

Deed restrictions expire May, 2025

EXHIBIT "A"

COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SCOTT HOLLOW ROAD PROPERTY

KNOW ALL MEN BY THESE PRESENTS that whereas **BESSIE F. ARMSTRONG**, owner of certain tracts (also referred to as lots herein) of land situated in **MAURY COUNTY, TENNESSEE**.

WHEREAS, the owner desires to impose certain restrictions on the said property, Tracts 1-7 on Scott Hollow Road, Culleoka, TN, 38451.

NOW THEREFORE, for good and valuable considerations the undersigned do hereby encumber all of said property, subject to the aforesated exclusion, with the following restrictive covenants will be embodied in any deed or deeds to be executed conveying said lots, the said restrictions being as follows:

1. No lot shall be used except for single family residential purposes. No building shall be erected, altered, changed, or permitted to remain on any lot other than one single family dwelling, and/or an outbuilding, private garage or carport.
2. No dwelling shall be permitted on any lot with a living area of less than 1,200 square feet if a single story residence and 1,450 square feet if a two story or split-level residence. Open porches, garages, decks, and breezeways shall not be included in computing said minimum square footage. All residences shall be erected with brick to grade and no concrete block (painted or unpainted) shall be visible.
3. No structure of a temporary character, trailer, mobile, or modular home, basement, tent, shack, garage, barn, or other out-building shall be used on any lot at any time as a residence. No prefabricated structures or structures moved from another location may be erected on any portion of the restricted property.
4. No poultry, swine or goats shall be kept on any of these tracts.
5. No lot shall be used or maintained for a dumping ground for rubbish, junk, trash, or motor vehicles of any nature. No individual sewage disposal system shall be permitted on any lot, unless said system designed, located, and constructed in accordance with the requirements, standards, and resolutions of the public health authorities of the County of Maury and the State of Tennessee. Permits to install any sewage or waste disposal system shall be obtained from such authorities prior to use.

6. No multi-family dwelling, apartment house, store, shop, boarding house or other commercial building shall be built, erected or maintained on any of said lots. No residence shall be used for any business or commercial purposes.
7. No permanent electric service may be installed, connected, or activated until the dwelling on the lot being served by said electric service is completed on the exterior. Temporary or construction electric service may be installed and activated prior to the completion of the exterior.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date of these covenants, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the owners of the property has been recorded in the Register of Deeds office of Maury County, Tennessee agreeing to change said covenants in whole or in part. For the purposes of voting to change these restrictions, a husband and wife, shall have one vote and an unmarried owner shall have one vote provided, however, that no parcel shall be entitled to more than one vote regardless of the number of persons or entities which might own said parcel or portion thereof.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. Said restrictions may be enforced by the undersigned or the owner or owners of the aforesaid property. It is further provided that the failure to enforce said restrictions as to a violation or violations shall not be deemed as a waiver of such right as to any subsequent violation or violations, the right being a continuing one.

Invalidation of any one of these covenants by judgement or Court Order shall in nowise affect any of the provisions which shall remain in full force and effect.