

Holiday Shores, Block "C", Lots 1-41
Conditions and Restrictions

A. Right of Enforcement

1. If any tract owner, or 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 estate situated in said development to prosecute any proceedings at law or in equity against the person or persons attempting to violate or violating any such covenants, and either to prevent him or them from so doing, or to recover damages or other dues for such violation.

B. Specification and Maintenance of Homes

1. Any building performed on any of the lots of the development shall be completed within one year from the date of the commencement of construction.
2. The heated and cooled interior living area of any one story residence shall have a minimum floor area of 1,200 square feet. The heated and cooled interior of any residence more than one story shall have a minimum floor area of 1,800 square feet. Basements (whether used for living space or not), open porches, garages, and breezeways shall not be included in computing the minimum floor area.
3. All lawns must be kept mowed, groomed and of neat appearance.
4. No mobile home, basement, tent, shack, garage, camper, recreational vehicle, barn, or other outbuilding erected on the development shall, at any time, be used as a house trailer, residence, temporarily or permanently; nor shall any structure of a temporary character be used as a residence.

C. Use and Maintenance of Land

1. No noxious or offensive activity shall be carried on upon any tract, nor shall anything be done therein which may be or may become an annoyance or nuisance to the neighborhood.
2. No commercial or business activities shall be permitted. All tracts are to be used for single family residential.
3. No tract shall be used or maintained for a dumping ground for rubbish, junk, trash, or motor vehicles of any nature. Trash, garbage, or other waste shall be kept in sanitary containers. All requirements, standards, and resolutions of the public health authorities of the County of Roane and the state of Tennessee must be adhered to.

4. No junk, trash, or junk cars that do not run of their own power are to be kept, stored, or housed on the property.
5. No billboards, cell towers, or signs, excepting approved realty signs, shall be erected on any lot.
6. Above ground swimming pools are prohibited.

Buyer _____ Date _____

Seller _____ Date _____