

GREEN ACRES ESTATES  
RESTRICTIVE COVENANTS

THIS INDENTURE is made and entered into on this the 24th. day of September, 1971, by Mayme P. Dye, owner in fee simple of a certain parcel of land known as Green Acres Estates the plat for which is recorded in Plat Book 3, page 78 in the Register's office for Monroe County, at Madisonville, Tennessee, and that each tract therein shall be protected by the following restrictive covenants, to wit:

1. There shall be allowed no activity which might constitute public nuisance and that all tracts within the sub-division shall be restricted to residential or commercial purposes and that no manufacturing activity other than hobbies or crafts shall be permitted.

2. Any residential dwelling constructed on the premises shall be no less than one thousand (1,000) square feet of living area and no outside toilets, housetrailer or mobile homes and no exterior finish of composition brick siding shall be permitted on any of the tracts herein.

3. On tracts number 1, 2, 104, and 105 there shall be allowed no sale of alcoholic beverages of any kind whatsoever.

4. No residence will be constructed near the front tract line than forty (40) feet except on corner tracts where construction may be within thirty (30) feet of the tract line and no construction may be nearer than fifteen (15) feet the side tract lines, unless construction is on more than one (1) tract and then the exterior lines of the entire tract shall apply to this restriction.

5. These premises may be use for limited agricultural purposes except that no commerical feed lot of any type will be allowed and no hogs will be permitted on any tract.

6. There is hereby retained a twenty (20) foot easement for utilities to the front and rear of each lot and a fifteen (15) foot easement for utilities on the side lot lines of each lot. These easements shall be for the benefits of any and all public utilities and shall be available for these uses without any further permission or grant of authority.

7. No tract shall be maintained as a dumping ground and all rubbish shall be kept in sanitary containers and individual sewage disposal system shall be designed and constructed with the accordance of the requirements of the state and local health department, and no junk yards will be permitted.

8. Invalidation of any one of these covenants by judgment or court order shall not in any way affect any of the other provisions which shall remain in full force and effect.

These restrictions and covenants shall run with the land and shall be binding upon any and all owners of the land and their successors entitled hereafter, and any owner of a tract within the sub-division may proceed at law or equity to enforce these restrictions or to recover damages for such violations.

IN WITNESS WHEREOF the owner has hereunto set her signature the date above written.

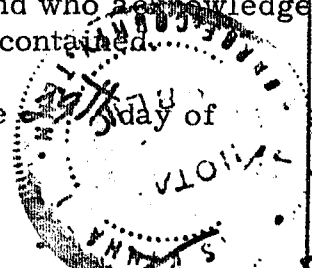
*Mayme P. Dye*  
MAYME P. DYE

STATE OF TENNESSEE  
COUNTY OF MONROE

Personally appeared before me the undersigned Notary Public, MAYME P. DYE, with whom I am personally acquainted and who acknowledged that she executed this instrument for the purposes therein contained.

Sworn to and subscribed before me this the 24th day of September, 1971.

My Commission expires: April 29, 1975.



*James H. Wilson*  
NOTARY PUBLIC

WILSON & WILSON  
ATTORNEYS  
MADISONVILLE  
TENNESSEE

FILED in my office on the 24 day  
of Sept 1971 at 4:15 P.M.  
Noted in Note Book 7 Page 26  
Recorded in *Miss* Book 40 Page 360  
*James H. Wilson*  
REGISTER OF MONROE COUNTY, TENN.