

II.

to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after January 1, 1975. Therefore, the approval described in this covenant shall not be required unless prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded appointing of a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

6. In the event the property lying adjacent is subdivided into residential building lots, then the committee provided for in paragraph 5 above, or its duly designated representative, shall have the right and power to cut or authorize the cutting and laying out of one or more streets or roads through said lots and to use the same or any part thereof for a street or road connecting said new subdivision with the property shown as Section IV, of Belle Meade, and said committee, or its duly designated representative, shall have the further right and power to re-cut or authorize the re-cutting of any lot or lots so as to face the same on any new cut street or road, provided, however, that the provisions of this paragraph 6 shall apply only to such vacant or unimproved lots as may be owned by Derby Heights, Inc. at the time such streets or roads are or may be cut or laid out.

7. No obnoxious or offensive trade or activity shall be carried on upon any of the property, nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.

8. No live stock, cattle, swine, sheep, goats, or other such animals of similar breed shall be permitted to be kept on any residential plot. Likewise, no chickens, ducks, geese, or other such fowls shall be permitted or kept on any residential plot except that fowls may be maintained in a limited number not in excess of ten, for the purpose of being consumed by the family residing on such residential plot.

9. This property shall be used only for single family residences, provided, however, any lots may be used for the construction of a building for educational or religious purposes; subject, however to the right to use one or more lots for street or road purposes as provided for in paragraph #6 above.

10. This property shall not be recut so as to face any direction other than as shown on the recorded plat thereof; except certain lots may be re-cut to face any new street or road that may be cut as provided for in paragraph #6 above.

11. All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or by Municipal Sewerage System.

12. An easement of five (5) feet in width is reserved across the side and rear of all lots for the purpose of utility installation and maintenance, as well as drainage.

13. All residences shall have a standard letter size metal mail box, as approved by the Postmaster General, which is to be erected by the owner on a one and one half inch galvanized iron pipe at the height required by the Post Office Department. All boxes and posts will be painted black and shall be kept in a good state of repair at all times.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21st day of September, 1959.

IN THE PRESENCE OF:

Mary H. Mason

Laurel M. Mason

DERBY HEIGHTS, INC.

By: T. F. Huguenin (L. S.)
T. F. Huguenin, President

John T. Douglas (L. S.)
John T. Douglas, Vice-Pres.

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