

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

**MORFORD SUBDIVISION
RESTRICTIVE COVENANTS
SECTIONS VII - LOTS 702 - 729
& SECTION VIII**

KNOW ALL MEN BY THESE PRESENTS: That MORFORD PROPERTIES, LLC, a Tennessee Limited Liability Corporation composed of R. Joel McAlexander, Shane McAlexander, Paul Marshall and Jack Holmes (hereinafter referred to as "Developer"), being on the day hereof, the owner of the property contained in MORFORD SUBDIVISION, Section VII, Lots 702 - 729 & Section VIII, a plat of which appears in the Register's Office of Madison County, Tennessee, in Plat Book 10, Page 285, reference to which plat which is hereby made, and the owner of the lots onto which such property is subdivided as shown by such Plat, and desiring to create and establish certain restrictions with respect to the lots in Morford Subdivision, Section VII, Lots 702 -729 & Section VIII, (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, single-family 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 excludes 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 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, or other permanent type construction. EACH DWELLING SHALL HAVE AN EXTERIOR OF A MINIMUM OF 80% BRICK, STONE, 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. 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 or other material as approved by the developer.

7. Any dwelling erected on any residential lot shall have an **INTERIOR HEATED FLOOR AREA (WHETHER SINGLE-LEVEL OR SPLIT) OF AT LEAST 1400 SQUARE FEET**, said minimum interior floor area to be exclusive of all areas within open porches, breezeways, garages, and accessory buildings; provided however, that a **ONE-HALF (1-1/2) OR TWO (2) STORY DWELLING MAY HAVE A MINIMUM INTERIOR GROUND FLOOR AREA OF 800 SQUARE FEET IF SUCH ONE AND ONE-HALF (1-1/2) OR TWO (2) STORY DWELLING HAS A TOTAL INTERIOR HEATED FLOOR AREA (EXCLUSIVE OF OPEN PORCHES, BREEZEWAYS, GARAGES AND ACCESSORY BUILDINGS) OF AT LEAST 1,400 SQUARE FEET.**

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 or vinyl 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.

11. No lot in the Subdivision shall be subdivided, final plat corrections withstanding. However, a vacant lot may be used to access adjacent land for future development **IF APPROVED IN WRITING BY 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 except in cul-de-sacs where a 22 1/2 foot setback is allowed. 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 **UNLESS APPROVED IN WRITING BY DEVELOPER.** No part of any dwelling or accessory building shall be located within 8 feet of the side or within 10 feet of the back line of any lot.

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

14. The roof pitch on the front roof facing the street shall be a minimum of **8/12.**

15. All electrical service lines, telephone lines and cable TV lines shall be located underground. 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.

16. **ANY TELEVISION SATELLITE RECEIVER** above 18 inches in diameter shall be located in the rear yard of the lot within a stockade fence. Direct TV type dishes (18" diameter) may **not** be mounted on the **FRONT** or **SIDES** of the house where they are visible from the street, unless otherwise approved by the developer in writing prior to installation.

17. **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.

18. NO COMMERCIAL VEHICLES LARGER THAN A PICKUP TRUCK SHALL BE ALLOWED ON, OR IN FRONT OF, 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, unused or damaged vehicle shall be parked or maintained on any lot unless same is within an enclosed garage area.

19. 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.

20. 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.

21. Each lot owner will be responsible for maintaining his lot and home 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 & JUDGEMENT IS AT THE DEVELOPER'S DESCRETION.

22. NO TRASH CONTAINERS WILL BE PERMITTED UNLESS THEY 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.

23. During the period of actual construction of a single family dwelling unit on a lot, the owner thereof shall require all primary and sub-contractors, and other workmen furnishing services or material to the premises, to keep both the lot under construction and other lots reasonably free of trash, silt and other construction debris. If the DEVELOPER is fined or forced to clean up the street, the owner/contractor responsible shall reimburse the DEVELOPER for all related costs.

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 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 the 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 judgment 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 A "Lansbury Place" 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. PLAYGROUND EQUIPMENT, ETC. is not to be visible from the street. All playground equipment over eight feet in height will be maintained within a stockade type fence and must be approved for location IN WRITING BY DEVELOPER.

31. These restrictive covenants may be amended at any time with a vote of 80% of the lot owner's within Morford Subdivision.

The foregoing restrictions and reservations shall constitute covenants running with the land and shall bind all purchasers (or owners) of such lots in MORFORD SUBDIVISION, Section VII, Lots 702 - 729 & Section VIII, 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.

These restrictive covenants do not apply to Lots 701 and 730 in Section VII of Morford Subdivision.

IN WITNESS WHEREOF, the undersigned has caused the execution of these Restrictive Covenants on this the 10th day of Oct., 2005.

MORFORD PROPERTIES LLC

BY: R. Joel McAlexander
R. Joel McAlexander, Chief Manager

BK/PG:T1711/221-224

05019743

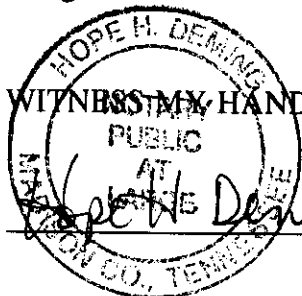
4 PGS : AL - RESTRICTIONS	
CLARA BATCH: 25097	
10/18/2005 - 04:15 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE OF TENNESSEE, MADISON COUNTY

LINDA WALDON
REGISTER OF DEEDS

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, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Chief Manager of Morford Properties, LLC and that he, as such being authorized so to do, executed the within instrument for the purposes therein contained.



WITNESSED BY HAND and official seal, at office on the 18th day of Oct., 2005.

Hope H. Dearing My commission expires: 2/25/09