

RESTRICTIVE COVENANTS ON HIAWATHA ESTATES
Coltawah, Hamilton County, Tennessee

Prepared by:
Hulsey Realty
P.O. Box 656
Collegedale, Tennessee 37315

BOOK 2118 PAGE 442

Whereas William J. Hulsey, Trustee, is the owner of lots sixty-one (61) to sixty-nine (69) inclusive, and lot fifty-three (53) as recorded in Plat Book 26, Page 131-1 of the Register's office, Hamilton County, Tennessee, and

Whereas an orderly development of said tract is the desire of the owners,

The following restrictions shall be placed in effect:

(1) The land herein described shall be used for residential purposes only. No lot may be divided unless such divided portion be added to a contiguous lot of original size as shown on the abovementioned plat. No lot shall contain more than one dwelling, and said dwelling shall be single-family type with not less than 1500 square feet of livable floor area, exclusive of open porches, garages, carports, etc.

(2) No mobile home, basement, tent, shack, outbuilding or incomplete structure shall be erected and/or maintained as a temporary or permanent residence on any lot.

(3) In the event an original lot is made larger through the provisions of item #1 above, these restrictions shall be binding upon the increased sized lot as defined by the relocated lines.

(4) No building shall be erected or permitted to remain on any of said lots nearer than 100 feet from the front lot line nor nearer than 30 feet to the side or rear lot lines. In the case of a corner lot, a minimum distance of 75 feet must be maintained between the wall of any building and the lot line adjacent to the side street. Any barn or major outbuilding must not be located nearer than two-hundred fifty (250) feet from the front property line as shown on the abovementioned plat.

(5) No noxious or offensive trade or activity shall be carried on upon any of said lots.

(6) Dogs, Cats, horses and other common family pets may be kept provided they are not boarded, bred or maintained for commercial purposes and provided they are restrained from becoming a public nuisance. However, no hogs, sheep or goats will be permitted on the above described property.

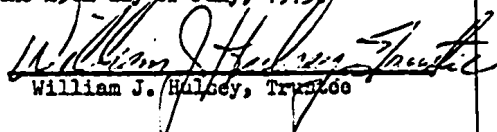
(7) No dwelling on said lots may be occupied until a septic tank or other sewage disposal system be installed and inspected and approved by the Hamilton County Health Department, with all sewage from the respective premises turned into said facility. Said facility shall be maintained in a proper state of sanitation. The effluent from such facility shall not be permitted to discharge into an open stream, ditch or drain. Garbage, trash and similar types of waste shall be kept in sanitary containers and disposed of regularly and properly.

(8) Inoperable automobiles must be either disposed of promptly or kept under garage as in the case of an antique of uncommon value.

(9) Any dwelling erected on any lot shown on the above mentioned plat must conform to professionally accepted construction standards and should be reasonably harmonious with the setting and with existing dwellings.

(10) Should any one of the above stipulations be violated at any time by the grantees, and/or their heirs or assigns, or any one deriving title or rights from or through them, then they or either of them shall be subject at the suit of the grantor, his heirs or assigns, or by the then constituted public authorities to be enjoined by proper process from violating this contract, and shall be liable for costs and reasonable attorney's fees incident to such injunctive process, which costs and attorney's fees are agreed upon as liquidated damages, and shall also be liable for such other and additional damages as may accrue.

SIGNED by me to be effective as of the 25th day of July, 1973,


William J. Hulsey, Trustee

RESTRICTIVE COVENANTS ON HIAWATHA ESTATES

Lots sixty-one (61) to sixty-nine (69)
inclusive and lot fifty-three (53).

BOOK 2118 PAGE 443

Page 2

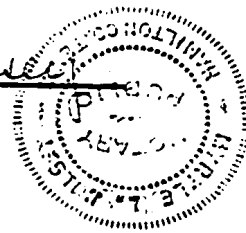
STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 25 day of July, 1973, before me personally
appeared William J. Hulsey, Trustee, to me known to be the person
described in and who executed the foregoing instrument and ack-
nowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal.

Myrtle L. Hulsey
Notary Public

My Commission Expires 4/9/74



B 3 1 8 3 7

IDENTIFICATION
REFERENCE

JUL 27 8 12 AM '73

DOROTHY P. BRAMMER
REGISTER
HAMILTON COUNTY
STATE OF TENNESSEE

AL 272

MISC

A*

4.00

*

4.00