AMENDED DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR DEERFIELD RESORT

THESE RULES, REGULATIONS AND RESTRICTIONS FOR DEERFIELD RESORT ARE TO TAKE EFFECT IMMEDIATELY AND SHALL BE BINDING ON ALL PERSONS WHO FROM TIME TO TIME MAY OWN TRACTS AND/OR LOTS IN SAID DEVELOPMENT FROM AUGUST 1, 2018.

1. RESIDENTIAL AREA USE AND BUILDING TYPE: Unless otherwise designated on any plats recorded hereafter, and/or unless designated in writing by the Developer or its Successors or Assigns hereafter, each tract and/or lot shall be used only for residential purposes, and no residence shall be erected, constructed, maintained, used or permitted to remain on any lot other than one (1) single family dwelling. No lot in the subdivision shall be further subdivided or have constructed there-on more than one residence without approval from the Developer, and approved by the Tennessee Health Department for a septic system to support it.
2. No dwelling shall be constructed on said lots which contains less than 1000 sq. ft. of finished floor space on the main floor. The 1000 sq. ft. minimum shall exclude garages, carports, porches, decks, basement or storage area: multi-family dwellings are excluded from the 1000 sq. ft. minimum. Condominiums or villas shall be permitted on tracts in excess of two acres; multi-family dwellings are excluded for the 1000 sq. ft. minimum provided, however, that all plans are subject to review and approved by the Developer.
3. Any building constructed on any lot in the subdivision, shall be completed within one year from the beginning of construction. All housing and or construction plans must be approved by the Developer at least 7 days prior to construction.
4. EASEMENTS: Developer reserves unto itself and its successors and assigns the right to erect, place and locate all utility and electric lines along each tract or lot.
5. GARAGES: A private garage may be built separately or attached to and made a part of the dwelling, but must be made of the same materials and conform in construction and style with the dwelling, and must be built either at the same time or after construction of the dwelling. The garage may not be used as a residence, either temporarily or permanently; provided, however, that a guest apartment attached to the garage or over the garage is permitted.
6. CULVERTS: All driveway crossings shall have a culvert of not less than fifteen (15) inches installed by homeowner, to restrict the flow of water for drainage and during construction, driveways must be maintained in a manner which will not allow dirt or mud, sand, water, debris, or other materials to be carried onto the roads and streets of the development. Homeowners are responsible to maintain culvert tile and maintaining the continuing cleanliness and appearance of said lot and repairing any damage to any road or street resulting from construction on such lot.
7. SETBACKS AND BUILDING LOCATION: No building, or any part thereof, shall be erected on any lot closer than 20 feet to the front boundary line or closer than 10 feet to any side line except when the building is located on more than one lot.
8. OUTBUILDINGS: Any separate storage building, workshop or other incidental outbuilding is allowed provided that the architectural style, quality of construction and building materials are consistent with the appearance of the main residence structure and must be approved by the Developer prior to construction.
9. The exterior walls of any structure or dwelling on any lot shall be of new materials consisting of wood, stone, stucco, brick or vinyl siding. Houses built entirely of exposed concrete block is prohibited. The foundation on any house built is to be covered on all sides with brick, stone, or stucco. Exposed concrete block is prohibited.
10. There shall be no trailers, buses, mobile homes, double-wide mobile homes, tents, campers, shacks or any derivative of the foregoing, or any structure removed from any other location or site, situated on any tract or lot as a temporary or permanent residence or for storage. Either temporary or permanently. All residences must be constructed on the subject premises. New pre-fabricated homes or manufactured homes constructed elsewhere and moved into the subdivision, must be approved by the Developer prior

to construction and moved into the subdivision on a semi-truck-not axels-and placed on a permanent foundation and has the appearance of an in-place built dwelling. The roof pitch must be at least 7 pitch.

11. AIRPLANE HANGARS: Airplane hangars may have an apartment if approved by the Developer and approved by the Tennessee Health Department for a septic system to support it.
12. HOUSEBOATS: No houseboats or floating homes are allowed to park on any boat dock or land or bank in the waters adjoining Deerfield Resort.
13. FIREWORKS: No fireworks are allowed in Deerfield Resort except for professional shows which must be approved by the Developer.
14. NOISE: No loud and/or offensive noise is allowed after 11:00 P.M.
15. SPEED LIMIT: The speed limit on Deerfield Resort's private roads is 25 mph. Please abide by this rule.
16. FENCES: All fencing and walls must be attractive and consistent with color and materials used on the main dwelling and must be approved by the Developer. Barbed wire or chain link fences are not permitted.
17. DRIVEWAYS: Each lot having a dwelling must have a driveway. All driveways must be paved with concrete or asphalt or other materials approved by the Developer and must be completed within one year from the date of completion of the dwelling.
18. COMMERCIAL USE: No commercial business or other type of business shall be carried on or conducted on said premises without written approval by the Developer.
19. PETS & LIVESTOCK: No livestock, sheep or swine or any other activity, which will give off offensive odors, shall be permitted on any tract or lot: Household pets, such as dogs and cats are permitted. Dogs shall not be allowed to run free which would endanger or disturb the wildlife in the development or to other property owners. Trapping, hunting, or discharge of firearms, guns, weapons, bows, crossbows or other similar devices are not permitted within the development.
20. RECREATION VEHICLES: Boats, boat trailers, utility trailers or any items of debris, must be in an area that will not be visible from any road or adjoining property. Operators of any recreational vehicles, such as golf carts and off- road vehicles must be 16 years or older and have a valid driver's license.
21. DEVELOPER CONTROL: No building shall be erected, placed, altered or permitted on a building tract or lot in the development until building plans and specifications have been approved in writing by the Developer. Once deemed approved and agrees to become a member of Deerfield Resort, to obey its rules and regulations and to pay an annual fee for road maintenance and security. Failure to pay the going assessments could lead to constitute a lien on the property.
22. DEVELOPER CONTROL PERIOD: During the Developer Control Period, which shall be defined as that period of time during which the Developer continues to own any lots or tracts in Deerfield Resort, the Developer shall control the common areas and roads in Deerfield Resort. Upon the Conveyance of the last lot or tract in Deerfield Resort, or at such earlier time as the Developer may determine from time to time, in its absolute and sole discretion, the Developer shall convey all and/or portions of the common areas and roads to the Deerfield Resort Property Owners. No property owner shall have a vote on issues of roads and/or common areas until such time as the Developer relinquishes all and/or partial responsibilities for such roads and common areas to Deerfield Property Owners.
23. THE DEVELOPER reserves the right to do anything necessary to promote and develop a successful resort area and these restrictions may be changed, amended or altered by the Developer.

FIELDS DEVELOPMENT CO., INC.
A Tennessee Corporation

BY: Madeline C Fields
Madeline Fields

ITS: President

BK/PG: M129/79-81
18004077

3 PGS:AL-AMENDED RESTRICTIONS	
ERICA BATCH: 93091	08/13/2018 - 09:00 AM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, CAMPBELL COUNTY
DORMAS MILLER
REGISTER OF DEEDS

STATE OF TENNESSEE)
) ss.
COUNTY OF CAMPBELL)

Before me, Linda B. Hodges, of the state and county aforesaid, personally appeared, Madeline Fields, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the President of FIELDS DEVELOPMENT CO., INC., a Tennessee Corporation, the within named bargainer and that she as such President of the said FIELDS DEVELOPMENT CO., INC., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said Corporation as President.

Witness my hand and official seal, at office, this 1st day of August, 2018.

Linda B. Hodges
Notary Public

LINDA B. HODGES
STATE OF TENNESSEE
NOTARY PUBLIC
CAMPBELL COUNTY

My Commission Expires: 6/11/2019