

RESTRICTIVE COVENANTS FOR SHADY ACRES SUBDIVISION

Nathan Stamps is vested with title to certain property commonly known as Shady Acres Subdivision, as recorded in Map Book 26, Page 52 and Instrument No. 1999-47158 in the Office of the Probate Judge of Shelby County.

Now, therefore, said owner hereby designates certain restrictive covenants which shall apply to the real estate conveyed from said owner to any purchaser of property located within "Shady Acres Subdivision", hereafter stated as follows:

1. The land shall be used for residential purposes only, containing one (1) residence or mobile home per lot. No commercial use.
2. There shall be no subdivision of any lot.
3. Any mobile homes, manufactured homes, or modular homes are to be underpinned with a material and style that coordinates in color and style to the existing home within thirty (30) days of installation of home.
4. No structure of a temporary nature, such as a tent, motor home, travel trailer, garage, barn, storage building other outbuilding shall be used as a residence.
5. No lot or adjacent property shall be used as a dumping ground for rubbish, trash, garbage, inoperable motor vehicles or junk.
6. Septic tanks and homes must meet all county and State health regulations.
7. Lot Owner agrees to use "Best Management Practices" for erosion control during excavation and installation of homes.
8. Lot Owner agrees to contact the Shelby County Highway Department to obtain a driveway permit prior to any construction and to locate driveways as shown on "Shady Acres Subdivision" plat unless otherwise approved in writing in Shelby County Highway Department.
9. Enforcement shall be proceedings at law or in equity, either to restrain violation or to recover damages, against any person or persons violating or attempting to violate any covenant. Any lot Owner may elect to enforce the restrictive covenants of "Shady Acres Subdivision" provided that said Owner is a title holder to at least one (1) of the lots subject to said covenants at the time of enforcement. This paragraph does not create an obligation to enforce said provisions but merely a right to enforce.

Dated: 3-3-2000


Nathan Stamps

Inst # 2000-10863

04/04/2000-10863
09:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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