

RESTRICTIONS FOR DEERFIELD RESORT

1. All lots of this Subdivision shall be designated as residential lots. No lot in the subdivision shall be further subdivided or have constructed thereon, more than one residence or dwelling house, without approval from the Developers for a period of five years; multi-family dwellings shall be permitted on any tract of 2 acres or more.

2. No dwelling shall be constructed on said lots which contains less than 800 sq. ft. of floor space on one floor. The 800 sq. ft. minimum shall exclude garages, carports, porches, decks, basement or storage area; multi-family dwellings are excluded from the 800 sq. ft. minimum.

3. No trailer, basement, tent, shack, garage, barn or other out-building erected on this lot, shall be used at any time, as a temporary or permanent residence; nor shall any structure of a temporary character be used as a residence.

4. No toilets, hog pens or any other activity, which will give off offensive odors, shall be permitted on the premises. No motorcycles or off road vehicles shall be permitted in this area.

5. No commercial business or other type of business shall be carried on, or conducted or maintained on said premises without written approval; the same being for residential purposes only. The land can be used for gardening and agricultural crops.

6. No dwelling house or other buildings, including mobile homes, shall be removed from any of the sites, or located on the property, referred to as Deerfield Resort. This would not restrict new modular homes constructed elsewhere and moved onto the subdivision, provided the same is placed on a permanent foundation and has the appearance of an in-place built dwelling.

7. Any building done on any lots of the subdivision, shall be substantially completed within one year from the date of the beginning construction. No hunting shall be permitted and no discharge of firearms shall be permitted in this area.

8. The owners of each and every lot shall keep their lots properly maintained and groomed, whether the lots are improved with the dwelling or not.

9. No building shall be located on any lots, closer than 15 feet to the front boundary line or closer than 10 feet to any side line, except where building is located on more than one lot.

10. The Developers reserve the right to do anything necessary to promote and develop a successful resort area and these restrictions may be changed, amended or altered by the Developers.

11. The Restrictions can further be altered or amended by a vote of 3/4 of all the property owners to amend or change the same.

IN WITNESS THEREOF, we have set our hands, this the 22 day of April, 1985.

FIELDS DEVELOPMENT COMPANY, INC.

BY: Paul R. Fields
PRESIDENT

STATE OF TENNESSEE, CAMPBELL COUNTY

The foregoing instrument and certificate were noted in Note Book 13
Page 39 At 2:45 O'Clock P.M. 3-20 1986 and
recorded in Music Book 14 Page 128 State Tax Paid.
Fee - Recording Fee 8.00 Total \$ 8.00
Receipt No. 23139
Register of Deeds Rennie C. Branam