

COVENANTS & RESTRICTIONS

THOMAS FARM
TBD KING LAND & TBD HIGHWAY 44 LOT 1-12
AND EXISTING HOMES
740 HIGHWAY-44 & 845 HIGHWAY 44
BRISTOL, TN 37620

1. The property shall be used for residential purposes only. No commercial enterprise of any kind or nature will be allowed.
2. There shall be no Manufactured Homes (single or doublewide), Modular Homes, Campers, or Recreational Vehicles (RV) shall be permitted on the property as a primary or secondary residence.
3. There shall only be site-built homes constructed as a residence.
4. Each dwelling shall have at minimum 1,800 square feet of finished living space. This space does not include a basement, front or back porch, or garage.
5. There shall be no exposed cinder blocks on any exterior surface of dwelling or other structures.
6. Animal enclosures are allowed to be constructed on the property. Large structures, such as a barn for horses, shall be of the same or similar quality as the dwelling. Wood or metal construction materials are permitted for small—to medium-sized farm animal enclosures, such as a chicken coop.
7. There may also be one (1) outbuilding/storage building or detached garage, which shall be constructed of the same material and/or of similar quality as the primary dwelling.
8. No barn, animal enclosure, outbuilding/storage building or detached garage may be constructed prior to the primary dwelling on the property without prior approval from Dalie T. Thomas or Jane A. Thomas.
9. There shall not be allowed any outside storage of inoperable motor vehicles, or motorized water vehicles of any size. All motor operated vehicles, ATV's, equipment, large and small watercraft, trailers, etc shall be stored inside dwelling garage or in a detached garage structure on property.
10. No animals may be kept on the property for any commercial purpose unless approved by Dalie T. Thomas or Jane A. Thomas.
11. All household pets and farm animals shall be kept as not to create or constitute a nuisance to any neighbor.
12. Any household animal or pet not residing inside the primary dwelling shall have appropriate shelter and enclosures following these covenants and restrictions.
13. These restrictions may only be amended by Dalie T. Thomas and Jane A. Thomas, as long as he or she is still an owner of any one of the property tracts or residences that is part of the original Land Map 023, Parcel I.D./Tax I.D. :023 005.00 and 023 006.00. Once Dalie T. Thomas and/or Jane A. Thomas has no ownership in any of the original tract, these restrictions may only be amended by any and all owners from the original tracts.

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I, undersigned _____ and _____,
(Print Buyer(s) Name) (Print Buyer(s) Name)

hereby confirm that I have read and fully understand the legal covenants and restrictions assigned to the property in question and the surrounding properties without any doubts or concerns.

BUYER SIGNATURE

DATE **TIME**

BUYER SIGNATURE

DATE **TIME**

BUYER AGENT'S SIGNATURE

DATE **TIME**