

RESTRICTIVE COVENANTS  
ENSOR PARK ADDITION

Restrictive covenants contained in an instrument executed by O. T. Brown and wife, Julia Brown, dated Feb. 19, 1965, as affecting lots in the subdivision known as Ensor Park Addition as of record in Book 88, Page 429, in said Register's Office, which expire Feb. 19, 1995, and are as follows:

1. All of the lots in this subdivision shall be known and described as residential lots, and are to be used for residential purposes exclusively, and not otherwise, with the exception that duplex apartments or residences are not prohibited, but more than two family apartments are prohibited.
2. No buildings or any part thereof, including porches or steps, shall be erected on any lot nearer than the building set back line, as shown on the recorded Plan of Ensor Park and building side lines shall conform to City of Cookeville, County of Putnam, Tennessee Planning Commission Requirements.
3. No lot shall be subdivided into smaller lots, and not more than one residence may be maintained on any one lot at the same time. No parking lots or public use of any property is permitted, and all easements shown on said recorded plan must be respected.
4. No noxious or offensive trade or illegal use of any kind shall be carried on upon any lot, nor shall anything be done thereon which is or may become a nuisance or annoyance to the neighborhood.
5. No structure of any kind, except a dwelling house may be occupied as a residence, and the outside of any buildings so occupied must be completed before occupancy. No residence and/or service building shall be built on any lot unless it conforms to and be in harmony with existing structures on said tract of land.
6. A minimum of 12<sup>00</sup>/square feet of floor space devoted to the living area shall be required for any residence erected on any of the lots. All porches, breezeways, garages and similar spaces shall be in addition to, and not included in, said minimum of floor space. All structures shall consist of at least 75% masonry construction.
7. No sewage shall be allowed to flow into existing creeks and branches, or on the surface of the ground, but shall be disposed of through sanitary sewers built in accordance with the County Health Department, or other Public Health Agency having jurisdiction.
8. No signs of any advertising nature shall be permitted on any lot or building, except as may be expressly permitted in zoning resolutions of Putnam County.
9. It shall be obligatory for all owners of lots in this subdivision to consult with the Chief Engineer of the Highway Department of Putnam County, Tennessee before any driveways, culverts, other structures or grading are placed or within the limits of any dedicated roadway, all which shall be done in accordance with requirements of the County Highway Commission applying to County roads, in order that all roads or streets, within the subdivision, which are affected by such placement are constructed may not be disqualified for acceptance by the County into its Public Road System.
10. No debris, old lumber, or other unsightly objects shall be moved onto any lot in said subdivision prior to starting construction of improvements thereon, and all such shall be completed within 10 months, but nothing herein shall preclude the construction of additions to dwellings or garages.
11. If any present or subsequent owners of any lots in this subdivision, including their heirs and assigns, shall violate or attempt to violate any of the covenants or restrictions contained herein, or in said recorded Plan of Subdivision, it shall be lawful for any person or persons owning lots in this Subdivision at the time to institute any proceedings at law or in equity against the person or persons violating or attempting to violate said restrictions as may be permitted by law, and either to prevent such violation by injunction or re-

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cover damages for such violations.

12. If any one or more of the restrictions herein contained or declared invalid by order of any court having jurisdiction, such invalidation shall in no way affect any other restriction herein contained all which shall remain in full force and effect, each restriction being treated as a separate instrument.

13. All restrictions, covenants and conditions including the restrictions in said Plan of Subdivision are hereby declared to be covenants running with the land, and shall be binding and obligatory upon all persons who now own, or who may hereafter own, possess or occupy any part of said property until the Tenth day of February 1995.

14. No fences shall be allowed to extend nearer to front of lot than rear of residence.

15. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

Owner's Certificate as shown of the plan of Ensor Park Addition, as of record in Book 88, Page 429, Register's Office for Putnam County. We hereby certify that we are the owners and adopt the plan of subdivision as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, or resubdivided, altered or changed so as to produce less area than 13,500 square feet for building purposes

(SEAL)

S/ O. T. Brown  
S/ O. T. Brown

S/ Julia Brown  
S/ Julia Brown  
PUTNAM COUNTY

STATE OF TENNESSEE

Personally appeared before me, H. S. Barnes, a Notary Public in and for said county and state aforesaid, the within named O. T. Brown and wife, Julia Brown, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cookeville, Tennessee, this 19th day of February, 1965.

SEAL)

S/ H. S. Barnes  
Notary Public

My commission expires  
August 13, 1968.

STATE OF TENNESSEE

PUTNAM COUNTY

File 2-19 1965, 3:50 o'clock P.M. and noted in Filiation Book G on page 242 and recorded in Book 92 on page 373.



H. E. Nabors, Register

BARBARA BARTLETT SPAIN, ET AL ) WALTER K. BARTLETT, ET AL ) NO. 7028