

PROTECTIVE AND RESTRICTIVE
COVENANTS

SEYMOURS COOL BRANCH SUB-DIVISION
ON
NORRIS LAKE, UNION COUNTY, TENNESSEE

WHEREAS, the undersigned, Swan Seymour and Jean H. Seymour are the owners of the following described sub-division known as Seymours Cool Branch Sub-Division on Norris Lake, Union County, Tennessee.

WHEREAS, it is now desired and the intention and purpose for the benefit and protection of the present owners and the purchaser or purchasers of a lot or lots in this sub-division and in order to establish a sound value for these lots, to record these restrictions so that they may be binding and enforceable and of public record.

NOW, THEREFORE, in consideration of the premises and for the purpose herein set out the undersigned, Swan Seymour and Jean Seymour, bind themselves, their heirs, executors, administrators, successors and assigns, to impose the following covenants that run with the land or lots in said sub-division hereinabove referred to and described as follows:

1. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years for the date these covenants, after which time shall be automatically extended for successive periods of 10 years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
2. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
3. Invalidation of any of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
4. No Mobile homes or trailers or other vehicles that could be used for habitation.
5. Houses constructed on lots must have a minimum of 1000 sq. ft. of living space, not including garages or screened areas.
6. Foundations must be of permanent masonry or crested poles.
7. There must be no metal roofs or other than shingle type roofs.
8. No property in this sub-division may be used for an automobile junk yard and there shall be no junked vehicles abandoned on property.
9. There may not be any asphalt-type siding used on any building.
10. No lot shall be used for any purpose other than residential.
11. Lots may be used for one family residence only. Not more than one dwelling shall be erected on any one lot, and any outbuildings must conform to construction of residence in materials and workmanship and service the dwelling on the lot.
12. There must be a bath in house with ample plumbing facilities for the same.
13. No activity shall be conducted upon any lot which may be or may become a nuisance to the neighborhood.

14. No commercial vehicle or vehicles, with lettering, shall be kept on said property or in the streets adjoining, except in a garage.

15. Swan Seymour reserves the right to himself, his agents, employees, or any contractor or subcontractor to enter upon the land covered by these restrictions and perform such acts as may be necessary for the purpose of carrying out and completing the development of the property covered by these restrictions, including, but not limited to completing any installation of drainage, water lines or sewer lines, streets, curbs, gutters, electric power, beautification or any other improvements.

16. No structure or building of any sort shall be constructed on any lot until plans and specifications have been approved by Swan Seymour or Jean H. Seymour.

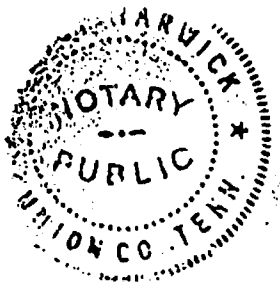
IN WITNESS WHEREOF, We hereunto set our hands this 5th day of January, 1973

Swan Seymour
Swan Seymour
Jean H. Seymour
Jean H. Seymour

STATE OF TENNESSEE
COUNTY OF UNION

Personally appeared before me, the undersigned Notary Public in and for the State of Tennessee and County aforesaid, the within named bargainors, Swan Seymour and Jean H. Seymour, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purpose therein contained and expressed.

WITNESS my hand and official seal, this 24th day of April 1973.



Peggy Hawwick
NOTARY PUBLIC 4-19-73

This instrument prepared by: Jean Seymour

REGISTER OF DEEDS
STATE OF TENNESSEE, UNION COUNTY

The foregoing instrument and certificate were noted in Note Book "R", Page 713 At 3:30 O'clock P.M. 4-24-73 and recorded in Misc Book 4, Series 5 Page 491-92
State Tax Paid \$ — Fee — Recording Fee 4.00 Total \$ 4.00
Witness My Hand.
Receipt No. 7922

C. W. C. Williams
REGISTER

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