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D. SWARD, CLERK
REGISTER OF DEEDS
KNOX COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Hubert H. Vesser, Attorney
Rt..1, Mascot, Tn. 37806

DECLARATION OF RESTRICTIONS
LOT NO. 8 OF CEDAR HEIGHTS ADDITION

158046 B00004.C

WHEREAS, the undersigned, CARLOS E. HART is the owner of Lot No. Eight (8) in the Cedar Heights Addition to Knoxville, Tennessee, Said Lot being in the Seventh Civil District of Knox County, Tennessee, and within the 38th Ward of the City of Knoxville, as shown by a map of said Addition of Record in the Register's Office for Knox County, Tennessee in Map Book 9. Page 2, and

WHEREAS, the owner is desirous that certain restrictive Covenants be declared and recorded, which Covenants shall be binding on the present owner and all subsequent Owners of said lot, in said Addition, said restrictions to be in addition to any existing restrictions applying to said Lot.

NOW THEREFORE, in consideration of the premises and the benefits to be derived by all parties concerned, the said CARLOS E. HART, HEREBY covenants and agrees that the present owner and all subsequent owners of said Lot 8 in said Addition or Subdivision that the following restrictive covenants shall be covenants running with the land and shall be binding on all subsequent owners thereof and shall enure to the benefit of all owners of said Lot:

1. Any dwelling erected shall be of the one family type and only one dwelling to the Lot.
2. Principal part of materiels used in exterior construction of such dwelling shall be of masonry or other fire proof materiels.
3. Any septic tank and drain fields shall conform to the requirements as specified by Planning Commission of Knox County.
4. No dwelling so erected shall be closer than 75 feet to the street on which it fronts and shall not have less than 1,200 square

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feet of floor space in the living area.

5. There shall not be any motor vehicle or motor drawn vehicle, other than light truck or automobile, garaged, parked, stored, or kept on said lot.

6. Said Lot herein described shall not in any manner be sub-divided, and if sold or transferred it must be in its entirety.

IN WITNESS WHEREOF, the said CARLOS E. HART, has hereunto set his Hand on this 30th day of June 1977.

Carlos E. Hart
CARLOS E. HART

STATE OF TENNESSEE

COUNTY OF KNOX



Instr: 197707010013047

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Before me the undersigned Notary Public in and for the aforesaid State and County, Personally appeared CARLOS E. HART, the within Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness My Hand and Official seal at Office, in Knox County, Tennessee, on this 30th day of June

Hubert H. Whisenand
NOTARY PUBLIC

My Commission Expires: 4-22-81

