

RESTRICTIONS AND COVENANTS

(ADDITION 11/18/95) In accordance with the Apollo Land Company Deed, along with any court order changes, the following will be adhered to:

A. No building shall be erected or maintained on any lot in Apollo Shores other than a private residence and a private garage for the sole use of the owner or occupant, except those lots designated as Commercial on the plat map.

B. Any garage erected or maintained must conform in appearance and construction to the residence on such lot.

C. No part of said premises shall be used for commercial or manufacturing purposes, except those lots designated as Commercial on the plat map.

D. No residential building shall be erected or maintained on any lot in Apollo Shores having a ground floor area of less than 550 square feet including porches.

E. No building shall be erected or maintained on any lot in Apollo Shores closer than 10 feet from front lot line, nor closer than 5 feet from back or side lot lines, and no building shall be erected lower than the 750 foot contour line.

F. No outside toilet or privy shall be erected or maintained in Apollo Shores. All sanitary plumbing shall conform to the minimum requirements of the Health Department of Rhea County and the State of Tennessee.

G. No animals or birds, other than household pets, shall be kept on any lot in Apollo Shores.

H. Building exteriors must be of brick, frame or block construction; and wood exterior or block exterior must be painted.

I. The placing of house trailers, regardless of size and facilities, shall be prohibited on any lot in Apollo Shores. Movable trailers subject to the title of Tennessee State law shall be prohibited, (12th Judicial District of Tennessee Court Order #I5102, dated 5/27/88)

J. Easements are reserved along and within 5 feet of the rear line, frontline, and side lines of all lots in this subdivision for the construction and perpetual maintenance of conduits, poles, wires and fixtures for electric lights, telephones, Water mains, sanitary and storm sewers. road drains, and other public and quasi-public utilities and to trim any trees which at any time may interfere or threaten to interfere with the

maintenance of such lines, with right of ingress to and egress from across said premises to employees of said utilities, Said easement to also extend along any owner's side and rear property lines in case of fractional lots.

It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the 5 foot wide strip as long as such lines do not hinder the construction of buildings on any lots in this subdivision.

K. The placing of for sale signs on lots in Apollo Shores shall be prohibited.

L. No dwelling shall be constructed below the 750 foot contour line and no floating docks, boat houses, etc, shall be constructed below the 750 foot contour line without first submitting plans and specifications to the T.V.A. and receiving their approval of such plans.

M. These conditions and restrictions shall be binding upon all owners of lots in Apollo Shores, their heirs, and assigns.