

**PROTECTIVE COVENANTS OF RESTRICTIONS**

**FOR**

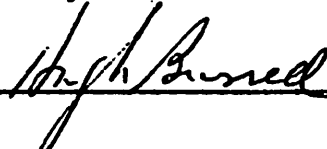
**FOREST HILLS ESTATES SUBDIVISION**

**FIRST CIVIL DISTRICT: PUTNAM COUNTY**

**TENNESSEE**

*All lots in Forest Hills Estates Subdivision are restricted as following. The covenants of restriction is to run with the said lots and to be a part of the consideration for the conveyance of the said lots, said restrictions to run for a period of 25 years, at which time, said conveyants of restrictions shall be automatically extended for another 20 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.*

- A. All lots in the tract as above designated shall be known and described as residential lots.*
- B. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling or one semi-detached two family apartment dwelling not to exceed two and one-half stories in height and incidental to residential use of the plot.*
- C. No building shall be located nearer to the front lot line than 60 feet. Side street and rear line than those placement lines shown by the City of Cookeville minimum set back lines.*
- D. No residential structure shall be erected or placed on any building plot, which has an area of less than those as shown on plat.*
- E. 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 to the neighborhood.*
- F. No trailer, basement, tent, shack, garage, barn or other out-building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.*
- G. No dwelling size in the single story one family unit to have less than 1,500 square feet of finished living area. On one and half story dwelling units, nothing less than 1,200 square feet of living area of first floor, and 600 square feet of finished area on the upper floor, and on two story units nothing less than 900 square feet on each floor. On split level dwelling units nothing less than 1,800 square feet of finished living area.*

  
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STATE OF Tennessee

COUNTY OF Putnam

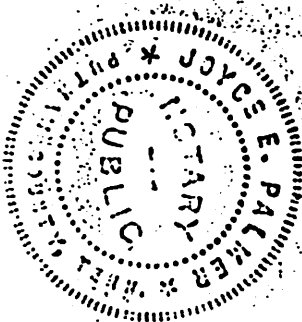
On the 26<sup>th</sup> day of October, 1970, before me,  
a Notary Public in and for the County and State aforesaid, came  
Hugh Buswell, a resident of Putnam,  
County and State of Tennessee, known to me as the person  
herein described and subscribing hereto, and as having signed the Form of  
Application attached hereto, and on oath deposes and says that the statements  
made are true.

Signature of Affiant Hugh Buswell

Subscribed and sworn to before me, this 26<sup>th</sup> day of October, 1970.

Joyce E. Palmer N. P.

My commission expires May 28, 1974.



STATE OF TENNESSEE, PUTNAM COUNTY

The foregoing instrument and certificate were noted in  
Note Book H, Page 68 At 3:36 o'clock PM 26 Oct 1970  
and recorded in W.D. Book 122, Series      Page 99  
State Tax Paid \$      Fee      Recording Fee 3.00 Total \$ 3.00

Witness My hand.

Receipt No. 18069

James W. Bready  
Register