

Restrictive Covenants for

MRS. J. T. (KATIE) ROBINSON ESTATE, PHASE II

All tracts in the MRS. J. T. (KATIE) ROBINSON ESTATE, a subdivision located in the 15<sup>th</sup> District of Putnam County, Tennessee, a Survey of which is recorded in Plat Cabinet C, Slide 189, in the office of the Register of Putnam County, Tennessee, are restricted as follows, the covenants and restrictions to run with the land and be binding upon all purchasers of the tracts, their heirs, successors and assigns and said restrictions shall run with the lands and be in force and effect for a period of thirty (30) years from and after this date:

1. There shall be no junk yards on the premises.
2. There shall be no swine nor commercial poultry on the premises.
3. No manufactured homes allowed. No homes of any kind shall be moved onto any tract.
4. Any residence shall have a minimum of 1,400 square feet of living space.

Violation or threatened violation of any of the aforesaid restrictions shall subject the violating tract owner to specific performance and/or mandatory injunctive relief in law or in equity. Any violating lot owner shall respond in damages for the loss of time, trouble, and expenses encountered, and all attorney fees reasonably incurred in enforcing these restrictions.

In the event any one or more of the foregoing restrictions are declared to be null and void, or unconstitutional by any court of competent jurisdiction in the suit involving said property, or said restrictions, all other restrictions shall be and remain in full force and effect.

WITNESS my hand this the 17<sup>th</sup> day of April, 2000.

*Paul Burgess*  
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 PAUL BURGESS,  
 Executor, Agent, and Individually

STATE OF TENNESSEE  
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, the within named PAUL BURGESS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Cookeville, Tennessee, this the 17<sup>th</sup> day of April, 2000.

State of Tennessee Putnam County  
 The foregoing instrument and certificate were noted to  
 Note Book 23 Page 52 At 11:30 O'Clock A M 4-16-00  
 and recorded in 149 Book 418 Page 257 My Commission Expires: 11-20-00  
 State Tax Paid \$      Fee       
 Recording Fee 10.00 Total 10.00 Receipt No. 46233  
Opal Surris Reg.

