

RESTRICTIVE COVENANTS  
SOUTH CREEK SUBDIVISION  
PUTNAM COUNTY, TENNESSEE

I, the undersigned, owner in fee of the following described real property, to-wit: South Creek Subdivision, as described in a Plat of record in the Register's Office of Putnam County, Tennessee, in Plat Book 1, Page 92, hereby make the following declarations as to limitations, restrictions and uses to which the lots and/or tracts constituting said addition may be put, hereby specifying that said declarations shall constitute covenants to run with all the land, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitation upon all future owners in said addition, this declaration of restrictions being designed for the purpose of keeping said subdivision desirable, uniform, suitable and to protect the property values of the various persons buying lots therein.

The restrictions on the subdivision are as follows:

1. Utilities houses must be comparable to construction of the home.
  2. Skirting must be comparable to pre-colored metal or plastic or masonry and must be done within 60 days.
  3. Only one unit per lot, double wides are considered one unit.
  4. Only one family per lot.
  5. No junked vehicles on property.
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6. No commercial businesses.
7. No automobile repair business.
8. Yard must be grassed and kept and maintained.
9. Carport must be comparable to the building in appearance and construction.
10. No discharge of fire arms.
11. All units must be less than two years old, when located on premises.
12. All units must be at least 7200 sq. ft. in size.
13. All pets must be vaccinated and tagged and owners must be responsible for pets.
14. No unclean animals, chickens, hogs, cows, etc.
15. Garbage and garbage cans must be secured so animals cannot turn them over. Also must be kept behind the unit or screened or covered and must not distract from the property.
16. All gas and oil tanks kept behind the unit.
17. All sewer pipes and septic tanks must be buried under the ground and must be at least 1,000 gallons; also must meet County health inspection.
18. Driveways must meet County Code.
19. No on-street parking.
20. Mailboxes comparable or neat appearance.
21. Speed limit 20 miles per hour.
22. No loud speakers or musical speaker system be played to disrupt the community.
23. All debris must be cleaned up in a reasonable time.
24. T.V. antennas must be properly secured and owners will be responsible for any damage caused by their failure to abide by this restriction.

IN WITNESS WHEREOF, ~~we~~<sup>F</sup> the said Jack Sells

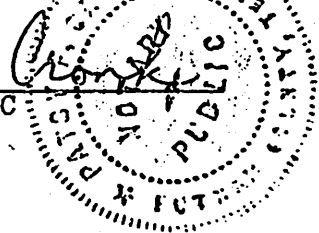
. have hereunto set our hands at Cookeville.

STATE OF TENNESSEE )  
COUNTY OF PUTNAM )

Personally appeared before me, Patsy J. Cronk a  
Notary Public in and for said County and State aforesaid, the  
within named Jack Sells,  
the bargainer(s), 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 Cookeville,  
Tennessee, this 30 day of Sept 1974.

Patsy J. Cronk  
NOTARY PUBLIC



My Commission Expires:  
4-29-78

STATE OF TENNESSEE, PUTNAM COUNTY  
The foregoing instrument and certificate were noted in  
Note Book H, Page 261 at 11:30 o'clock AM 9-30 1974  
and recorded in W.D. Book 165, Series - - Page 465  
with the said 4.00 fee and 2.00 recording fee 6.00 total \$ 6.00  
Taxes Pay None.  
Book No. 31123

Elwin Dualls  
Clerk TR