

RESTRICTIVE COVENANTS AND SIMILAR DOCUMENTS ARE
PRIVATE IN SCOPE AND NOT SUBJECT TO GOVERNMENTAL
APPROVAL OR ENFORCEMENT

Bluff Creek

- A. ALL LOTS IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING LOT OTHER THAN SINGLE FAMILY DWELLINGS, NOT TO EXCEED TWO STORIES IN HEIGHT, AND PRIVATE GARAGE FOR NOT MORE THAN THREE CARS AND ONE STORAGE ROOM.
- B. NO TRAILER, BASEMENT, TENT, SHACK, BARN OR OTHER OUTBUILDING ERECTED IN THE TRACT SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
- C. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- D. THERE IS A PERPETUAL EASEMENT AS SHOWN ON THE RECORDED PLAN OF SUBDIVISION RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE OF DRAINAGE.
- E. NO BUILDING SHALL BE PERMITTED ON ANY LOT WHERE THE HEATED AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF OPEN PORCHES AND GARAGES, IS LESS THAN 3,000 SQUARE FEET FOR A ONE-STORY DWELLING OR LESS THAN 3,000 SQUARE FEET FOR A ONE AND ONE-HALF OR TWO STORY DWELLING. ALL STRUCTURES SHALL BE PREDOMINANTLY BRICK. ALL STRUCTURES TO HAVE A MINIMAL TWO CAR SIDE OR PLAZA LOADING GARAGE. ALL STRUCTURES TO HAVE A MINIMUM THREE SIDES BRICK TO 8' HIGH.
- F. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2016, AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF THE (10) YEARS UNLESS BY A VOTE OF THE THEN OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART. THE UNDERSIGNED OWNER RESERVES UNTO ITSELF THE RIGHT TO IMPOSE ADDITIONAL, OR SEPARATE SETBACK RESTRICTIONS AT THE TIME OF SALE OF ANY OF THE LOTS SOLD IN THIS SUBDIVISION, WHICH SAID RESTRICTION MAY NOT BE UNIFORM BUT MAY DIFFER AS TO DIFFERENT LOTS AND FURTHER RESERVES THE RIGHT TO AMEND THESE RESTRICTIONS WITHOUT THE APPROVAL OF THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION.
- G. IF THE PARTIES HERETO OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, ANY PERSON OR PERSONS OWNING ANY REAL ESTATE IN SAID DEVELOPMENT OF SUBDIVISION MAY PROSECUTE ANY PROCEEDING AT LAW OR IN EQUITY IN ORDER TO ENFORCE THESE COVENANTS AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, AND MAY RECOVER FROM THEM ALL DAMAGES ARISING THEREFROM. FURTHER, THE PREVAILING PARTY IN ANY SUCH ACTION SHALL RECOVER OF THE OTHER PARTY ALL OF ITS LITIGATION COSTS, INCLUDING A REASONABLE ATTORNEY'S FEE.
- H. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- I. FENCES OF CORNER LOTS SHALL EXTEND NO CLOSER TO THE STREET THAN THE BUILDING THEREON, AND IN NO EVENT SHALL FENCES BE BUILT ALONG THE STREET. ALL FENCES TO BE WOOD, BRICK OR ORNAMENTAL IRON. NO SATELLITE DISHES, RADIO TOWER OR ANTENNA SHALL BE ALLOWED IN VIEW FROM THE STREET.
- J. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY OF SAID LOTS, EXCEPT THAT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
- K. NO RECREATIONAL VEHICLES OR COMMERCIAL VEHICLES INCLUDING, BUT NOT LIMITED TO BOATS, BOAT TRAILERS, HOUSE TRAILERS, CAMPING TRAILERS, MOTORCYCLES, PICK-UP TRUCKS OR SIMILAR TYPE ITEMS SHALL BE KEPT OTHER THAN IN THE GARAGE OR OTHERWISE SCREENED FROM THE VIEW OF NEIGHBORS OR THE STREET.
- L. MAILBOXES ARE TO BE UNIFORM IN DESIGN AND CAN BE PURCHASED FROM: PICKLE IRON CO., INC. 9177 SUMMER AVE. MEMPHIS, TN 38112. THE PHONE NUMBER IS: (901)-452-3754 AND THE NAME OF THE MAILBOX IS THE "HALL MAILBOX" IN ANTIQUE GREEN WITH THE STANDARD #1 BOX.