

Restrictive Covenants, Limitations and Reservations on Lots _____ of Holiday Hills Subdivision

1. Said lots shall be used exclusively for residential purposes.
2. Not more than one single family dwelling house may be erected on any one such residential lot, nor more than one other building for garage or storage purposes in connection therewith and provided further that such garage or storage building shall not be constructed prior to the dwelling house. No accessory or temporary building shall be used or occupied as living quarters. No building shall be constructed or erected on said lot unless built of solid or permanent material. Wood exteriors shall be stained or painted with at least two coats of stain or paint. No structure shall have tar paper, roll brick siding or similar material on the outside wall. No tents, shacks or other structure shall at any time be erected on said property. No residence of less than 1500 sq. ft. of living space, exclusive of porch or carport areas, shall be erected or constructed on the lots.
3. No porch or projection to any residence or appurtenant building thereto shall extend nearer than 40 feet from the front line of the property nor within 10 feet from the line of any abutting owner, except, where set-back lines appear on the plat, structures or appurtenant buildings thereto may be constructed within the described areas shown by such lines.
4. No outside toilets shall be allowed on said lots. No waste shall be permitted to enter Holiday Lake and all sanitary arrangements must be inspected and approved by applicable government agencies with the jurisdiction for the same.
5. No animals or fowl shall be kept or maintained on said lots except household pets. No signs of any kind shall be displayed on any lot without the written permission of the City of Crossville.
6. The City of Crossville, for itself, its successors, assigns and licensees reserves easements, as shown on the recorded plats of the lots, over, through and upon said land for the installation of utilities and drains and the maintenance thereof. Further, the City of Crossville, for itself, its successors, assigns and licensees also reserves the right to install and operate electric and telephone lines, poles and appurtenances thereto; gas and water mains and appurtenances thereto; sewer lines, culverts and drainage ditches, reserving also the rights of ingress and egress to such areas for the purpose of installing, operating and maintaining any of the above mentioned installations. The City of Crossville, for itself, its successors, assigns and licensees also reserves the right to locate and install drains where it deems necessary and to cause or permit drainage of surface waters over and/or through said land.

7. No noxious or offensive activity shall be permitted on any lots, nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood.

8. These restrictions shall be considered as covenants running with the land, and shall bind the purchasers of all lots shown on the subdivision plat or plats hereinbefore referred to, recorded or to be recorded, their heirs, executors, administrators and assigns, and if said owners, or any of them, their heirs, executors, successors and assigns, shall violate or attempt to violate any of the covenants or restrictions herein contained, it shall be lawful for any person or persons owning any such lots in the subdivision in which said lot is situated to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either to prevent him or them from so doing or to recover damages for such violation. Any invalidation of any one of these covenants and restrictions shall in no way effect any other of the provisions thereof which shall thereafter remain in full force and effect.

9. The roof of the residential dwelling on each lot shall consist of at least four (4) planes. No A-frame structures are permitted. The driveway for the residential structure shall consist of an asphalt or concrete surface from Waterview Drive to the structure itself, as shall all parking areas, turning areas and all other areas intended for travel or parking by motor vehicles.