establishment of the Association.

32. Lots 2 and 18 have previously existing houses on them which do not meet all of these covenants. However, the new owners of these houses will be bound by the covenants that apply upon purchase of these houses and any future additions must meet these covenants if deemed feasible by developer.

The foregoing restrictions and reservations shall constitute covenants running with the land and shall bind all purchasers (or owners) of such lots in BRADDOCK PLACE, their heirs, successors and assigns, and all persons claiming under them, for a period of thirty (30) years from the date of recording of this instrument, after which time such restrictive covenants shall automatically be extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots providing for a change of such covenants in whole or in part or a cancellation thereof, is placed of public record in the Register's Office of Madison County, Tennessee.

IN WITNESS WHEREOF, the undersigned has caused the execution of there Restrictive Covenants on this the 9<sup>th</sup> day of SEPT, 1999.

BRADDOCK PLACE PARTNERS

BY: [Signature]  
R. Joel McAlexander, Partner  
[Signature]  
Shane McAlexander, Partner

State of Tennessee, County of MADISON  
Received for record the 10 day of  
SEPTEMBER 1999 at 3:32 PM. (REC# 19505)  
Recorded in Book T1207 pages 177- 180  
State Tax \$ .00 Clerks Fee \$ .00,  
Recording \$ 18.00, Total \$ 18.00,  
Register of Deeds CURTIS WHITE  
Deputy Register LINDA WALDON

STATE OF TENNESSEE  
COUNTY OF MADISON

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, R. Joel McAlexander and Shane McAlexander, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Partners of Braddock Place Partners. And that they, as such Partners, being authorized so to do, executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal, at office on the 9<sup>th</sup> day of Sept., 1999.

[Signature] My commission expires: 9/17/2000

