

Prepared by:
Jeffrey Gerard and Amy Nell Pfeifer
1705 Gray Oaks Lane
Knoxville, TN 37932

Declaration of Restrictions
Of
Lot 12 - Gray Oaks Subdivision

WHEREAS, the undersigned, Jeffrey Gerard and Amy Nell Pfeifer of 1705 Gray Oaks Lane, Knoxville, Knox County, Tennessee, are the owner of Lot 12, currently a vacant lot, in Gray Oaks Subdivision situated in the Sixth Civil District of Knox County, Tennessee, as shown on the map of the same of record in Map Book 56 page 225 in the Register's Office for Knox County, Tennessee, and also known as 1701 Gray Oaks Lane, Knoxville Tennessee and Knox County Tax Parcel ID 104KG012.

WHEREAS, the owners are desirous that certain restrictive covenants, in addition to the Declaration of Restrictions of Gray Oaks Subdivision as recorded in Note Book 114, Deed Book 1975, Page 1124 in the Register's Office for Knox County, Tennessee, be declared and recorded, which covenants shall be binding on the present owners and all subsequent owners of said Lot 12.

NOW THEREFORE, the said Jeffrey Gerard and Amy Nell Pfeifer, do hereby covenant that the following restrictive covenants shall be covenants running with the land and shall be binding on all subsequent owners of said Lot 12:

1. DWELLING SIZE: No building shall be erected, placed, altered or permitted to remain on said Lot 12 having a ground floor area of the main structure exclusive of open or screened porches, decks and garages of less than 1650 square feet in the case of a one story dwelling.
2. ROOF PITCH: No building shall be erected, placed, altered or permitted to remain on said Lot 12 having a roof pitch flatter than 7:12, exclusive of roofs over open or screened porches.
3. GARAGE LOCATION: Garage shall be no more than 10 feet closer to Gray Oaks Lane right-of-way than the average remaining front elevation of house facing Gray Oaks Lane, excluding open porches.
4. BRICK/STONE: No less than 30 percent of vertical exterior of building facing Gray Oaks Lane shall be composed of stone or brick veneer, excluding doors, windows and roof elements such as dormers, fascia, etc.

IN WITNESS WHEREOF, the said Owners have caused this instrument to be executed on the 3rd day of December, 2007.

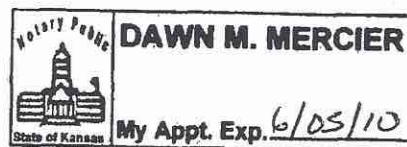
Amy Nell Pfeifer
Amy Nell Pfeifer, Owner

In the State of Kansas, County of Johnson, this 3rd day of December 2007 Before me, the undersigned, a Notary Public in and for said State, Came, Amy Nell Pfeifer, to me known to be the Person described in and who executed the foregoing instrument for the purpose therein contained and of her free act and deed.

In Witness whereof, said party has hereunto set her hand the day and year last above written.

Dawn M. Mercier
Notary Public

My Commission expires: 6/05/10



Jeffrey Gerard Pfeifer
Jeffrey Gerard Pfeifer, Owner

In the State of Tennessee, County of Knox, this 3 day of Dec, 2007 Before me, the undersigned, a Notary Public in and for said State, Came, Jeffrey Gerard Pfeifer, to me known to be the Person described in and who executed the foregoing instrument for the purpose therein contained and of his free act and deed.

In Witness whereof, said party has hereunto set his hand the day and year last above written.

Carol Collins
Notary Public

My Commission expires: 2-19-08

