

CORRECTED RESTRICTIONS FOR EASTLAKE ESTATES SUBDIVISION

We, M. H. Hargrove, M.D. Judd, Bill Smith, C.F. Maxwell, Ed. Hooper, Eldon Leslie and J.D. Massa, being the owners of Lots 3 through 103 inclusive in the Eastlake Estates Subdivision, a corrected plat of which is recorded in Plat Book 1, page 109 of the Putnam County Register's Office, Cookeville, Tennessee and being desirous of restricting all of these lots in said subdivision, they are to be restricted by the following.

1. All lots are to be used for residential purposes only.
2. No structure shall be erected, placed or permitted to remain on any lot other than one single family dwelling.
3. All buildings must be located at least 40 feet from fronting street and shall be located at least 30 feet from any street, and at least 10 feet from any lot line. This was changed to conform to Putnam County Subdivision Regulations as amended Sept. 24, 1974.
4. No illegal or offensive activities shall be carried on upon said lots.
5. No hogs, cattle, or chickens shall be kept on any lot.
6. No house trailers or detached out-door toilets shall be placed or erected upon said lots.
7. No temporary structures or partially completed building shall be used as a residence.
8. No dwelling shall contain less than 1250 square feet of living area, which shall be in addition to all area used for carports, garages, and semi-detached storage space.
9. All residences constructed or placed on any of the said lots shall be constructed of brick, stone, wood siding, masonite siding, aluminum siding or other equivalent material. Brick or stone must start from the grade.
10. All residences shall have a continuous foundation. No outside temporary piers shall be permitted under houses, No concrete blocks shall be exposed in foundation.
11. No one will be permitted to have a junk car or junk or to throw trash, garbage or anything of that kind on these lots.

All of the above covenants shall run with the land for a period of 50 years and the enforcement of these covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the said covenants, either to restrain violation or to recover damages. Said restrictions shall be a consideration for any deed, pertaining to this property.

M. H. Hargrove
Bill Smith
Eldon Leslie
Ed. Hooper
C. F. Maxwell
J. D. Massa
M. D. Judd

1175003

STATE OF TENNESSEE

PUTNAM COUNTY

Personally appeared before me, Mrs. Wesley Flett
Notary Public in and for the County and State aforesaid,
H. H. Hargrove, M. D. Judd, Bill Smith, C. F. Maxwell, Ed Hooper,
Eldon Leslie and J. D. Massa, and who acknowledged the execution
of the above and foregoing instrument for the purposes therein
contained.

Done at Cookeville, Tennessee, this the 8th day of

October 1975.

Mrs. Wesley Flett
Notary Public

My commission expires: April 4, 1977

STATE OF TENNESSEE, PUTNAM COUNTY
The foregoing instrument and certificate were noted in
Note Book 11, Page 79, At 10:26 o'clock A.M. 10-8-1975
and recorded in 10:50 Book 175, Series — Page 15
State Tax Paid \$ — Fee — Recording Fee 4.00 Total \$ 4.00
Witness my hand.
Record No. 95

Blaine J. Judd
Register



STATE OF TENNESSEE, PUTNAMA COUNTY
The foregoing instrument and certificate were noted in
Not. Book 11, Page 112 and docketed at 12-8-1937
and recorded in Plat Book 1, Series 109
File 100 Recording Fee 10.00
State Tax Paid \$
Witness My hand,
Receipt No. 92 11/11/37

