

3. Invalidation of any one of these covenants by judgment or court order shall not in any way affect any of the other provisions which shall remain in full force and effect.

4. All numbered lots in the tract, excluding Lots 56, 57, 58, & 59 which are owned by the Town of Farragut, shall be known and designated as residential lots. Except as otherwise provided herein, no structure shall be erected, altered, or placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height plus a basement and a private garage and the usual domestic servants quarters.

5. All buildings shall meet the setback lines to comply with the regulations of the Town of Farragut, Knox County, Tn. unless the Planning Committee requires greater setbacks.

6. Not more than one dwelling house may be erected on any lot as shown on the recorded map and no lot shown on said map may be subdivided or reduced in size by any device, voluntary alienation, partition, judicial sale or other proceeds or process of any kind, except for the purpose of increasing the size of another lot.

7. Fireplaces: All fireplaces shall be masonry construction unless otherwise approved by the Planning Committee.

8. All fencing and walls must be attractive and consistent with color and materials used on the house and must be approved by the Planning Committee. Chain link fences are prohibited unless approved by the Planning Committee.

9. No radio or television aerial or antenna, nor any other exterior electronic or electric equipment or devices of any kind shall be installed or maintained on the exterior of any structure located on a building lot or on any portion of any building lot not occupied by a building or other structure, unless approved by the Planning Committee.

10. Air conditioners and garbage cans shall be concealed from view by appropriate screening which must be approved by the Planning Committee.



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11. Roof pitches shall be 8/12 or steeper, unless approved by the Planning Committee.

12. Tennis courts and swimming pools are permissible. Pools shall have attractive fencing around them. Tennis courts must have attractive shrubbery and screening around them and both must be approved by the Planning Committee.

13. All driveways to be paved with asphalt or concrete or other materials approved by the Planning Committee.

14. Outside light poles, etc. have to be approved by the Planning Committee.

15. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

16. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence temporarily or permanently nor shall any structure of a temporary character be used as a residence.

17. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

18. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or signs of not more than five square feet used by the builder to advertise the property during the construction and sales period. Owners reserve the right to display signs of a larger size for promotion of the development.

19. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats, and other household pets may be kept provided they are not kept, bred, or maintained for commercial purposes, and are not a nuisance to the subdivision.

20. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste and all waste, etc. shall be kept in sanitary containers. All incinerators or other equipment for the storage of such materials shall be kept in a clean and sanitary condition, and shall be screened.



21. All above-ground exterior foundation walls shall be veneered with brick, stone or stucco.

22. No out-building such as pool houses, carports, or detached garages, shall be built unless approved by Planning Committee, and any such outbuildings shall be in substantial conformity with the architectural design used for the main dwelling.

23. All lots shall be subject to the following square footage requirements:

(a) Houses with one and one-half or two stories shall contain at least 1300 square feet on the ground floor and a total of at least 3200 square feet for both floors.

(b) Houses with one floor or one floor and a basement shall contain at least 2400 square feet on the uppermost level.

(c) Multi-level houses will be considered on an individual basis only.

24. The computations of square footage shall be exclusive of porches and garages.

25. No building shall be erected, placed, altered or permitted to remain on any building lot in the subdivision until the building plans and specifications and the Plot Plans showing the location of such building or alteration have been approved in writing as to conformity and harmony with the existing structures in the subdivision by a committee composed of M. A. Schubert and one other member appointed by KNOXVILLE SUBURBAN BUILDERS, INC., said committee to be known as the PLANNING COMMITTEE. Knoxville Suburban Builders, Inc. shall have the authority to replace both committee members at any time and for any reason. In the event said Committee fails to approve or disapprove such location within ten (10) days after said plans and specifications have been submitted to it, said plans shall be deemed disapproved. In the event said Planning Committee rejects plans submitted for approval under this paragraph, upon written request or application of 75% of the parties owning lots within a 600 foot radius of the lot in question at the time said approval is requested, stating that said owners of said property within the 600 foot radius desire the approval be given, the same shall be deemed approved by the Planning Committee. A complete set of plans and specifications of the house to be built shall be left with said Planning Committee during the time of construction.



26. All houses must have a minimum two-car garage that will accommodate at least two large size automobiles. The Planning Committee shall have the authority to allow the two-car garage in a basement house to be located in the basement if, in its opinion, the house is large enough looking from the outside appearance and does not destroy the aesthetics of the house.

27. The Planning Committee shall have the sole and exclusive right at any time and from time to time to transfer and assign to, and to withdraw from, such person, firm or corporation as it shall select, any or all rights, powers, privileges, authorities, and reservations given to or reserved by it by any part or paragraph of these covenants and restrictions.

28. For the purpose of further insuring the development of said land as a residential area of highest quality and standards, and in order that all improvements on each building lot shall present an attractive and pleasing appearance from all sides and from all points of view, the Planning Committee has the exclusive power and discretion to control and approve all of the buildings, structures, and other improvements on each building lot in the manner and to the extent as set forth herein. No residence or other building, and no fence, wall, utility yard, driveway, swimming pool or other structure or improvement, regardless of size or purpose, whether attached to or detached from the main residence, shall be commenced, placed, erected or allowed to remain on any building lot, nor shall any addition to or exterior change or alteration thereto shall be made, unless and until building plans and specifications covering the same showing the nature, kind, shape, height, size, materials, floor plans, exterior color schemes with paint samples, location and orientation on the building lot and approximate square footage, construction schedule, on-site sewage and water facilities, and such other information as the Planning Committee shall require, including, if so required, plans for the grading and landscaping of the building lot showing contours of the land, have been submitted to and approved in writing by the Planning Committee and until a copy of all such plans and specifications, as finally approved by the Planning Committee have been lodged permanently with the Planning Committee. The Planning Committee shall have the final and absolute right to refuse to approve any such building-plans and specifications and lot grading

