

RESTRICTIONS FOR EASTLAKE ESTATES SUBDIVISION, PHASE IV

We, M. N. Hargrove, M. D. Judd, Bill Smith, Eldon Leslie and Elmer Dean Langford, Trustee, by virtue of the power and authority given in the Last Will and Testament of Charles (Charlie) F. Maxwell, said Will being recorded in Will Book G, page 14, being the owners of Lots 210 through 227 inclusive, in the Eastlake Estates Subdivision, Phase IV, a plat of which is recorded in Plat Cab A, Slide 199, in 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 ft. from any street and at least 10 ft. from any lot line. Building set back for Lot Nos. 210, 211, 212, and 213 shall be at least 60 ft.  
  
All builders should refer to plat and consult Putnam County Health Dept. before beginning construction.
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 mobile homes or detached outdoor toilets shall be placed or erected upon said lots.
7. No temporary structures or partially completed buildings shall be used as a residence. No existing house may be moved from another location onto any of these lots.
8. No single level dwelling shall contain less than 1250 square feet of living area. No two level dwelling shall contain less than 1400 square feet of living area of which at least 900 square feet shall be on the main floor level. These living areas shall be finished and heated and shall be in addition to any area used for carports, garages or 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. Log houses will be permitted provided the plan and materials are reviewed and approved by the developers before construction is begun.
10. All residences shall have a continuous foundation. No outside temporary piers shall be permitted under houses. No concrete blocks shall be exposed in the foundation or retaining walls. If siding is used, the foundation must be faced with brick or stone from the grade to the level at which the siding begins.
11. No one will be permitted to have a junk car or other junk, or to throw trash, garbage or anything of that kind upon these lots.

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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 proceeding 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. N. Hargrove  
M. N. HARGROVE

M. D. Judd  
M. D. JUDD

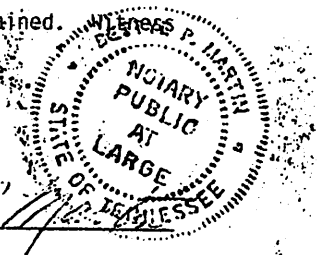
Allen C. Huffer  
ALLEN C HUFFER, POWER OF ATTORNEY  
FOR BILL SMITH

Eldon Leslie  
ELDON LESLIE

Elmer Dean Langford  
ELMER DEAN LANGFORD, TRUSTEE  
OF AND UNDER THE LAST WILL AND  
TESTAMENT OF CHARLES F. MAXWELL,  
DECEASED

STATE OF TENNESSEE  
COUNTY OF PUTNAM

Personally appeared before me, Betty P. Martin, a Notary Public in and for the County and State aforesaid, M. N. Hargrove, M. D. Judd, Allen C. Huffer, Power of Attorney for Bill Smith, Eldon Leslie and Elmer Dean Langford, Trustee for the Estate of Charles (Charlie) F. Maxwell, and who acknowledged the execution of the above and foregoing instrument for the purposes therein contained. my hand, this the 5<sup>th</sup> day of January 1989, at Cookeville, Tennessee



Betty P. Martin  
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-27-99

STATE OF TENNESSEE, PUTNAM COUNTY  
The foregoing instrument and certificate were noted in  
Note Book 16 Page 127 At 2:10 o'clock PM 12-6-1989  
and recorded in 110 Book 306 Page 461  
State Tax Paid \$      Fee       
Recording Fee 8.00 Total 8.00 Receipt No. 34191  
Opal Bussio Register