

RESTRICTIONS

This indenture made on this 27th day of June, 1969, by ED KNOWLES and C.E. SNOODGRASS, Pertaining to a tract of land of 64.32 acres, more or less, known as the Spencer Addition, the lots being designated on a plat dated April 10, 1969, which plat was prepared by L.B. Petty, Surveyor, and is of record in Plat Book No. 1, page 143, in the Office of the Register of Van Buren County, Tennessee.

All lots in the subdivision are restricted, the covenants and restrictions to run with said lots, and to be made a part of the consideration for the conveyance of the lots. The restrictions shall run for a period of thirty years, at which time said covenants and restrictions shall be automatically extended for another twenty years unless by a vote of the majority of the owners of the lots, it is agreed to change said covenants in whole or in part.

1. All of the lots in the subdivision shall be known and described as residential lots, provided, however, that Lots Nos. 41 through 55 A, inclusive, may be used for placing of mobile homes or trailers thereon, said mobile homes or trailers to be used as residences only.

No. building shall be constructed on any lot closer than forty feet from the street or 20 feet from the side lines of said lots. In other words, all buildings must be set back from the street at least 40 feet and at least 20 feet from the side lines of the respective lots.

3. No residential structure shall be erected or placed on any lot which has an area of less than as shown on the plat, excepting on Lots Nos. 1, 3, 21 and 40. This restriction means that no two separate dwelling houses may be placed upon any one lot, excepting those enumerated above.

4. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance in the neighborhood. All purchasers will be required to comply with the minimum public health standards as promulgated by the Department of Public Health of the State of Tennessee.

5. No outdoor toilets shall be permitted, and all installations of sanitary sewage systems shall be made in compliance with the regulations of the Public Health authorities. No sewage will be permitted in the lake.

6. All streets, alleys, walks and parks are hereby dedicated to public or private use.

7. No property owners shall be permitted to maintain any condition or situation on their properties which will in any wise contaminate the lake.

8. All purchasers are granted the privilege of access to, and use of the lake.

9. No fence or other obstruction shall be erected closer than 15 feet to the lake.

10. No brick siding construction shall be allowed. No concrete block construction shall be allowed unless the outside walls are veneered with brick, stone or other masonry of comparable character, or unless said walls are of stucco or plastered and properly painted.

11. No barns or livestock shall be allowed.

12. No piers, walkways or other construction on lake which are supported by metal barrels. All such structures shall be kept in a good and safe state or repair.

13. Easement for power and water lines as determined by the water district or power company serving this territory.

14. No gasoline powered motors shall be permitted on the lake. Motors are restricted to electrically operated craft.

15. All purchasers, as a part of the consideration, assume full responsibility for the safety of all members of their respective families and all invited guests. by the acceptance of the deed the purchasers each hereby release and discharge Ed Knowles and C.E. Snodgrass from all liability in tort growing out of the use of the lake and the easement surrounding the same all repairs and maintenance.

16. No dwelling shall be erected that has less than 1,000 square feet of floor space. Carports, porches, patios and other structures are not to be considered in calculating the floor space.

17. There shall be no temporary living quarters constructed or used on any lot, such as, but not limited to, basement occupation during construction, mobile homes or other temporary structures, provided, however, mobile homes may be used on those lots designated above.

18. For the purpose of cleaning, repairing and maintaining the lake, if the need arise, a 15 foot easement is reserved around the bank of the lake from normal pool level and this easement is to run with the land.

Witness our hands on the day and year first written above.

Ed Knowles
ED KNOWLES

C. E. Snodgrass
C. E. SNODGRASS

STATE OF TENNESSEE
COUNTY OF WHITE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ed Knowles and C.E. Snodgrass, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal, at Sparta, Tennessee, this 27th day of June, 1969.

Hugh M. Carmichael
Notary Public
Notary Public at Large for
The State of Tennessee.

My Commission expires: 1-15-73.
(SEAL Affixed)

STATE OF TENNESSEE
COUNTY OF VAN BUREN Register's Office June 28, 1969

I, Ida M. Hillis, Register of said County do hereby certify that the foregoing instrument(restrictions) are registered in said Office in Deed Book No. 15-0, pages 140-141-142-143 ; that they were received June 27, 1969, at 2:15 O'clock P.M. and entered in note Book D, page 158.

Ida M. Hillis
Register of Deeds