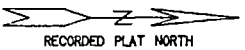


Specialist & Division of Ground Water Protection

[illegible]

AFTER REPLAT

BK, B PG 296

REPEAT OF LOTS 29, 30 & 31
SPRING VALLEY ESTATES
FORMERLY IN PLAT BOOK 2, PAGE 133
P.P.C. B, SLIDE 65) NOW LOCATED IN
PLAT CABINET B, SLIDE 153.

NOTES:

- THERE IS A 10 FEET WIDE DRIVEWAY AND UTILITY EASEMENT ADJACENT TO THESE LINES ON THE INTERIOR SIDE OF ALL LOT LINES FOR PUBLIC USE.
- RESTRICTIONS AFFECTING SPRING VALLEY ESTATES BUILDING SETBACKS:
 - 30' BUILDING SETBACK FROM FRONT LOT LINE, EXCEPT FOR LOTS SLOPING TO THE STREET WILL REQUIRE A BUILDING SETBACK OF 70' FROM FRONT LOT LINE.
 - ALL IMPROVEMENTS DECIDED ON LOTS SHALL SET BACK AT LEAST 5' FROM LOT LINES.
 - ALL LIVING AREAS IN ADD. ROOM AT PAGE 712 FOR MODIFICATION OF BUILDING SETBACKS SHALL BE 50' FROM FRONT LOT LINE FOR LOT 31 BEFORE REBALT.
- ALL BUILDING SETBACKS SHALL ALSO CONFORM TO LOCAL ZONING ORDINANCES.
- PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.

Index Register of Deeds DEKALB

[illegible]

217

37/217

DECLARATION OF RESTRICTIONS
AFFECTING
SPRING VALLEY ESTATES

WITNESSETH: That Clyde H. Street and Edith R. Street are the owners of "Spring Valley Estates" the following described property to wit:

A tract of land subdivided into building lots or tracts known as "Spring Valley Estates." Plat of which is recorded in Map Book 2, Page 133, in the Registrar's Office of Unicoi County, Tennessee, same being located in the Fifth Civil District of said County.

NOW THEREFORE, the owners of "Spring Valley Estates" do hereby impose upon said property and make same subject to the following restrictions:

- (1) The property shall be used for residential purposes only. No structures shall be erected, altered, placed or permitted to remain on any portions of said property other than one single family dwellings with attached or semi-attached garage, carport or utility storage building.
- (2) No noxious or offensive trade or activity shall be carried on upon the property herein, nor shall any thing be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- (3) The front wall of each residence, exclusive of any projecting open porch or bay, must be set back a minimum of 30 feet from the front lot line on any lot, however, the varying topography will require a minimum of 70 feet on lots sloping down to the streets, set backs must be complied with which are recorded in the aforementioned Map Book. All improvements erected on said lots shall set back at least 15 feet from interior lot lines.
- (4) The main floor area on residential structures, exclusive of open porches and garages, shall be no less than 1450 sq. ft. of heated area on all lots of one story structures. On two story structures the main floor area shall be not less than 1000 sq. ft. of heated area.
- (5) Only well constructed buildings of a permanent nature will be permitted. The exterior building material of all structures to be erected shall be of quality frame or masonry construction. Exposed concrete blocks are excluded. All garages, carports and utility storage buildings must be the same material as the residence.
- (6) No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot or portion of any lot, except dogs and cats and other household pets which may be kept, provided that the same are not kept, bred or maintained for any commercial purposes.
- (7) No trailer, basement, tent, garage or other building erected on lot or tract shall be at any time used as a residence temporarily or permanently nor shall any structure of temporary character be used as a residence. No trailer shall be parked on any lot at any time.
- (8) Sewage and waste disposal must be in keeping with State of Tennessee Law governing same.

Clyde H. Street
Clyde H. Street

Edith R. Street
Edith R. Street

Subscribed and Sworn before me this 9th Day of September 1977.

County Unicoi

My Commission Expires Oct 1, 1978

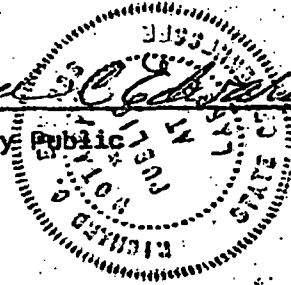
Richard C. [redacted]
Notary Public

Notary Public

217

For set back line lot # 6 see m.s.c. BK 60- PG 5- 780-805

for Modification see Misc. Book 37, pg. 236



This instrument prepared by:
R. O. Smith, Attorney at Law
First Security Bank Bldg.
Erwin, TN. 37650

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37 / 236

MODIFICATION OF RESTRICTIONS

SPRING VALLEY ESTATES

This modification modifies those restrictions dated September 9, 1977, recorded in Misc. Book 37, Page 217-218, Register's Office, Unicoi County, Tennessee:

WITNESSETH: That Clyde H. Street and Edith R. Street are the owners of "Spring Valley Estates" the following described property to wit:

A tract of land subdivided into building lots or tracts known as "Spring Valley Estates." Plat of which is recorded in Map Book 2, Page 133, in the Registrar's Office of Unicoi County, Tennessee, same being located in the Fifth Civil District of said County.

NOW THEREFORE, the owners of "Spring Valley Estates" do hereby impose upon said property and make same subject to the following restrictions:

- (1) The property shall be used for residential purposes only. No structures shall be erected, altered, placed or permitted to remain on any portions of said property other than one single family dwellings with attached or semi-attached garage, carport or utility storage building.
- (2) No noxious or offensive trade or activity shall be carried on upon the property herein, nor shall any thing be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- (3) The front wall of each residence, exclusive of any projecting open porch or bay, must be set back a minimum of 30 feet from the front lot line on any lot, however, the varying topography will require a minimum of 70 feet on lots sloping down to the streets, set backs must be complied with which are recorded in the aforementioned Map Book. All improvements erected on said lots shall set back at least 15 feet from interior lot lines.
- (4) The main floor area on residential structures, exclusive of open porches and garages, shall be no less than 1450 sq. ft. of heated area on all lots of one story structures. On two story structures the main floor area shall be not less than 1000 sq. ft. of heated area.
- (5) Only well constructed buildings of a permanent nature will be permitted. The exterior building material of all structures to be erected shall be of quality frame or masonry construction. Exposed concrete blocks are excluded. All garages, carports and utility storage buildings must be the same material as the residence.
- (6) No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot or portion of any lot, except dogs and cats and other household pets which may be kept, provided that the same are not kept, bred or maintained for any commercial purposes.
- (7) No trailer, basement, tent, garage or other building erected on lot or tract shall be at any time used as a residence temporarily or permanently nor shall any structure of temporary character be used as a residence. No mobile home shall be parked on any lot at any time. This restriction does not cover recreational vehicles.

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For Modification of Restrictions for Lot 14 of Spring Valley Estates
See Misc. Book 37 Page 217-218
For Modification of Restrictions for Lot 212 of Spring Valley Estates
See Misc. Book 37 Page 217-218
For Setback Line Lot # 212 See Book 212 pg. 220 5-13-2000
See Misc. Book 37 Page 217-218
For Modification of Restrictions for Lot 212 of Spring Valley Estates
See Misc. Book 37 Page 217-218

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(8) Sewage and waste disposal must be in keeping with State of Tennessee Law governing same.

(9) Proceedings for Violations. If the undersigned, their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in the Spring Valley Estates to prosecute any proceeding at law or in equity against the corporation, or person or persons violating or attempting to violate any such covenants and either to prevent it, him or them, from doing so or to recover damages for such violations.

(10) Court Orders. Invalidity of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

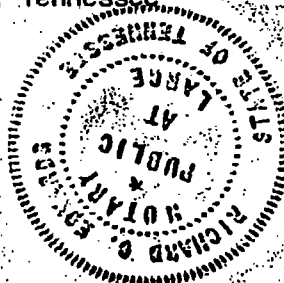
Clyde H. Street
Clyde H. Street

Edith R. Street
Edith R. Street

Sworn to and subscribed before me this 12 day of September, 1977.

Richard C. Edwards
Notary Public
Unicoi County, Tennessee

My commission expires: OCT 1 1978.



STATE OF TENNESSEE, UNICOI COUNTY

The foregoing instrument and certificate were noted in

Note Book 5 Page 159 At 11:30 O'Clock A M. 9 15 27

and recorded in Misc Book No. 37 Page 236-237

State Tax Paid \$ Fee Recording Fee 4.00 Total \$ 4.00

Witness My hand

Receipt No. 14151

J. E. Bennett
J. E. Bennett
Register of Deeds



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742 VARIANCE

41 / 742

I, the undersigned official of the Unicoi County Health Department, having the power to grant the following variance do hereby covenant that I have reviewed Lot 31 of Spring Valley Estates as recorded in Map Book 2, page 133, Register's Office for Unicoi County, Tennessee, and have further reviewed the plans for construction of Arthur Anderson Felts and wife, Martha Stackel Felts, and in behalf of said Health Department for Unicoi County, Tennessee, and its successors in name, do hereby grant a variance to said Arthur Anderson Felts and wife, Martha Stackel Felts, to build the proposed dwelling on said Lot 31 of Spring Valley Estates in a location on said Lot which is no closer to the northern boundary of Greenbrook Circle than fifty (50) feet. This variance modifies the set back line previously set forth on said plat as requiring said Lot to have a set back of seventy (70) feet.

IN TESTIMONY WHEREOF, witness my signature in behalf of said Unicoi County Health Department and its successors in name on this the 28th day of July, 1981.

UNICOI COUNTY HEALTH DEPARTMENT

BY: Walter H. Ramsey

TITLE: Public Health Environmentalist

STATE OF TENNESSEE
COUNTY OF UNICOI

Personally appeared before me, a Notary Public in and for the State and County aforesaid, the within named bargainor, Walter H. Ramsey, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Environmentalist of the Unicoi County Health Department, the within named bargainor, an agency, and that he as such Environmentalist, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the agency by himself as Environmentalist.

WITNESS my hand and official seal at office in the State and County aforesaid, on this the 28th day of July, 1981.

My commission expires:

Walter H. Ramsey
NOTARY PUBLIC

April 30, 1985

742

MODIFICATION OF RESTRICTIONS
AS TO LOT 64 SPRING VALLEY ESTATES, SECTION 2

CLYDE H. STREET and wife, EDITH R. STREET and JOSEPH C. NEMETH and wife, AMY F. NEMETH, and GARY A. DULA and wife, CAROL P. DULA, being the owners of the lots adjoining Lot 64 of Spring Valley Estates, Section 2, which lot is owned by CARLOS MCREYNOLDS and wife, KIMBERLY MCREYNOLDS, in which Restrictions for said subdivision are recorded in Miscellaneous Book 37, page 236, in the Register's Office for Unicoi County, Tennessee, and they hereby agree to modify the front setback requirement of thirty (30) feet on Lot 64 of Spring Valley Estates, Section 2, as shown in Plat Cabinet B, Slide 93, by reducing the front setback from thirty (30) feet to twenty (20) feet.

Other than as modified above, the said restrictions shall remain in full force and effect.

DATED this 18 day of April, 1997.

Clyde H. Street
CLYDE H. STREET

Edith R. Street
EDITH R. STREET

Joseph C. Nemeth
JOSEPH C. NEMETH

Amy F. Nemeth
AMY F. NEMETH

Gary A. Dula
GARY A. DULA

Carol P. Dula
CAROL P. DULA

Carlos McReynolds
CARLOS MCREYNOLDS

Kimberly McReynolds
KIMBERLY MCREYNOLDS

STATE OF TENNESSEE
COUNTY OF Unicoi

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainors CLYDE H. STREET and wife, EDITH R. STREET, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free acts and deeds for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 18 day of April, 1997.

[Signature]
NOTARY PUBLIC

My Commission Expires: 4-29-98

23593

THIS INSTRUMENT
PREPARED BY
LAW OFFICES

DENNY & McLELLIN

P.O. BOX 3286

JOHNSON CITY

TENNESSEE

37602-3586

STATE OF TENNESSEE
COUNTY OF Unicoi

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainors JOSEPH C. NEMETH and wife, AMY F. NEMETH, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free acts and deeds for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 18 day of April, 1997.

[Signature]
NOTARY PUBLIC

My Commission Expires: 4-29-98

STATE OF TENNESSEE
COUNTY OF Unicoi

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainors GARY A. DULA and wife, CAROL P. DULA, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free acts and deeds for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 18 day of April, 1997.

[Signature]
NOTARY PUBLIC

My Commission Expires: 4-29-98

STATE OF TENNESSEE
COUNTY OF Unicoi

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainors CARLOS MCREYNOLDS and wife, KIMBERLY MCREYNOLDS, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free acts and deeds for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 18 day of April, 1997.

[Signature]
NOTARY PUBLIC

My Commission Expires: 4-29-98

State of Tennessee, County of UNICOI
Received for record the 15 day of
MAY 2000 at 9:00 AM. (REC# 23593)
Recorded in official records
Book 212 Pages 220- 221
Notebook 9 Page 215
State Tax \$.00 Clerks Fee \$.00.
Recording \$ 10.00, Total \$ 10.00,
Reg. of Deeds DEBORAH (DEBBIE) TITTLE
Deputy Register JULIA W EDWARDS

**MODIFICATION AND AMENDMENT OF BUILDING SETBACK LINE
LOT 6, SPRING VALLEY ESTATES**

THIS MODIFICATION AND AMENDMENT TO THE BUILDING SETBACK LINE as same pertains to Lot 6 of Spring Valley Estates as shown by map or plat of record in Plat Cabinet B, page 153, and as set out in Declaration of Restrictions affecting Spring Valley Estates of record in Misc. Book 37, page 217 and amendment in Misc. Book 37, page 236, Register's Office for Unicoi County, Tennessee is made and entered into this the 27th day of December 1993, by the undersigned developers and owners of all of the lots in Spring Valley Estates;

W I T N E S S E T H:

WHEREAS, the recorded map or plat of Spring Valley Estates in Plat Cabinet B, page 153 and Declaration of Restrictions recorded in Misc. Book 37, page 217 and amended in Misc. Book 37, page 236 of the Register's Office for Unicoi County, Tennessee, sets out that the building setback line as same pertains to Lot 6 is 30 feet from Spring Valley Road; and

WHEREAS, the dwelling house built on Lot 6, Spring Valley Estates violates the building setback line as shown on the recorded map or plat of Lot 6, Spring Valley Estates of record in Plat Cabinet B, page 153 and Declaration of Restrictions recorded in Misc. Book 37, page 217 and amended in Misc. Book 37, page 236 of the Register's Office for Unicoi County, Tennessee, in that the recorded plat and Declaration of Restrictions and amendment thereto required a 30 foot building setback line from Spring Valley Road; and

WHEREAS, it is the desire of the undersigned developers and owners of all of the lots in Spring Valley Estates that the building setback line, as same pertains to Lot 6 be and is hereby modified and amended as follows:

The building setback line of Lot 6, Spring Valley Estates is 25 feet from Spring Valley Road. All other building requirements and restrictions pertaining to Lot 6, Spring Valley Estates except as hereinabove modified and amended shall remain in full force and effect.

IN TESTIMONY WHEREOF, the undersigned developers and owners have hereunto set their hands and seals to this Modification and Amendment of Building Setback Line on this the day and date first above written.

BK 60 PG 780

JACK L. MYERS
& ASSOCIATES
ATTORNEYS AT LAW
SUITE 700
ONE FEDERAL BLDG.
112 NORTH ROAN ST.
JOHNSON CITY, TN 37601

500

47/500

MODIFICATION OF BUILDING SET-BACK
RESTRICTION AS TO LOT NOS. 58 & 59, SPRING
VALLEY ESTATES SUBDIVISION, SECTION 2

WHEREAS, restrictions for the Spring Valley Estates Subdivision in the 5th Civil District of Unicoi County, Tennessee are recorded in Miscellaneous Book 37, Page 217 and Page 236 in the Office of the Register of Deeds for Unicoi County, Tennessee at Erwin, and said restrictions together with a plat of said Subdivision recorded in Plat Cabinet B, Map 93 require a 30 foot front building set-back for all lots in said Subdivision;

WHEREAS Homer Gardner and wife, Linda Fay Gardner by deed dated July 25, 1981 recorded in Deed Book 141, Page 49 acquired ownership of lots 58 and 59 in said Subdivision and a house has now been constructed on said property which does not conform to the 30 foot building set-back requirement because the southeasterly corner of said house is only 24.50 feet back from the right of way of Marbleton Road;

WHEREAS, the undersigned are all of the owners of the remaining lots in Spring Valley Estates, Section 2, to-wit: J. C. Gardner and wife, Joan Gardner are the owners of lots 56 and 57; Billy Jack Martin is the owner of lot 60; Homer M. Gardner and wife, Linda K. Gardner are the owners of lots 61 and 62; and Clyde H. Street and wife, Edith R. Street are the owners of lots 63, 64, 65, 66, and 67;

NOW, THEREFORE, the undersigned owners of all other lots in Spring Valley Estates, Section 2, do hereby agree to waive the 30 foot building set-back restriction as to lots 58 and 59 of Spring Valley Estates, Section 2 only so as to bring the set-back requirement for those two lots into conformity with the location of the existing house thereon.

500

501

Other than as modified herein, all other restrictions for said Subdivision shall remain in full force and effect.

DATED this 23rd day of May, 1985.

J. C. Gardner
J. C. GARDNER

Joan Gardner
JOAN GARDNER

Billy C. Martin
BILLY JACK MARTIN

Homer M. Gardner
HOMER M. GARDNER

Linda K. Gardner
LINDA K. GARDNER

Clyde H. Street
CLYDE H. STREET

Edith R. Street
EDITH R. STREET

STATE OF TENNESSEE

COUNTY OF Union

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and county aforesaid, J. C. Gardner and wife, Joan Gardner, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS My hand and seal at office in the state and county aforesaid this 23rd day of May, 1985.

Clyde H. Street
Notary Public

My commission expires:

8-6-88

STATE OF TENNESSEE

COUNTY OF Union

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and county aforesaid, Billy Jack Martin, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS My hand and seal at office in the state and county aforesaid this 23rd day of May, 1985.

Clyde H. Street
Notary Public

My commission expires:

8-6-88