

PREPARED BY:
CHARLIE R. JOHNSON
ATTORNEY AT LAW, P.C.
142 COURT AVENUE
SEVIERVILLE, TN 37862

62#33.DR (MISC-D)
RE: MAP BOOK 26, PAGE 132

MAP 62, PARCEL 33

DECLARATION OF RESTRICTIONS
FOXWOOD SUBDIVISION

WHEREAS, the undersigned, RHONDA B. JOHNSON, being one and the same person as RHONDA B. FOX, AND HUSBAND, WALTER JOHNSON, being the Owner of that certain parcel of land described as FOXWOOD SUBDIVISION and of record in Map Book 26, Page 132 of the Register's Office for Sevier County, Tennessee, do hereby commit the said property for use subject to the following Declaration of Restrictions:

1. All lots numbered 3 through 29 and 32 through 51 shall be used for single family residential purposes only and exclusively. The said premises or any building erected thereon shall not at any time be used for the purpose of any trade, business, profession, commercial enterprise or enterprises of any kind for profit. No residence shall be occupied by more than one family.
2. All structures shall have at least 1,800 square feet of heated floor space, excluding basements, porches and decks with a minimum of 1,200 square feet on one level if home is more than one level, and be constructed on solid non-combustible foundation with outside wall finish being of weatherboard, stucco, stone logs or brick. Exposed concrete block construction is prohibited.
3. No detached building or out buildings, mobile homes, trailers, shacks, or tents shall be used as either temporary or permanent residential or non-residential structures on any lot.
4. Non-drivable or junk vehicle or vehicles shall not be placed on any lot at any time, whether permanently or temporarily.
5. No animals or poultry (other than household pets) or any other agricultural operations will be permitted on any lot.
6. There is a 10 ft. setback for utility and drainage easements on exterior of all lot lines, except in cases where one person owns two (2) or more adjoining tracts. Then the easement will be on the exterior of those lot lines, except where utility lines are already present. There is a 35 ft. setback from all road right-of-ways and other setbacks as shown on recorded map.
7. No hedge, fence or wall shall extend vertically higher than six (6) feet from the ground and shall be placed nearer than two (2) feet to the boundary line.

8. No planting or landscaping shall be placed on the corner line or lines or on intersections in such way and manner as to obscure or obstruct, partially or wholly, the visibility of traffic.

9. No noxious or offensive activity shall be carried on upon any premises, nor shall anything be done thereon to cause embarrassment, annoyance or create a nuisance to a neighbor or the neighborhood.

10. No commercial signs, including "For Rent, For Sale" and other similar signs shall be erected or maintained on any lot if that sign has a surface area greater than two (2) square feet.

11. Each lot owner shall provide space for parking two (2) automobiles off the street, prior to the occupancy of any dwelling constructed on any lot.

12. Each lot owner shall provide receptacles for garbage.

13. No structure of temporary character shall be placed upon any lot at any time, provided, however, that this shall not apply to the shelters used by the contractor during the construction of the main building, it being clearly understood that these latter temporary shelters may not be used at any time as residences or be permitted to remain on the lot after completion of construction.

14. No fuel tanks or similar storage receptacles may be exposed to view and be installed only within the building or buried under the ground.

15. Any lot or lots in Foxwood may be divided for the purpose of increasing the area of a contiguous lot or lots. Reduction of any lot size from recorded plat is prohibited.

16. All restrictions, covenants and affirmative obligations set forth in this declaration shall run with the land and shall be binding on all parties and persons claiming under them.

17. Septic tanks and field lines are prohibited.

18. No oil or mineral rights shall be conveyed to anyone or to a corporation, company or entity for the production or extraction therefrom or maintained on the premises.

19. Underground or sod covered houses are prohibited.

20. The entrance statement structure to Foxwood may be altered or redesigned with consent, in writing, of 2/3 of the lot owners of the entire subdivision.

21. Lots 1, 2, 30 and 31 shall be used for the following purposes:

Medical clinics, fraternal organizations and clubs not operated for profit, offices for doctors, lawyers, dentists, architects, real estate agencies, insurance agencies and similar uses provided that there is a planted buffer strip erected on side and rear property lines, and at least 5% of parking area must be landscaped with flowers, shrubs, etc. A site plan must be approved by the Planning Commission. Specifically prohibited are any businesses which sell or distribute alcoholic beverages.

22. Except for Restriction No. 1, all restrictions listed herein for residential lots apply to Lots 1, 2, 30 and 31.

IN WITNESS WHEREOF, we have set out hands this the 17th day of OCTOBER, 1989.

Rhonda B. Johnson
RHONDA B. JOHNSON

Walter Johnson
WALTER JOHNSON

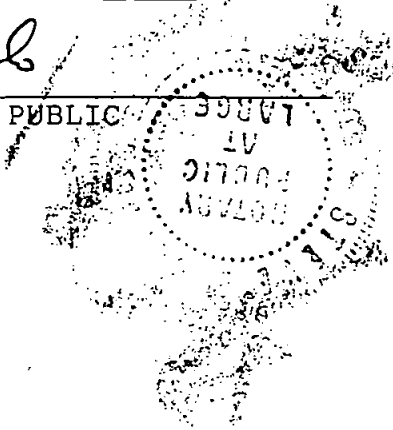
STATE OF TENNESSEE

COUNTY OF SEVIER

Personally appeared before me, the undersigned authority, a Notary Public, RHONDA B. JOHNSON AND HUSBAND, WALTER JOHNSON, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6 day of NOVEMBER, 1989.

[Signature]
NOTARY PUBLIC



My Commission Expires: 2/2/92

STATE OF TENNESSEE, SEVIER COUNTY

The foregoing Instrument and Certificate were noted in
Note Book 42 Page 189 At 12:07 o'clock P. M. 11-14 - 1989
Item No. 7553 Recorded msi Book 164 Page 71
State Tax _____ Fee _____ Recording 12 Ct. House Fund 2
Total 14.00 Receipt 0233

Witness My Hand [Signature]
Register