

DECLARATION OF RESTRICTIVE COVENANTS FOR REMINGTON

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") is hereby made, published and declared this 22nd day of MAY, 2007 by Harold and Peggy Evans (the "Owner")

WITNESSETH:

WHEREAS, the Owner owns certain real property known as the Remington Subdivision, a plat of which is recorded in the Register's Office for Putnam County, Tennessee, in Plat Book E, Page 159A (the "Property"); and

WHEREAS, it is for the interest, benefit and advantage of the Owner, also sometimes called the "Developer", and each and every person or entity that shall hereafter acquire any lot or any portion of any lot in the Subdivision, or any re-subdivision thereof, (all such lots, collectively referred to as the "Lots" and individually referred to as a "Lot") that certain restrictive covenants governing and regulating the use and occupancy of the same be established, set forth and declared to the covenants running with the land:

WHEREAS NOW, THEREFORE, for and in consideration of the premises and of the benefits to be derived by the Owner, Developer, and each and every subsequent Owner of any of the Lots or portion of said Lots in the Subdivision, the Owner does hereby set up, establish, promulgate and declare the following protective covenants to apply to the property and to all of said Lots and portions of said Lots, and to all persons owning of said Lots or portions thereof, thereafter. These restrictive covenants shall become effective upon the recordation of this instrument and shall run with the land and be binding on all persons claiming under or through the Owner.

1. **Land Use:** No Lot shall be used except for private, single family residential purposes. Each Lot shall contain no more than one (1) residential dwelling. No business of any nature shall be conducted on any Lot. No portion of any Lot or any structure on any Lot shall be permitted to be used for commercial purposes, or as a workshop for commercial purposes.

2. **Dwelling Size:** One-story residences shall contain no less than 2,500 square feet. Two-story, one-and-a-half story and split-level residences shall contain not less than 3,000 square feet. One-and-a-half story and split-level homes must contain no less than 2,000 square feet on the main level. The foregoing minimum square footage requirements are exclusive of garages, basements, porches, terraces, carports and similar appurtenances. Square footage can only be counted if heated and cooled and completely finished. All residents must have a minimum of a two-car attached garage in addition to the minimum square footage requirements set out above. Drive-in basement garages are acceptable to meet this requirement on two-story and split-level residences; however one-story residences must include a two-car attached garage.

Prepared By: Harold Evans

WARREN DEED

This instrument prepared by

LEDBETTER & BUCK
P.O. Box 715
Cookeville, TN 38501

SEND TAX BILLS TO:
Name Fred Brown
Address 206 S Jefferson
City Cookeville State TN Zip 38501

FOR AND IN CONSIDERATION of the sum of TEN (\$10.00) Dollars cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration that the 1987 property taxes shall be paid by the grantors herein,

We, Mary Sue Flatt Brimm and Evelyne F. Stites, Executrixes of the estate of Oma Mai Flatt, and Steven Luther Flatt, Trustee of the Mary Nelle Flatt Trust

have this day bargained and sold, and do hereby transfer and convey unto Fred Brown, a 1/2 undivided interest, and T.L.T., Inc., a 1/2 undivided interest, their heirs, successors, and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in the First Civil District of Putnam County, State of Tennessee, as follows:

Beginning at a 1/2" x 3' rebar at the intersection of the east margin of Pickard Avenue and the north margin of Buck Mountain Road; running thence with the north margin of Buck Mountain Road N 83° 16' 20" E 100.34 feet to a stake; running thence N 07° 28' 17" E 150.00 feet to a stake; running thence N 83° 23' 43" E 101.20 feet to a 1/2" x 3' rebar; running thence N 07° 48' 32" E 156.92 feet to a 3" x 3" concrete post; running thence N 82° 01' 34" E 144.26 feet to a 1/2" x 3' rebar; running thence N 07° 19' 22" E 296.41 feet to a 3/4" iron pin; running thence N 06° 53' 14" E 112.18 feet to a metal fence post; running thence N 07° 38' 20" W 32.78 feet to a 1/2" x 3' rebar; running thence N 83° 12' 03" W 338.57 feet to a 1/2" x 3' rebar in the east margin of Pickard Avenue; running thence with said street S 07° 07' 50" W 831.97 feet to the point of beginning, containing 4.78 acres, more or less.

The above described property is subject to a sewer line easement to the City of Cookeville.

Any house built on the northern most portion of subject property adjoining lands of Ray must contain a minimum of 2,000 square feet of livable floor space excluding all porches, utility rooms, garages, carports, etc.

THE PREVIOUS AND LAST conveyance being a Deed from A. D. Holder, et al to Wesley P. Flatt, et ux in Book 50, page 370 Register's Office of the above county, and a deed from Putnam County Board of Education recorded in Book 97, page 570.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness our hands this 9th day of September 19 87.

Mary Sue Flatt Brimm
Mary Sue Flatt Brimm, Executrix

Evelyne F. Stites
Evelyne F. Stites, Executrix
Steven Luther Flatt, Trustee

STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM CO.
COUNTY OF Putnam MAP 2A GR B PAR. 2.

PERSONALLY APPEARED before me the undersigned, A Notary Public in and for said County and State, Mary Sue Flatt Brimm and Evelyne F. Stites, Executrixes, and Steven Luther Flatt, Trustee

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 9th day of September 19 87

Commission expires 4/1/88

David Ledbetter
Notary Public

