

RESTRICTIONS ON SPRINGDALE SUBDIVISION

Lot Book
We, J. D. Massa, Mitchell Judd, Bill Smith and Ernest Webster are the owners of the following described property, the same being Lots No's 1 through 47 inclusive and Lots No's 51 through 62 inclusive of the Springdale Subdivision a plat of which is of record in the Putnam County Register's Office, Cookeville, Tennessee in Book / at page /. We are hereby restricting for a period of 50 years each of the above described tracts or lots by the following protective covenants and each restriction is a part of the consideration of each conveyance.

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 20 feet from any street, and at least 15 feet from any lot line except Lot No's 30, 39, 43 and 44 on which building must be at least 10 feet from lot lines on either side.
4. No illegal or offensive activities shall be carried on upon any lot.
5. No hogs, cattle or chickens shall be kept on these lots.
6. No house trailers or detached out-door toilets shall be placed or erected upon said lots.
7. No temporary structures or partially completed buildings shall be used as a residence.
8. No dwelling shall contain less than one thousand square feet of living area, which shall be in addition to all area used for carports, garages, and semi-detached storage space and said minimum living area must be on the ground floor of said dwelling.
9. All residences constructed or placed on any of the said lots shall be constructed of brick, stone, brikcrete, asbestos siding, weatherboard, masonite, aluminum siding, redwood, or cedar shakes. No drop siding, imitation brick or stone siding, tar paper or similar material shall be used on the exterior of any house.
10. All residences shall have a continuous foundation. No outside temporary piers shall be permitted under house. No concrete blocks shall be left showing in the foundation of any residence.
11. All the above restrictions shall apply to Tracts No's 49 and 50 with the following exceptions.
 1. More than one single family dwelling may be constructed on these tracts provided that set back and lot line restrictions are met, and provided that no dwelling shall be constructed

a lot with less than 100 feet street frontage.

2. Small outbuildings may be constructed on these lots provided that they be built at least 75 feet from any street or side line of these tracts. It is further provided that these outbuildings shall be kept painted and neat at all times.

3. A reasonable number of horses, ponies, or cattle may be kept on these lots provided that the premises be kept in a neat and sanitary condition so as to create no undesirable odors or unsightly appearances.

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.

This July 16, 1966.

J. D. Mason

Ernest Webster

Bill Smith

Mitchell Judd

STATE OF TENNESSEE

FUTHER COUNTY

File 7-15 1966 10:15 a.m.

A.M. and noted in Filiation Book 6 on page

298 and recorded in Book 96 on page

641

J. E. Mabers