

1. All lots within this residential subdivision shall be known as single-family, detached, residential lots and shall be used solely for single family residential purposes. No more than one (1) principal, single-family, residential structure shall be permitted per lot within this subdivision. For the purposes of these covenants, single family shall be defined as (a) an individual or two or more persons related by blood, marriage or adoption, maintaining a common household in a dwelling unit or (b) a group of not more than four persons who are not related by blood, marriage, or adoption, living together as a common household in dwelling unit.

Amend Existing Covenants To Add The Following Covenants:

11. No lot within this subdivision shall be subdivided to create any new or additional lot. No resubdivision of any lot within this subdivision shall be allowed. This provision shall not be construed to prohibit the exchange, transfer or shifting of adjacent lot lines for the purpose of enlarging one lot at the expense of reducing the size of another adjacent lot, provided that such reduction shall not result in the creation of an additional lot and shall not be in violation of the Memphis and Shelby County Zoning Regulations governing the Single Family (R-S10) zoning district. Nor shall this provision be construed to prohibit the combining of one or more lots into one (1) lot.
12. No manufactured home, modular home, prefabricated home or similar structure, to include a single or double- wide trailer, shall be permitted to locate on any lot within this subdivision, regardless of governmental approval of such structure.
13. Outdoor storage of no more than one (1) boat and boat trailer and no more than one (1) camping trailer or recreational vehicle per dwelling unit; provided no part of such storage area shall be located within the front yard setback and provided such boat and camping trailer or vehicle shall not be used for living, sleeping or housekeeping purposes.
14. No rental unit shall be allowed within any accessory or temporary structure on any lot within this subdivision.
15. No principal or accessory structure shall remain in a state of visible disrepair as a result of damage from causes including, but not limited to, fire, storm, water, or wind, for a period in excess of 120 days from the date of occurrence.
16. No disabled, dismantled, or inoperable vehicle, including motor vehicles, cars, trucks, truck campers, recreational vehicles, motorcycles, go-carts, dune buggies, boats, or boat trailers, shall be parked or stored on any lot in public view for more than a period of 72 hours.
17. No commercial vehicle larger than a pickup truck maybe stored or regularly parked on any lot or street in the subdivision.