

PROTECTIVE COVENANTS OF RESTRICTION  
FOR  
OAK PARK ESTATES SUBDIVISION  
FIRST CIVIL DISTRICT : PUTNAM COUNTY  
TENNESSEE

The Protective Covenants of Restriction herein recorded apply to the Oak Park Estates Subdivision as described by a plat recorded in Plat Book No. 1; Page 57 at the Register's Office; Putnam County; Tennessee. The Covenants of Restriction are to serve and protect the individual and collective property owners of the Subdivision.

All lots of the said Oak Park Estates Subdivision are restricted as follows:

1. The Covenants of Restriction apply to each lot and are made a part of the consideration for the conveyance of said lots.
2. LAND USE AND BUILDING TYPE: No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached, single-family dwelling, not to exceed two and one-half stories in height and a private garage or carport for not more than three cars. No commercial operations of any type are to be carried on within the perimeter of the subdivision. No Mobile Homes shall be allowed on any lot.
3. DWELLING COST, QUANTITY AND SIZE: The intention and purpose of this Covenant is to assure that all dwellings shall be of quality workmanship and materials substantially the same or better than that which can be produced on the date these Covenants are recorded. The ground floor area of the dwelling, exclusive of one story open porches, garages, carports, or storage areas, shall not be less than 1600 sq. ft. for a one story dwelling nor less than 1000 sq. ft. for a dwelling of more than one story.  

All structures shall have an exterior finish of brick, stone, cedar or redwood shingles, aluminum or wood siding. No asbestos siding shall be permitted. No concrete block foundation shall be exposed. Foundations shall be continuous.

All garages and carports shall be entered from the rear or side of the house. No garage or carport shall open to the front of the house.
4. BUILDING LOCATION: No building shall be located on any lot nearer to the front lot line or nearer to a side street than the building backset lines shown on the recorded plat. No building shall be located nearer than 12 ft. to an interior lot line. For the purposes of this Covenant, eaves, steps and open porches shall not be considered as a part of the building, provided however, that none of these appurtenances shall be located nearer than 6 ft. to any interior lot line. No encroachments shall be allowed on utility easements shown on the recorded plat.
5. SPECIAL PROVISION: The property owner shall furnish and install the water service line from the water main to the meter. Where it is necessary to disrupt or dig across the paving in the street, the owner shall be required to replace the paving to its original grade and condition.

For Amendments See  
W.D. Book No Page 733

L104811

PROTECTIVE COVENANTS OF RESTRICTION  
FOR  
OAK PARK ESTATES SUBDIVISION  
FIRST CIVIL DISTRICT : PUTNAM COUNTY  
TENNESSEE

Glenn H. Ramsey  
Glenn H. Ramsey, Owner

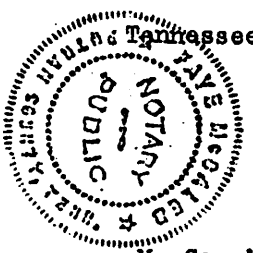
Charles R. Miller Jr  
Charles R. Miller, Owner

STATE OF TENNESSEE  
COUNTY OF PUTNAM

Personally appeared before me, Faye McCaleb  
a Notary Public in and for said County and State aforesaid, the  
within named Glenn H. Ramsey and Charles R. Miller, the  
bargainers, 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 the 2nd day of August, 1971.



Faye McCaleb  
Notary Public

My Commission expires: 2-27-74

STATE OF TENNESSEE, PUTNAM COUNTY  
The foregoing instrument and certificate were noted in  
Note Book H, Page 101 At 3:00 O'clock P. M Aug 13 1971  
and recorded in W.O. Book 133, Series 509  
State Tax Paid \$      Fee      Recording Fee 4.00 Total \$4.00  
Witness My hand.  
Receipt No. 14423

James W. Breeding  
Register

*This instrument prepared by Glenn H. Ramsey, Cookeville, Tenn.*

MODIFICATION OF PROTECTIVE COVENANTS OF RESTRICTION

FOR

OAK PARK ESTATES SUBDIVISION

FIRST CIVIL DISTRICT: PUTNAM COUNTY

TENNESSEE

We, the undersigned, being all of the owners of the property known as Oak Park Estates Subdivision as described by a plat recorded in Plat Book No. 1, Page 57, of the Register's Office of Putnam County, Tennessee, hereby modify Item 3 of the Protective Covenants recorded in W.D. Book 133, Page 509, of the Register's Office of Putnam County, Tennessee, so that same shall read as follows:

- 3. DWELLING COST, QUANTITY AND SIZE: The intention and purpose of this Covenant is to assure that all dwellings shall be of quality workmanship and materials substantially the same or better than that which can be produced on the date these Covenants are recorded. The ground floor area of the dwelling, exclusive of one story open porches, garages, carports, or storage areas, shall not be less than 1250 sq. ft. for a one story dwelling nor less than 1000 sq. ft. for a dwelling of more than one story.

All structures shall have an exterior finish of brick, stone, cedar or redwood shingles, aluminum or wood siding. No asbestos siding shall be permitted. No concrete block foundation shall be exposed. Foundations shall be continuous.

All garages and carports shall be entered from the rear or side of the house. No garage or carport shall open to the front of the house.

Glenn H. Ramsey  
Glenn H. Ramsey, Owner

Charles R. Miller, Jr.  
Charles R. Miller, Jr., Owner

Harold B. Avriett  
Harold B. Avriett, Owner

Eunice L. Avriett  
Eunice L. Avriett, Owner

James A. Stewart  
James A. Stewart, Owner

STATE OF TENNESSEE

COUNTY OF PUTNAM

Personally appeared before me, Jerry B. Hill, a Notary Public in and for said County and State aforesaid, the within named Glenn H. Ramsey, Charles R. Miller, Jr., Harold B. Avriett, Eunice L. Avriett, and James A. Stewart, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

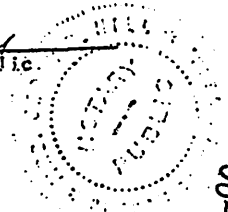
Witness my hand and official seal at Cookeville, Tennessee, this the 1st day of June, 1972.

Jerry B. Hill  
Notary Public

My commission expires 7-26-75.

STATE OF TENNESSEE, PUTNAM COUNTY  
The foregoing instrument and certificate were noted in  
Note Book H. Page 138 at 3:35 clock P on 6-5-1972  
and recorded in W.D. Book 140, Page 733  
State Tax Paid — Fee — Total 4.00 Total 5.00  
Witness My Hand.  
Receipt No. 18262

James W. Breeding 1/33



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