

Kendra Boyd, Register
Sequatchie County Tennessee
Rec #: 4668 Instrument #: 25001933
Rec'd: 15.00 Recorded
State: 0.00 6/26/2025 at 1:58 PM
Clerk: 0.00 in RECORD BOOK
Other: 2.00 475
Total: 17.00 PGS 2862-2864

**DECLARATION OF RESTRICTIVE COVENANTS
FOR THE LONGVIEW RIDGE SUBDIVISION**

STATE OF TENNESSEE §
 § **KNOWN ALL MEN BY THESE PRESENTS**
COUNTY OF SEQUATCHIE §

THIS DECLARATION OF RESTRICTIVE COVENANTS FOR THE LONGVIEW RIDGE SUBDIVISION (the "Declaration") is made on the date hereinafter set forth by Longview Ridge TN, LLC, a Florida Limited Liability Company, hereinafter referred to as "Developer".

WITNESSETH:

WHEREAS, Developer is the owner of that certain tract of land located in Sequatchie County, Tennessee containing 507.347 Acres more or less and consisting of ninety nine (99) individual tracts of land, described on the map and plat recorded in Plat Cabinet D, Page 366 of the Map and Plat Records of Sequatchie County, Tennessee, hereinafter referred to as "Subdivision";

WHEREAS, it is the desire and purpose of Developer to place certain restrictions, easements, covenants, conditions and reservations (hereinafter "Restrictions") upon the Subdivision in order to establish a uniform plan for its development, ensure the use of the subdivision for residential purposes only, prevent nuisances, prevent the impairment of the value of the Subdivision, maintain the desired character of the community and ensure the preservation of such uniform plan for the benefit of the present and future Owners of the Tracts within the Subdivision, and to promote the health, safety and welfare of the residents within the Subdivision;

NOW, THEREFORE, Developer hereby adopts, establishes, and imposes upon the Subdivision, the following Restrictions for the purposes of enhancing and protecting the value, desirability, and attractiveness of the Subdivision, which Restrictions shall run with the land and inure to the benefit of each Owner and his invitees:

1. Easements.

- A. A drainage and utility easement measuring fifteen feet (15') in width is reserved along the side and rear property lines for all Tracts in the Subdivision.
- B. A common access and utility easement measuring twenty five feet (25') in width is reserved on Tract 3 through Tract 50 and Tract 53 through Tract 99 to provide access to Pineview Road, Longview Road, Topside Road, Saddleback Road, Greentree Road, and Longwood Road.
- C. A utility easement measuring twenty feet (20') in width is reserved along the public and private road frontage sides of each Tract. This utility easement is in addition to the common access easement and utility easement and right-of-way described above in Section B.
- D. Tract 1, Tract 2, Tract 3, and Tract 50 through Tract 53 contain existing overhead utility lines owned and operated by Bledsoe Telephone Cooperative (BTC). Purchaser(s) of Tract 1, Tract 2, Tract 3, and Tract 50 through Tract 53 are not permitted to remove or relocate these existing overhead utility lines without the express written consent of Bledsoe Telephone Cooperative (BTC).

Prepared By:
Longview Ridge TN, LLC
5230 Paylor Lane
Sarasota FL 34240

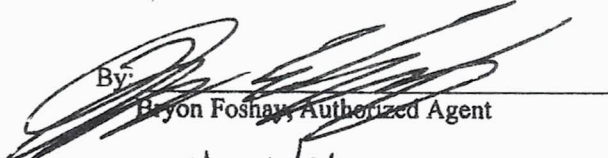
2. Use Restrictions. Except as specifically set forth in this Declaration, all Tracts shall be used for single-family residential, recreational, and/or agricultural purposes only.
3. Setback Lines.
 - A. Front Setback – Private Roads (Tract 3 through Tract 50 & Tract 53 through Tract 99): Except for fencing, light posts, driveways, walkways and landscaping, no improvements shall be located nearer than forty five feet (45') from the front property lines of the Tracts along Pineview Road, Longview Road, Topside Road, Saddleback Road, Greentree Road, and Longwood Road.
 - B. Front Setback – State Route 399 (Tract 1, Tract 2, Tract 3, Tract 50 through Tract 53, and Tract 99): Except for fencing, light posts, driveways, walkways and landscaping, no improvements shall be located nearer than twenty feet (20') from the front property lines of the Tracts along State Route 399.
 - C. Side and Rear Setback (Tract 1 through Tract 99): Except for fencing, light posts, driveways, walkways and landscaping, no improvements shall be located nearer than fifteen feet (15') from the side and rear property lines of the Tract.
4. Single-Family Rentals. Short term and long term single-family rentals are permitted.
5. Subdividing. No Tracts or Lots shall be further subdivided.
6. No Mobile or Manufactured Homes. No mobile or manufactured homes are permitted to be located on any Tract. Prefabricated, container, modular, and log homes are permitted. All homes must be constructed on a permanent foundation, such as an engineered slab, poured footers, stem walls, or poured piers. No recreational vehicles (RVs) are permitted to be used as a permanent residence.
7. Junk Cars, Scrap, & Trash. No junk cars, abandoned cars, scrap, trash, or other debris may be placed on any Tract.
8. Prohibited Activities and Nuisance. No activity, whether for profit or not, shall be conducted on any Tract which is not related to the occupation of the Tract for single family residential, recreational, and/or bona fide agricultural purposes, unless said activity meets the following criteria: (a) no exterior sign of the activity is present, (b) no additional traffic is created as a result of the activity and (c) no toxic substances are stored on the Tract. Nothing herein shall prohibit the use of home offices in compliance with the preceding subsections (a), (b) and (c). This restriction is waived regarding the customary sales activities required to sell homes in the Subdivision. No activity which constitutes a nuisance or annoyance shall occur within the Subdivision.
9. Mineral Development. No Owner shall be allowed to permit or perform commercial drilling, mineral development operations, mineral refining, quarrying, mining, or water operation of any kind in, on or under any Tract.
10. Remedies. The right of enforcement of each of these restrictive covenants is vested in the owner of each and all of the Tracts or Lots in this Subdivision, and any owner of any lot shall have the right at any time to compel compliance with said covenants, or any of them, or to prevent the violation of any of them, by the institution of any action at law, or a suit in equity for injunctive or other relief.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEEES, their heirs and assigns forever; and we do covenant with the said GRANTEEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 21 day of July, 2025.

LONGVIEW RIDGE TN, LLC, a Florida limited liability company

By: Atlantic Land & Lakes Management, LLC
a Florida limited liability company
Its: Manager

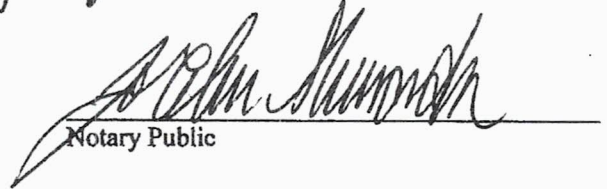
By: 
Bryon Foshay, Authorized Agent

STATE OF Florida
COUNTY OF Duval

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Bryon Foshay**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent of Atlantic Land & Lakes Management, LLC, the Manager of Longview Ridge TN, LLC, the within named bargainor, a limited liability company, and that they have executed the within instrument for the purposes stated therein by signing as Authorized Agent on behalf of Atlantic Land & Lakes Management, LLC, the Manager of Longview Ridge TN, LLC.

Witness my hand and official seal this the 21 day of July, 2025.

My Commission expires: 2/10/2026


Notary Public



JORDAN SHUMACK
Notary Public
State of Florida
Comm# HH227657
Expires 2/10/2026