

This instrument prepared by
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RESTRICTIONS - PRIEST ADDITION, SECTION TWO (2)

TO GAMBLE SUBDIVISION

- (1) Said lot or lots shall be used exclusively for residential purposes, and no commercial enterprises or activities of any kind shall be kept or maintained thereon.
- (2) No mobile homes, either temporary or permanent shall be placed or maintained on said property or any part thereof.
- (3) Any dwelling constructed on said lot shall be set back at least forty (40) feet from the street upon which it is fronted, and likewise, no fences or other structures of any kind shall be constructed beyond the front of said house or within forty (40) feet of the street upon which said house fronts, and which forty (40) foot setback line shall extend to all lots whether a dwelling is placed thereon. The plat of said subdivision of record in Plat Book 4, page 340 shows a set back line on all streets where the houses will of necessity have to be fronted, except for corner lots, and in the event the owner of any corner lot decides to front his house on the side street, rather than the street upon which setback line is shown, then said house shall likewise be set back at least forty (40) feet from said street, together with all other structures as hereinabove set out.
- (4) Any dwelling constructed on any lot shall contain not less than 1,600 square feet of heating space and/or living area, exclusive of porches, attached garages and/or carports and basements.
- (5) The restrictions herein imposed shall enure not only to the benefit of the undersigned current owner of said lands, but also to all future property owners in said subdivision, and any violation

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of the restrictions herein imposed may be abated by the undersigned grantor, his heirs or assigns, and/or any property owner within said subdivision at the expense of the owner of the lot upon which such violation occurs.

(6) Any and all outbuildings shall be constructed of the same material as the house and shall face in the same direction as the house.

(7) All driveways in said subdivision shall be tiled.

(8) There shall be no satellite dishes or like transmission/receiving stations located on said lots.

(9) No junk cars or any other type of junk vehicle shall be kept on said lot.

(10) In addition to the restrictions herein imposed, all lots in said subdivision shall be subject to the building codes and restrictions currently in effect in the Town of Jasper Tennessee, and/or any future amendments thereto.

IN WITNESS WHEREOF, I have hereunto set my signature, this the 6th day of July, 1989.

James F. Asher

JAMES F. ASHER, Trustee

STATE OF TENNESSEE

COUNTY OF MARION

On this the 6th day of July, 1989, before me personally appeared James F. Asher, Trustee, to me known to be the person described in and who executed the foregoing instrument and who acknowledged that the executed the same as his own free act and deed.

My Commission expires: 8-29-92

STATE OF TENNESSEE, MARION COUNTY
I, Eunice Turner, Register of said County do hereby certify that the foregoing instruments and certificate were noted in Note Book 13, Page 530 at 9:25 AM, July 17, 1989, and recorded in Valuation Book 130, Page 529. State Tax Paid \$ 8.00 Fee \$ 7.00 Recording Fee \$ 399.65 Total \$

Brenda B. Johnson

NOTARY PUBLIC



Eunice Turner

Eunice Turner
cwof

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