

PROTECTIVE COVENANTSLITTLE BONANZA SUBDIVISIONDANDRIDGE, TENNESSEE

THIS INDENTURE, Made this the 1st. day of July, 1963 by W. L. GALLOWAY, Owner of a tract of land located in the First Civil District of Jefferson County, Tennessee, and known as LITTLE BONANZA SUBDIVISION, as shown by Plat of record in the Register's Office for Jefferson County, Tennessee, in Plat Book No. 4, Page No. 183, to which reference is here made, does hereby place the following Restrictive Covenants upon said entire tract of land, and each and every lot in said Subdivision.

A. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. Agriculture is not prohibited.

B. DWELLING, QUALITY AND SIZE. Any building placed or constructed on Lots Nos. 1 through 115 and Lots Nos. 132 through 188 shall contain not less than 600 square feet of living area, exclusive of open porches and garages. Any dwelling placed on Lots Nos. 116 through 131 shall contain not less than 900 square feet of living area exclusive of open porches and garages. Nice trailers may be used or placed on Lots Nos. 1 through 115 and Lots Nos. 132 through 188. No trailer will be permitted on Lots Nos. 116 through 131. Any dwelling placed or constructed on any lot shall be of neat and attractive construction. The placing of tar paper shacks or bus bodies on any lot within said Subdivision is expressly prohibited.

C. The piling of junk, rubbish or wrecked automobiles on any lot in said Subdivision is expressly prohibited.

D. Outside toilets are expressly prohibited on all lots in said Subdivision.

These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until July 1, 1973, at which time Covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots, it is agreed to change said Covenants in whole or in part.

IN TESTIMONY WHEREOF, the said Owner has hereunto set his signature, the day and date first above written.

W. L. Galloway
W. L. GALLOWAY

STATE OF TENNESSEE)

JEFFERSON COUNTY)

Personally appeared before me, MILDRED G. RODEFFER, a Notary Public in and for said County, the within named bargainer, W. L. GALLOWAY, 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 office this the 11th. day of July, 1963.

My Commission Expires: July 18, 1966.

Mildred G. Rodeffer
Mildred G. Rodeffer, Notary Public

Received for record July 11, 1963 at 9:50 O'clock A. M.

Carroll F. Bahr
Register

