

occupant.
 a private residence and a private garage for the sole use of the owner of
 1. No building shall be erected or maintained on any lot other than

RECORDS & COPIES
 AVAILABLE AT THE
 REGISTER'S OFFICE

any of the said lots hereinafter
 subsequent owners thereof and agree to the benefit of any owner or owners of
 restrictive covenants running with the land, which shall be binding upon all
 subdivisions that the restrictive covenants hereinafter set out shall be and
 and all subsequent owners and purchasers of any of the aforesaid lots in said
 streets, their heirs and assigns, and do hereby covenant and agree with each
 Wallace and wife, Louise C. Wallace, do by this instrument hereby bind them-
 NOW, THEREFORE, in consideration of the premises, the said Fred E.

property as hereinafter provided.
 restrictions and covenants to govern the use and development of said
 as residential property, to establish and record the following building
 and in order to enhance and make sound, firm and stable the value of said lots
 benefit and protection of any persons who shall hereafter acquire said lots
 WHEREAS, it is desired, for the benefit of said owners, and for the
 1 and Section 2 of said subdivision; and

said plats being identified as Aforesaid Lots Subdivision representing Section
 Plat Book 2, at Page 231 and in Plat Book 2, at Pages 258 and 259, both of
 plats made of same, which plats are of record in said Register's Office in
 public streets, alleys, and public ways, all as appearing on two (2) certain
 subdivided a portion of said property into lots and blocks together with certain
 WHEREAS, the said Fred E. Wallace and wife, Louise C. Wallace, have
 to have made for full and complete description of said tracts; and

Deed Book 84 Page 231 and in Deed Book 87, at Page 360, to which deeds reference
 then by deeds of record in the Register's Office of Rhea County, Tennessee, in
 the simple of a certain tract of land in Rhea County, Tennessee, conveyed to
 WHEREAS, Fred E. Wallace and wife, Louise C. Wallace are the owners in

RESTRICTIVE COVENANTS
 AFORESAID LOTS SUBDIVISIONS

James C. Williams
James C. Williams
James C. Williams

Fred L. Williams
Fred L. Williams
Fred L. Williams

on this the _____ day of July, 1959.

IN WITNESS WHEREOF, the parties hereto have executed this instrument
period of twenty five (25) years from date.

of lots in the attached lots subdivisions, their heirs and assigns, for a
10. These conditions and restrictions shall be binding upon all owners
of lots in the attached lots subdivisions, their heirs and assigns, for a

and no dwelling shall be constructed below the 150 foot contour line
and no floating docks, boat houses, etc. shall be constructed below the
150 foot contour line without first submitting plans and specifications to
the I. J. A. and receiving their approval of such plans.

SECTION 2.000
ARTICLE 10
CHAPTER 10-1

It is understood and agreed that it shall not be considered a violation of the provisions of the agreement if wires or cables carried by such pole lines pass over some portion of said lots not within the 5 foot wide strip as long as such lines do not hinder the construction of buildings on any lots in these subdivisions.

Property lines in case of fractional lots, said utilities, said easement to also extend along any owner's side and rear with right of ingress to said areas from across said premises to employees of the utility or to interfere with the maintenance of such lines and other public and quasi-public utilities and to run any lines which at any electric lights, telephones, water mains, sanitary and storm sewers, road drains and other public and quasi-public utilities and to run any lines which at any

Front line, and side lines of all lots in these subdivisions for the construction and perpetual maintenance of conduits, poles, wires, and fixtures for

8. Easements are reserved along and within 5 feet of the rear line, lot in Arrowhead Lots Subdivision.

7. No animals or birds, other than household pets shall be kept on any

6. No outside toilet or privy shall be erected or maintained in Arrowhead Lots Subdivisions. All sanitary plumbing shall conform with the minimum requirements of the Health Department of Knox County, and the State of Tennessee.

the 750 foot contour line.

5. No building shall be erected or maintained on any lot in Arrowhead Lots Subdivision closer than 10 feet from front lot line, nor closer than 5 feet from back or side lot lines, and no building shall be erected lower than

4. No residential building shall be erected or maintained on any lot in Arrowhead Lots Subdivisions having a ground floor area of less than 150 square feet including porches.

3. No part of said premises shall be used for commercial or manufacturing purposes.

2. Any garage erected or maintained must conform in appearance and construction to the residence on such lot.

1. Any garage erected or maintained must conform in appearance and construction to the residence on such lot.