

REVISION # 1: Dated December 1, 1986.... From this date forward these amended restrictions will apply to DEERFIELD RESORT.

1. All lots in this subdivision shall be designated as residential lots. No lot in the subdivision shall be further subdivided or have constructed there-on more than one residence or dwelling house, without approval from the Developer 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 1,000 sq. ft. of floor space on one floor. The 1,000 sq. ft. minimum shall exclude garages, carports, porches, decks, basement or storage area; multi-family dwellings are excluded from the 1,000 sq. ft. minimum.
3. All housing and or construction plans must be approved by the developer 7 days prior to construction start. During construction, driveways must be maintained in a manner which would not allow dirt or mud to be carried onto the roads and streets of the development.
4. Houses built entirely of exposed concrete block is prohibited. The foundation on any house built is to be covered on all sides with brick, stone or stucco. Exposed concrete block is prohibited.
5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on said 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.
6. All machinery, inoperative automobiles, tractors, utility trailers, any items or debris which would be considered an eye-sore, shall be in an area that will not be visible from any road or adjoining property.
7. 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.
8. 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.
9. No dogs shall be allowed to run free which would endanger or disturb the existing wildlife in the development. No hunting shall be permitted and no discharge of firearms shall be permitted in this area.
10. No building, dwelling or any other structures, including mobile homes, shall be erected or placed on any lot when such structure is or has been removed from any other location or site to the property described and 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.
11. Any building done on any lots of the subdivision, shall be completed within one year from the date of the beginning construction.
12. 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. No billboards or signs, excepting approved realty signs, shall be erected on any lot.
13. 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 the building is located on more than one lot.
14. The Developer 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 Developer.
15. 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.

See memo. Book 52 Pg. 83 Rules & Regulations 6-5-2000

IN WITNESS THEREOF, we have set our hands, this 1st day of December, 1986.

FIELDS DEVELOPMENT CO., INC.

Paul R. Fields
PRESIDENT

STATE OF TENNESSEE, CAMPBELL COUNTY

The foregoing instrument and certificate were noted in Note Book 13
Page 134 At 1:40 O'Clock P.M. 12-9-86 and
recorded in MAC Book 15 Page 559 State Tax Paid
Fee Recording Fee 8.00 Total \$ 8.00

Receipt No. 3491
Register of Deeds Ronnie C. Branan

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