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To Lynn	From Cathy	
Co. C-21	Co. Best	
Dept.	Phone #	
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ESTATES

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AT 9:30

OCT 15 1970

CLAYS BEST
RECEIVED AND FILED
MINEA COUNTY, TENN.

1. Only one private residence and a garage shall be erected on any lot.
2. Any garage must conform in appearance and construction to the residence of that lot.
3. Building materials may be of brick, wood or stone. Wood exterior must be painted, stained, or otherwise finished. No imitation brick or stone siding.
4. To maintain proper proportions and to avoid costly building mistakes, house plans must be architect drawn or approved. (Such plans are in most farm or home magazines.)
5. The ground floor area of any residence shall be at least 1,200 square feet, including porches.
6. All sanitary plumbing must fulfill the minimum requirements of the health department of Mea County, and the State of Tennessee. No outside toilets permitted.
7. Animals shall be restricted to cats.
8. House trailers shall be prohibited on any lots.
9. No residential building shall be erected or maintained on any lot in Blackoak Estates closer than 25 feet from front line, nor closer than 10 feet from either side of lot line. Nor closer than 25 feet from back line.
10. Easements are reserved along and within 5 feet of the rear line, front line and side lines of all this Sub-Division for the construction and perpetual maintenance of conduits, poles, wires and fixtures for electric lights, telephones, water mains, sanitary and storm sewers, road drains, and other public and semi-public utilities, and to trim trees, which may interfere or threaten to interfere with the maintenance of such lines with right to ingress to and egress from and across said premises to employees of said utilities. Said easement to also extend along any owners' side and rear property lines in case of fractional lots.
11. These restrictions shall be considered as covenants running with the land and shall bind the purchaser and his heirs, executors, administrators and all future assigns of said premises or any part or parts thereof. Subject to the conditions that these covenants shall not be altered, changed, amended or revoked before January 1, 1978, the same may be thereafter and from time to time changed, altered, amended or revoked in whole or in part by the owners of the lots in the Sub-Division whenever the owners of at least 2/3 of the said lots so agree in writing. Provided however, that no changes shall be made which might violate the purposes set forth in paragraph one (1) of these restrictions.

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