

RESTRICTIVE DEED COVENANTS FOR:
RILEY PLACE ACREAGE TRACT ONE

1. There is a 15 Foot setback from all lot property lines in Riley Place Phase Two and a 30 foot setback from entry into tract from right of way of Dudley Lane.
2. No animals or livestock of any kind shall be raised, bred or kept on this tract other than one horse per acre will be allowed. Dogs, cats or household pets may be kept provided they are not kept, bred or maintained for commercial purposes or any type of kennels.
3. Each residence or home must contain a minimum of 1,400 square feet (One Thousand square feet) of finished area. The roof must be of shingle or better or commercially factory metal surface. There shall be no exposed concrete block allowed in any part of a dwelling exterior.
4. No lot shall be used or maintained as a dumping ground for rubbish, trash, or other waste and same shall not be kept except in sanitary containers. No junk or inoperative vehicles shall be kept on any tract.
5. All homes must be hooked into a septic system which is installed complying with applicable laws and regulations as prescribed by the Claiborne County Health Department or hooked into public sewer.
6. Only single-family residences may be built on tract, per County approval. No manufactured homes will be permitted.
7. Garages or storage buildings must be constructed of the same or equivalent material as the main residence and will be properly maintained.
8. No noxious or offensive trade or activity shall be carried on nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
9. The tract must be mowed and cleaned off at least once a year.
10. A 50 foot wide right of way from Dudley Lane Street from the street line as shown on the recorded survey of Riley Place Phase Two between Lot 28 and Lot 29 will be allowed for entrance into tract. A right of way will also be given here for the connection to utility services from Dudley Lane in Riley Place Phase Two.