

LOT ZONING

FOLLOWING LOTS ZONED FOR SITE BUILT HOUSES ONLY.

BLOCK	A	ALL LOTS
BLOCK	B	
	C	
	D	
	F	
	G	
	H	
	I	
	J	
	K	
	M	
	P	ALL LOTS
	L	LOTS #1 TO AND INCLUDING LOT #5
BLOCK	Q	LOTS #1 TO AND INCLUDING LOT #24

FOLLOWING LOTS ZONED FOR TRAILERS AND/OR HOUSES.

BLOCK	E	ALL LOTS
BLOCK	N	ALL LOTS
	O	ALL LOTS
	L	ALL LOTS EXCEPT # 1, 2, 3, 4 & 5.
BLOCK	Q	ALL LOTS EXCEPT # 25 TO 41.

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TENN-TERRA, INC.

STATE OF TENNESSEE
DECATUR COUNTY

214

DEED BOOK 64
PAGE 214

Office of the Register
I, Billy Pomeroy, Register of said County, do certify that the foregoing instrument and certificate are Registered in my said office Book No. 64 page No. 214 and that they were received at 7:04 o'clock P.M. and entered in Note Book page 327
Billy Pomeroy, Register

RESTRICTIONS AND COVENANTS

Woodlawn Shores

DECATUR COUNTY, TENNESSEE

I

No building or structure shall be erected on said premises, any portion of which shall be within 20 feet of the front property line or within 5 feet of the lot line of any adjoining lot owner except where the front line or other lines adjoin property belonging to the United States of America, and then there shall be no restrictions as to such front or other line which so adjoins property belonging to the United States of America.

II

No building or structure shall be erected on any lot or lots except one detached one-family dwelling and private garage. Any garage erected shall conform generally in appearance and materials to the dwelling erected on said premises and may be attached thereto if desired.

III

No dwelling shall be constructed which does not contain a minimum of 480 square feet of floor space for off shore lots and 640 square feet for lake front lots exclusive of porches and garages.

IV

No outside toilet or privy shall be constructed on said premises.

V

No animals or poultry shall be kept or maintained on said premises except household pets.

VI

No streetcars, buses or other semi-permanent vehicles shall be permitted to be permanently located on the premises except house trailers and any such house trailers so located must be in areas designated for trailers, by Tenn-Terra, Inc. All trailers must be approved prior to their installation on the premises by Tenn-Terra, Inc. No building shall be moved from other locations to this property except by written consent of Tenn-Terra, Inc.

VII

No lot or lots shall be used for commercial, manufacturing or business purposes except such lot or lots that are so designated on the plat or said addition of record.

VIII

All buildings constructed of wood or partly of wood, or of concrete blocks, shall be stained or painted with at least two coats of stain or paint.

IX

These conditions and restrictions shall be binding upon all owners of lots in Woodlawn Shores, their heirs, and assigns. If owner of any lot in said subdivision, or any other person shall violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either prevent him or them from so doing or to recover damages or other dues for such violation.

X

The above and foregoing restrictions are hereby declared to be severable, and should one or more of them be declared invalid or unenforceable, the remainder thereof shall be and remain in full force and effect.

XI

Easements and rights of way are hereby expressly reserved for the creation, construction, and maintenance of utilities, such as gas, water, telephone, telegraph, electricity, storm drains and land drains, public quasi-public and private, as well as for any public, private or quasi-public utility of function deemed necessary and/or expedient by the seller for the public health and welfare. Such easements and rights of way shall be confined to the rear 10 feet of every lot and the front 10 feet to every lot and 5 feet along each side lot line in this subdivision. The Seller hereby reserves the exclusive right to dedicate the roads, streets and avenues abutting the aforesaid property to public use without the consent of the buyer.

XII

Plans and specifications for all structures and accessory buildings must be submitted to the Seller, or its duly authorized agent for written approval prior to the commencement of any construction.

XIII

No sign of any kind shall be exhibited in any way on or above the property of this subdivision without written approval of the Seller or its duly authorized agent.

XIV

No fence or hedge shall be erected or maintained on the property of this subdivision which shall unreasonably restrict or block the view from an adjoining lot or which shall materially impair the continuity of the general landscaping plan of the subdivision. For this purpose, a hedge or fence should, if possible, be maintained at no greater height than four (4) feet.

XV

The laws of the STATE OF TENNESSEE, COUNTY OF DECATUR, as well as the rules and regulations of their administrative agencies and officials now or hereafter in effect with regard to sewage disposal, water supply and sanitation are hereby incorporated herein and made a part thereon, and any State or County official having the administrative duty to inspect the property of the subdivision from time to time to make any such inspection.

XVI

Purchaser is bound by deed of restrictions on file with the Clerk in Decatur County Court House. These restrictions and covenants may be altered or amended by Tenn-Terra, Inc. or its duly authorized agent by written instrument duly executed, acknowledged and recorded.

These restrictions filled this 1 day of _____ in the Year of Our Lord One Thousand Nine Hundred and sixty-six, by Tenn-Terra, Inc., Memphis, Tennessee.

TENN-TERRA, INC.

BY W. J. BRITTON
President.

ATTEST:

EMILY S. BRITTON

Secretary

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared W. J. BRITTON and EMILY S. BRITTON with whom I am personally acquainted and who upon oath acknowledged the foregoing instrument as their act and deed.