

Restrictive Covenants/Deed Restrictions 9/24/22

Lots #2 through #7

Yorkshire Ro Subdivision

Gainesboro, Tennessee

3 page, 14 point Declaration of Restrictions for lots 2-7 on Yorkshire Ro, a residential development in Jackson County, Tennessee, as recorded in Plat, Book No. PB3 Page 240-240, in the Register's Office for Jackson County, Tennessee.

The restrictions and covenants hereinafter set out are to run with the land and shall be binding on all parties and all persons owning tracts in the development, or claiming under them to wit:

If the owners of the tracts or any of them, or their heirs or assigns shall violate any of the covenants or restrictions hereinafter set out, it shall be lawful for any other person or corporation owning real property situated in such development or immediately adjacent to through common boundary, to prosecute any proceedings at law or in equity against the person or persons violation any such covenants or restrictions, and either to prevent him from doing so or to recover damages for such violation, or both.

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

1. No house trailers, mobile homes, off site manufactured homes (modular or doublewide) are permitted, with the exception of an RV camp type wheeled trailer home for the sole purpose of providing temporary residency to an owner/builder/constructor and or their family during the time a primary residence is being erected on the same property and for no other purpose and for no more than 6 months. After which, storage of said RV may be permitted next to the home for the sole purpose of on-site storage between off site recreational use. No RV trailers more that 20 years old, or in any manner of disrepair, may be kept or stored on the property.

2. Any outbuildings and barns shall be constructed and maintained so as to be aesthetically pleasing and promote the appearance of the property. Such buildings square footage/footprint may not exceed the square footage/footprint of the primary residence on the property.

3. Any shops located on property not to be larger than 50% of the square footage of the footprint of the primary residence. This is to be a metal free span enclosed building located not less than 5 feet off and along the right lot line (when facing the lot standing at its access frontage). No junk cars or trucks, garbage, trash, scrap, or debris shall be allowed to accumulate.

4. No swine, goats, poultry, or other animal shall be raised or processed on any tract. Exception being 1 cow OR 1 horse OR 2 goats OR 2 sheep per 1/4 acre, up to 4 chickens and 1 rooster. No kennels are allowed. Traditional pets are permissible with limits of 2 per. All animal and pet ownership must contribute positively to high level American Family values/standards while also promoting the appearance of the property and neighborhood.

5. All tracts shall be known and described as residential tracts, shall be used for this purpose only and shall be limited to single family residential units, and no such building shall be used as a duplex, an apartment, flat, tenant house, hotel or for public gatherings.

6. No tracts as shown on said plat shall again be subdivided, altered or changed so as to produce less area than established by the original plat referred to above and these restrictions. Not more than one residence building may be built or maintained on any one tract at the same time.

7. All residences constructed on tracts shown on the plat shall have a maximum footprint of 1000 square feet and a minimum of 500 square feet devoted to the living area, consist of no more than 3 bedrooms, two bathrooms, plus an attached garage. Garage shall be minimum of 12'x24' and a maximum of 24'X28' and contain 2 windows per side and of the same style of window as the main house. This requirement shall not apply to the side with overhead doors. All porches, stoops, breezeways, garages, basements and similar structures shall be in addition to the said minimum area.

8. Roof pitch on any dwelling or attached structure shall not be less that a ratio of 3/12 vertical rise to horizontal run and shall have a minimum 3 foot overhang at eaves and a minimum of 1 foot at rakes, with the exception of the garage eaves may have an overhang as little as 1 foot.

9. Building may have foundation walls of concrete/CBS or stucco or other material exposed above ground level as determined to be architecturally pleasing. All exterior and interior portions of all buildings constructed shall be finished with quality materials per industry standards prior to permanent residency. That portion of any building constructed in whole or part with masonry exterior shall be of any type of kiln burned brick/block or natural stone.

10. All dwellings and attached structures shall have exterior walls covered with either brick, log, stone, vinyl siding, treated wood, painted or stained or finished concrete.

11. No noxious or offensive activities shall be conducted upon the property, which may be or become a nuisance or annoyance to the neighborhood.

12. No building shall be located nearer to the front line of lot or side street line than 15 feet or the minimum building setback lines of recorded plat. In any event, no primary residential building shall be located on this lot nearer than 20 feet of York Highway. No building shall be located nearer than 10 feet to an interior lot line, 5 feet to one side yard and 10 feet to opposite side yard, or 5 feet to the rear lot line.

13. No outdoor toilets shall be permitted, installed or erected and all sanitary and waste disposal facilities must meet the specifications of the county and state public health departments. Exception being a portable temporary waste facility to be placed and maintained on site during construction of primary residence.

14. A maintenance easement is hereby declared upon all properties for the purposes of servicing and maintaining water, gas and utilities lines. The location for said utility easement shall run 10 feet along the lot's road frontage and 20 feet directly under utility lines.