

RELEASE OF LIABILITY

The Grantee/Grantees herein, hereby waive any claim of liability against the Grantors herein, their heirs and assigns, for any damages that may have occurred to the above described property in the past, and any damages that may occur to the above described property in the future due to flooding or any other act of God. This covenant shall be a covenant running with the land and shall be binding upon the Grantees, their heirs and assigns and the same benefit said Grantors, their heirs and assigns.

This property is encumbered by the restrictions for Big Buffalo Campgrounds as shown on the plat of said subdivision of record in Plat Cabinet D, Page 139, in the Register's Office of Perry County, Tennessee, and the same are incorporated herein by this reference thereto as fully and to the same extent as if copied in full herein, and by the following easements, restrictions, reservations and conditions.

BIG BUFFALO CAMPGROUNDS, PHASE I CONTINUATION RESTRICTIONS

The property conveyed therein shall be subject to the following covenants, limitations, and restrictions which shall run with the land and shall be binding on all parties and all persons claiming title from the parties herein or their successors or assigns and the enforcement of these covenants, limitations, and restrictions may be brought by any person owning any portion of the above described property in any court of law or equity who shall be entitled to recover their attorney fees and cost in the event of any violation thereof:

1. No school buses shall be allowed on any of the lots.
2. No swine or goats shall be allowed on any of the lots.
3. No mobile homes shall be allowed on any of the lots shown hereon.
4. All campers placed on said said lots must be factory made.
5. Lots 48 thru 92 in said subdivision are for recreational use only.
6. Lot 93 as shown on the above plat is for commercial or recreational use.
7. All lots are sold without health department approval. No subsurface sewer system may be installed on any lot unless said lot is approved for the installation of a subsurface sewer system by the local health department. No warranty is made as to soil qualities and no lot is guaranteed to perk or possess adequate soil qualities for the installation of a subsurface sewer system. Said lots are sold for recreational use.
8. The Grantor retains the expressed right to dedicate all roads to the county for public use.
9. All lots in Big Buffalo Campgrounds Phase I Continuation shall be subject to the rules and regulations for Big Buffalo Campgrounds Phase I Owners Association, Inc. and the Grantee by acceptance of this deed agrees to abide by the same.
10. There is reserved within ten (10) feet of each side of all roads an easement for the installation and maintenance utilities for the benefit of all other lot owners in the subdivision.
11. All owners shall abide by all state and federal laws regarding land use including taking adequate erosion control measures to avoid the migration of all any silt or soil into the Buffalo River.

This deed was prepared without the benefit of a survey and therefore, the preparer makes no certification as to the accuracy of the description.