**Grover Scruggs Road**

**Deed Restrictions**

1. No tract of land can be re-subdivided.
2. Pre-manufactured double-wide, modular, or site-built homes are permitted. No single wide trailers are permitted. All homes must be either new or in good repair and **MUST BE APPROVED BY Rowell Land & Timber Company, Inc., “SELLER”, PRIOR TO MOVING ON THE PROPERTY.**
3. All homes must have brick or masonry underpinning and comply with Rutherford County Building Codes.
4. One horse is permitted per 1 acre of fenced and pastured land. Goats are permitted. No pigs, chickens, cows or other livestock are permitted.
5. A grassed lawn must be established within 90 days of the completion of any construction.
6. No noxious or offensive trades or activities will be allowed on any lot or tract.
7. All lots, residences, and buildings are to be maintained in good repair. No debris or junk cars shall be allowed to accumulate on the property.
8. These restrictions will be placed in the deed to each tract and shall be enforceable by any property owner or grantor.
9. In the event any court proceeding is instituted for the purposes of enforcing these restrictions, whether by a property owner or the Seller, then the prevailing party shall recover as cost of such action, his or her entire expenses and costs, including attorney’s fees.
10. These restrictions shall run with and bind the land for a term of twenty (20) years from the date of recording. The restrictions may be amended at any time hereafter by an instrument signed by not less than seventy-five percent (75%) of the property owners.