

Anderson Point Estates

#40 /

RESTRICTIONS

WHEREAS, the undersigned are the owners of all the lots in Anderson Point Estates, a subdivision, located in the Fourth Civil District of Roane County, Tennessee, as shown by a map or plat of said subdivision of record in Plat Book 7, Page , Slide 9063 in the Register's Office for Roane County, Tennessee.

WHEREAS, we have imposed certain restrictions upon said subdivision for the protection of all purchasers of lots and their successors in title, which restrictions will run with the land, to-wit:

1. No permanent dwelling structure shall be permitted on any lot of less than 1,000 square feet. All buildings shall be underpinned in such a manner as not to expose the area underneath the house to view from any side; it being the intention and purpose of this covenant to insure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded.

2. No building shall be located on any lot nearer the lot lines than is provided for on the aforesaid map.

3. Easements to each individual lot for installation and maintenance of utilities and drainage facilities are reserved over each lot line as stated on aforesaid map. The granting of this easement shall not prevent the use of the area by the owner for any permitted purpose except for buildings.

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

5. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuildings shall be used on any lot as a permanent residence.

6. No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards, and recommendations of state and local health authorities. Approval of such a system as installed shall be obtained from any such authority.

7. No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of state and local health authorities. Approval of such system as installed shall be obtained from such authority. All residences shall include in-door toilet systems enclosed within the permanent structure with a self-contained septic tank and sewage disposal field, meeting all state, county and local codes.

8. No lot shall be used except for single Family residences.

9. No animals shall be kept or maintained on any lot for commercial or breeding purposes, except this restriction shall not preclude the normal household pets for personal use.

10. No lot shall be further subdivided or diminished in size except for the purpose of enlarging an adjacent lot.

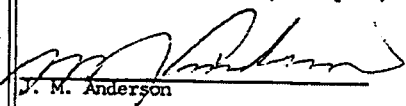
11. Portions of lots 1 through 8 are subject to all conditions contained in a T V A deed in Deed Book B-8, Page 587, in the Roane County Register's Office of Tennessee.

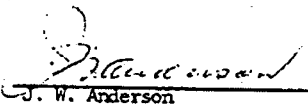
12. Such rights of ingress and egress as the present owners have over the land lying between each individual lot and the waters of Watts Bar Lake are declared to be an appurtenance to each lot.

13. Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

14. Invalidation of any one 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.

IN TESTIMONY WHEREOF, we have hereunto set our hands and signatures on 17th day of April, 1976.


J. M. Anderson


J. W. Anderson

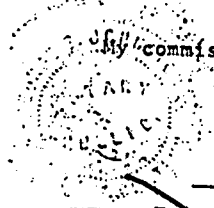
STATE OF TENNESSEE }
COUNTY OF ROANE } ss.

Personally appeared before me, the undersigned, a
Notary Public in and for said County, the within bar-
gainors, J. W. Anderson and J. M. Anderson
with whom I am personally acquainted, and who acknowledged
that he executed the within instrument for the purposes
therein contained.

Witness my hand and official seal at office this
17th day of APRIL 1976

Shannon J. Johnston
Notary Public

My commission expires:
3-12-80



~~STATE OF TENNESSEE, COUNTY~~

STATE OF TENNESSEE, ROANE COUNTY. REGISTER'S OFFICE

The foregoing instrument and certificate were noted
in Note Book 2 Page 155 at 3:15 O'clock P. M. April 22, 1976
and recorded in Deed Book 9, Series 13, Page 170
Witness my hand.

Ernest A. Breed
Register
By: *Diane Robinson*