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Trey Kerley, Register
Cumberland County Tennessee
Rec #: 218004 Instrument #: 25041324
Rec'd: 15.00 Recorded
State: 0.00 10/2/2025 at 12:21 PM
Clerk: 0.00 in RB
Other: 2.00 1733
Total: 17.00 PGS 486-488

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

Edward E. Hubbard and wife, Glenda J. Hubbard, (hereinafter referred to as the "Owner"), is the Owner of real estate located in Book 1719, Page 811, Register's Office, Cumberland County, Tennessee and known as Map 010-017.00, Tax Assessor's Office, Cumberland County, Tennessee

The Owner is developing this property as a residential community. The Survey/Map of the referenced realty (hereinafter called the "Survey/Map") of this real property is attached as "Exhibit A" and each component part thereof are incorporated herein by reference thereto.

For the benefit and protection of the Owner and the persons who shall become owners of property in the real property, the Owner, by these presents, and by the execution of this instrument, subjects the property in the real property, but only the property appearing on the Survey/Plat as Lots 1-4, of record as set forth above, to this Declaration of Covenants, Conditions, and Restrictions. Lots 1-4 located on the real property shall also be subject to all matters shown on the Survey/Plat of the real property, including, without limitation utility-drainage easements and setback requirements.

Now, therefore, in consideration of the Recitals, the Owner declares that Lots 1-4 located on the real property attached on "Exhibit A" shall be sold and shall hereafter be subject to this Declaration of Covenants, Conditions, and Restrictions herein set out.

PROTECTIVE COVENANTS

These Covenants, Conditions, and Restrictions are meant to be a common-sense guideline of care and respect for the neighbors, the community and the abundance of nature that encompasses the real property. They are for the benefit and protection of all the owners of the real property. They also provide a means for the future preservation of land and home values, as well as the conservation of this property's natural beauty.

1. No commercial swine farm or commercial poultry farms.
2. No automotive salvage yards.
3. No subdividing of Lots 1-4.
4. All residences shall be a minimum of 1,400 sq ft and require a permanent foundation and a covered front porch that is a minimum of 160 square feet.
5. No single-wide mobile homes.
6. A maximum of two single family residences per lot.

7. Any property owner may enforce the Covenants, Conditions, and Restrictions contained herein by bringing an action or actions at law or in equity against any person, persons or entity violating or attempting to violate any such covenant or restriction, either to restrain violation or to recover damages therefore, or both. The prevailing party will be awarded costs and fees.

NOW, THEREFORE, for and in consideration of the premises and of the benefits to be derived by the Owners and each and every subsequent owner of any of any Lots located on the real property described on "Exhibit A", the Owners do hereby set up, establish, promulgate and declare the following above protective Covenants, Conditions, and Restrictions and restrictions to apply to the Property and to all Lots 1-4, and to all persons owning any of said Lots 1-4 hereafter. These restrictive Covenants, Conditions, and Restrictions shall become effective upon the recordation of this instrument and shall run with the land and be binding on all persons claiming under or through the Owners for a period of twenty-five (25) years after the recordation of this instrument, at which time said Covenants, Conditions, and Restrictions shall be automatically extended for successive periods of ten (10) years each unless agreed upon by a vote of two-thirds (2/3) of owners of Lots 1-4 (then subject to this Declaration) within the real property with each such Lot to carry one (1) vote, to alter, amend or revoke the same, in whole or in part, in which latter event these restrictive Covenants, Conditions, and Restrictions shall be altered, amended or revoked as determined and agreed upon by such majority.

Witness my hands this 1st day of October, 2025.

Edward E. Hubbard
Edward E. Hubbard

Glenda J. Hubbard
Glenda J. Hubbard

STATE OF TENNESSEE
COUNTY OF CUMBERLAND

Before me, the undersigned authority, a Notary Public, in and for said State and County, personally appeared **Edward E. Hubbard and wife, Glenda J. Hubbard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

Witness my hand and official seal of office on this the 1st day of October, 2025.

M. Hargis
Notary Public

My Commission Expires: 2-3-27.



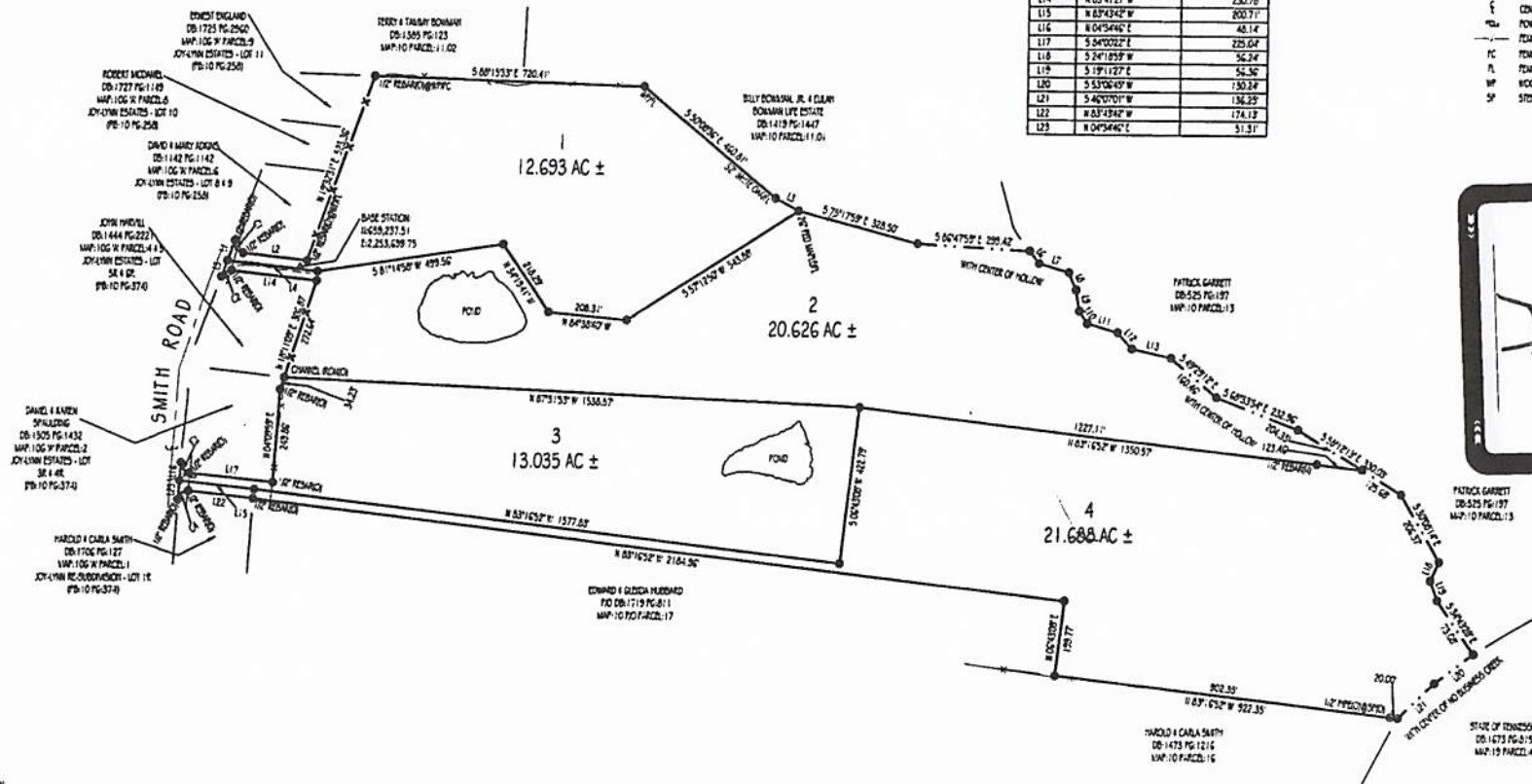
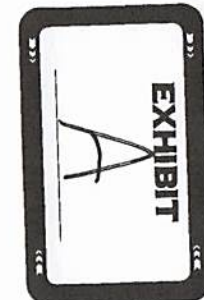
1. THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
3. ALL CORNERS ARE 1/2" REDBARK NAILS, UNLESS NOTED OTHERWISE.

CURVE	PI/OS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	43.11	32.23	S 52°05'49" E	109°23'07"
C2	25.00	32.60	30.56	S 58°34'30" W	75°21'43"
C3	25.00	38.33	34.72	S 40°01'39" E	87°37'26"
C4	25.00	40.56	36.25	S 49°47'41" W	52°37'14"

LIN	NAME	OSTIME
L1	0 200755Z	57.2
L2	5 034723Z	179.9
L3	5 674614Z	70.2
L4	0 034727Z	244.1
L5	0 200752Z	44.9
L6	5 300107Z	41.1
L7	5 735350Z	52.9
L8	5 294143Z	50.3
L9	5 092350Z	52.8
L10	5 302426Z	41.7
L11	5 735246Z	65.1
L12	5 413450Z	56.7
L13	5 772628Z	107.0
L14	0 034727Z	230.7
L15	0 034342Z	200.7
L16	0 045446Z	46.1
L17	5 040002Z	225.0
L18	5 341059Z	56.2
L19	5 191127Z	56.8
L20	5 530609Z	130.3
L21	5 400707Z	186.2
L22	0 034342Z	174.1
L23	0 045446Z	51.3



00	BROW
01	BOLD
02	CENTERLINE
03	POWER POLE
04	FENCELINE
05	FENCE CORNER
06	FENCE LINE
07	WOOD POST
08	STEEL POST



ALLEN HARTZ, JR. INTERVIEW CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THIS PLAN WAS OBTAINED UNDER MY SUPERVISION FROM AN ACTUAL GROSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PREPARE THE SURVEY:

- A. POSITIONAL ACCURACY - 0.05 FEET
- B. TYPE OF GROSS FIELD PROCEDURE - REAL TIME KINEMATIC
- C. DATES OF SURVEY - 06/03/2015
- D. GROUNDPOINT - 424283 (2011) WITH APPROX 20,000
- E. PUBLIC-CONTROLLED CORNER - APPROX 15' SLOPE ON PLAN
- F. GROUND MODEL - GROUND 2016
- G. COMBINED GROUND FACTORS - 0.999986110
- H. CONVERGENCE VALUE - 0.73352"
- I. BASE STATION CODE - 1616, 7619, 1027



35 Mayberry Street
Sparta, TN 38583
Phone: (931) 837-5446

2ND CIVL DISTRICT		TOTAL ACRES: 63.042 AC ±
CLAMBERLAND COUNTY, TN		SCALE: 1"=200'
PG DB: 1719 PG: 811		DATE: 06/02/2025
TAX MAP: 10 PG: PARCEL: 17		DRAWING: 25-173 A3