



GREEN GRASS ESTATES

CONVENIENT TO NASHVILLE

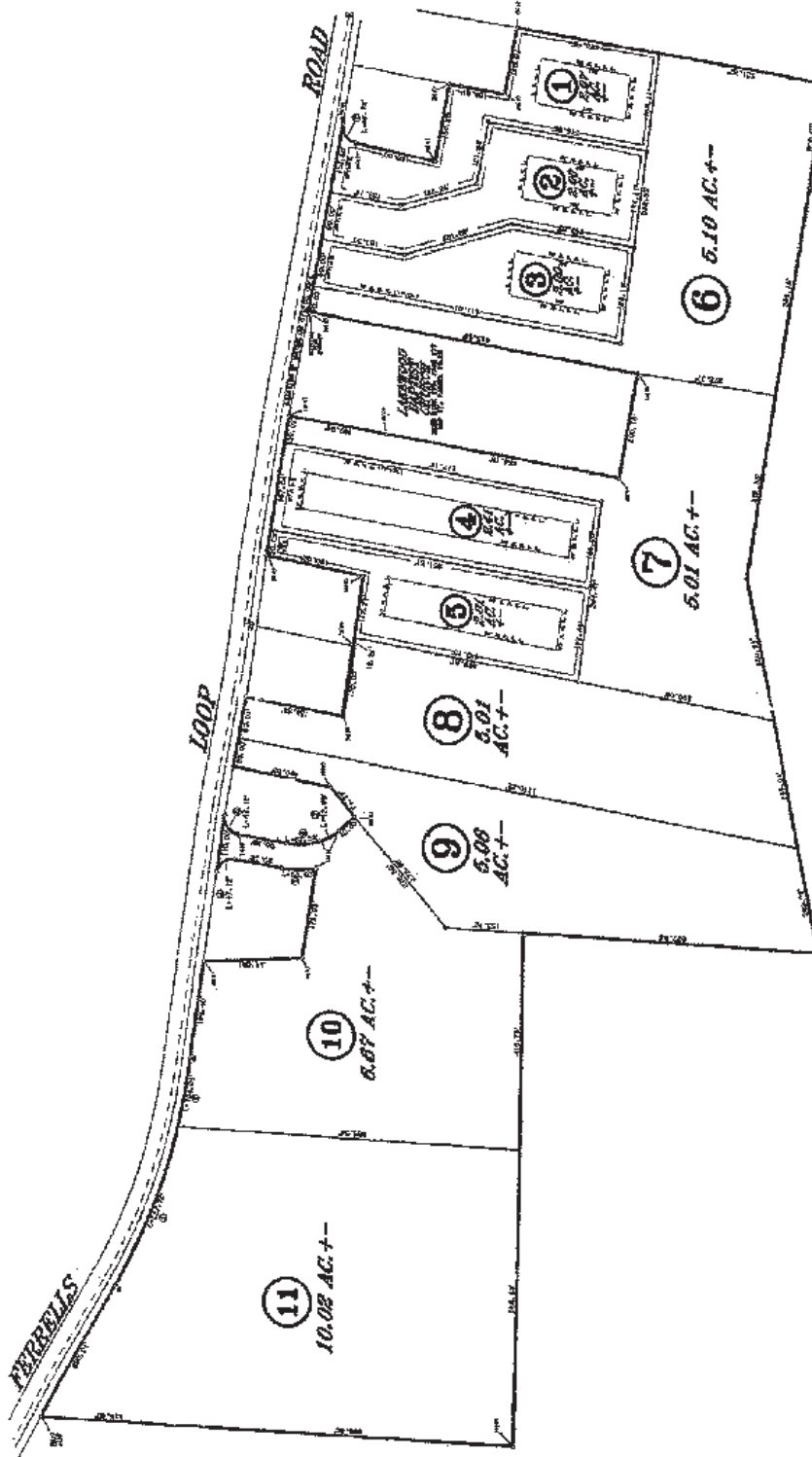
- ***\$1,250 Down***
- ***Owner Financing***
- ***No Closing Costs***
- ***Low Monthly Payments***
- ***No Pre-Payment Penalties***
- ***Protective Covenants***
- ***Warranty Deed***
- ***Immediate Possession***

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(770) 554-5263 | 1-800-762-4851

P.O. Box 9 Loganville, GA 30052

GREEN GRASS ESTATES, COFFEE COUNTY, TN



Financing Example

Purchase Price: \$49,995

Down Payment: \$1,250

Financed Amount: \$48,745

Interest Rate: 10.9% Fixed simple interest

Term: 360 Months

Monthly Payment: \$460.53

NO PRE-PAYMENT PENALTY

You may pay all or part of what you owe above your regularly scheduled payment and 100% of that overage will go towards the reduction of your principal balance.

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PROTECTIVE COVENANTS FOR GREEN GRASS ESTATES

- 1) Green Grass Estates is principally intended for permanent, newly constructed conventional homes, either site-built or manufactured, which meet the highest standards of engineering and aesthetic quality. The developer retains the sole right to approve or reject any home deemed unsuitable prior to construction or installation, and to inspect the completed construction or installation prior to hook-up of permanent utilities.
- 2) All residential buildings must have standard, poured footing foundations of concrete, and completely finished to grade with genuine brick or stone. No exposed foundations, wheels, or tongues allowed. All homes must be firmly anchored into the concrete according to specifications provided by the developer.
- 3) No residence of less than 1248 square feet of actual living area shall occupy any lot. Garages, porches, basements or outbuildings do not contribute toward the minimum allowance.
- 4) All outbuildings, structures and attachments to the residence must conform to a community norm, and must be approved separately by the developer if not on a preapproved list provided by your builder/sales person.
- 5) Green Grass Estates lots are intended for a single family residing in a single, noncommercial dwelling per lot only. Nothing on the lot other than the original dwelling shall be used as a residence, either temporary or permanent (Including but not limited to tents, vehicles, barns, trailers, etc.)
- 6) Residences shall not be used as a location of commercial trade, except (a) an "Amway", "Avon or Shacklee" type, in-home business, or (b) in the use of a portion of the home as an extension of the office in a "tele-commuting" situation, and (c) in producing small quantities of arts and crafts. The above are allowed only if such activities cause no appreciable increase in odor, noise, foot traffic or vehicles; the only employees are the homeowners of the premises, and no other restriction is violated. Commercial automobile repair is specifically prohibited.
- 7) No noxious or offensive operation shall be conducted on the premises, and no activity shall take place which constitutes a nuisance or unreasonable annoyance or safety hazard to the neighborhood.
- 8) All vehicles on the premises must be in operating condition and currently licensed. The number of vehicles maintained on the premises must not exceed the capacity of the driveway, thus causing the parking of vehicles on lawns or roads. Parking of commercial trailers within the subdivision is prohibited. Parking of a single tractor truck or oversize commercial vehicle is allowed only if driveway placement and landscaping essentially obscures the view of same from roadway or adjoining property.
- 9) All premises must be maintained in a clean and slightly manner. The outdoor storage of refrigerators, appliances, furniture, materials or appurtenances not originally intended for outdoor use is prohibited. The home must be maintained and kept in good repair. Lawns must be periodically mowed and maintained to neighborhood norms, and landscaping must be maintained at least to a minimum level provided in the original purchase package.
- 10) 10. Satellite dishes cannot exceed 18 inches in diameter, unless placed in a back yard.

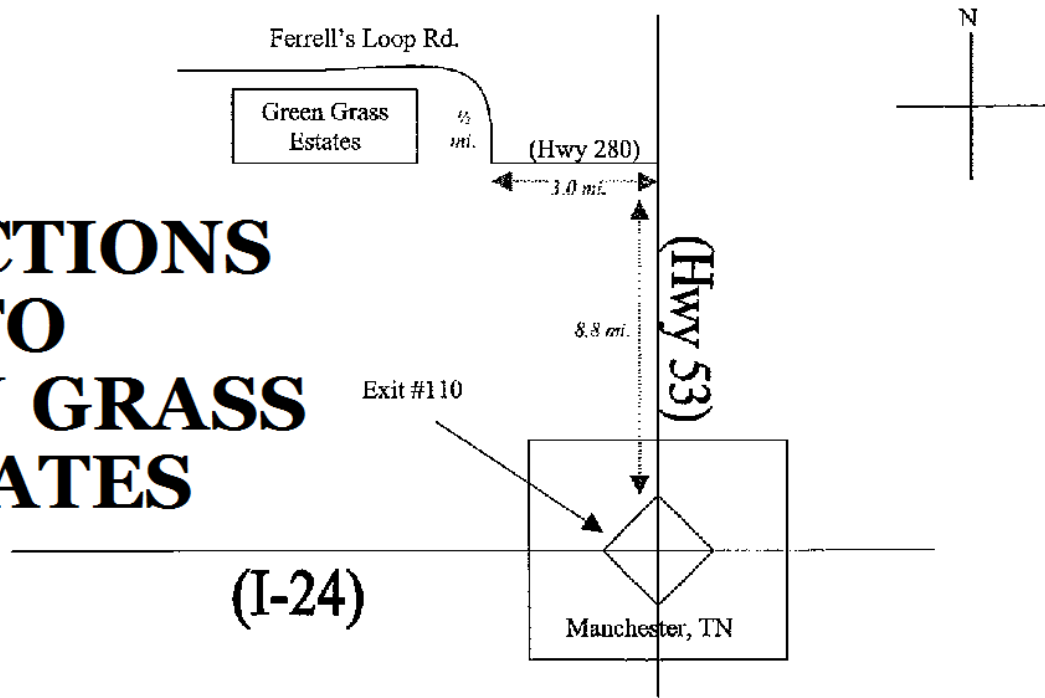
- 11)** All residents must subscribe to and remain current with the local garbage pick-up service. The burning of trash on the premises is prohibited. Garbage and trash containing food items may only be placed for pick-up in approved containers, the first of which will be provided free of charge. This discourages animals from scattering the contents of plastic bags and creating a nuisance.

- 12)** PETS-NO PET MAY LEAVE THE OWNERS PREMISES EXCEPT ON A LEASH ACCOMPANIED BY THE OWNER, OR UNDER THE DIRECT CONTROL AND SUPERVISION OF THE OWNER. NO PET MAY SOIL THE COMMUNITY STREET, OR THE PREMISES OF ANY HOMEOWNER EXCEPT HIS OWN. Outdoor pets must be fenced. Caging or tethering of unattended outdoor pets is prohibited. Barking dogs left unattended will be removed to the county shelter, with retrieval at the owners expense. The keeping of swine or commercial poultry is prohibited. Your friendly, loving dog is guaranteed to be unwelcome to others and a legal liability to you if he bites, causes a child to fall from a bicycle, causes an accident by someone trying to avoid him, etc. And cats wreak havoc on native songbird population as well as neighborhood flower beds.

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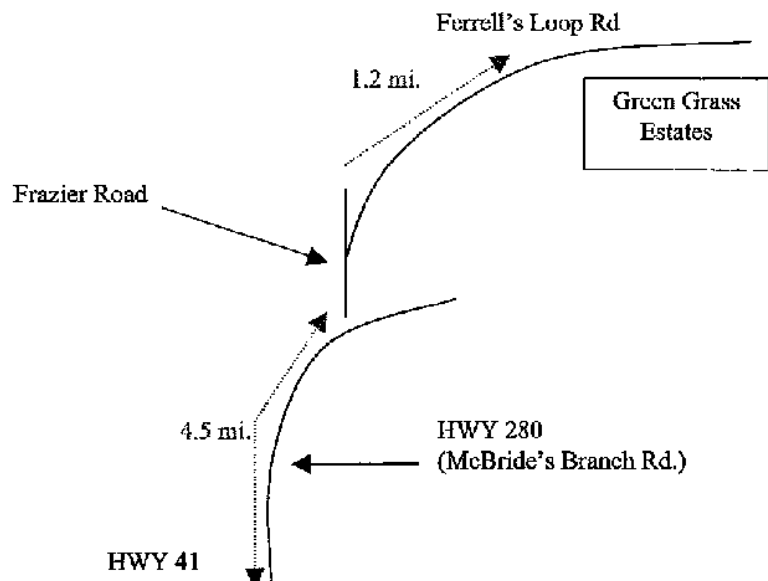


DIRECTIONS TO GREEN GRASS ESTATES

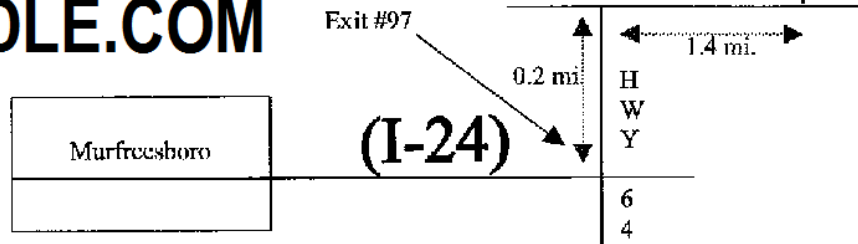


From Manchester: From the intersection of Hwy 53 and I-24 in Manchester (Exit 110 off of I-24), take Hwy 53 North. Go 8.8 Miles and turn left on Hwy 280. Go 3.0 miles and turn right on Ferrell's Loop Road to land tracts on the left

CALL 1-800-762-4851 or 770-554-5263 FOR MORE INFORMATION!



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From Nashville and Murfreesboro: Take I-24 East and go through Murfreesboro. Continue on I-24 East and take exit #97 (Hwy 64/Beechgrove Rd./Shelbyville Exit). Turn left at the end of the exit ramp onto Hwy 64. Go 2/10 of a mile and Hwy 64 dead ends into Hwy 41. Turn right onto Hwy 41. Go 1.4 miles. Turn left onto Hwy 280 (McBride's Branch Rd.). Go 4.5 miles and turn left onto Frazier Rd. and turn immediately to the right on Ferrell's Loop Rd. Go 1.2 miles to land tracts on the right.



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