

PROTECTIVE COVENANTS

GREEN HILL HEIGHTS

THIRD (3rd) CIVIL DISTRICT - MONROE COUNTY, TENNESSEE

PLAT RECORDED IN PLAT BOOK NO. 8, PAGE NO. 130,
OF THE REGISTER'S OFFICE FOR MONROE COUNTY, TENNESSEE,
ON THE 21ST DAY OF JULY, 1973.

THIS INDENTURE, Made this the 21st day of July 1973 by ROBERT GREEN and wife, LOUISE GREEN, owners of a tract of land located in the Third Civil District of Monroe County, Tennessee, and known as Green Hill Heights, as shown by plat of record in the Register's Office for Monroe County, Tennessee, in Plat Book No. 8, Page No. 130 to which reference is here made, do hereby place the following Restrictive Covenants upon said entire tract of land, and each and every lot in said Green Hill Heights.

- 1a. All lots shall be known and designated as residential lots only, and said lots shall not be used for any commercial or manufacturing purposes of any kind.
- b. Any residential dwelling placed on said lots inclusive, shall not be less than 1000 square feet, living area and that said lots shall not be used for agricultural purposes, except for a vegetable garden.
- c. Said lots cannot be subdivided.
- d. Any residence placed on said lots shall be in compliance with minimum F.H.A. requirements.
- e. No junk yard or the storing of wrecked automobiles will be permitted on any of said lots.
- f. No outside toilets will be permitted on any of said lots.
- g. No mobile home trailers shall be permitted on any of said lots.
- h. No residential building shall be located on any lot nearer the front lot line than thirty-five (35) feet or nearer than fifteen (15) feet to any side street line, or nearer than ten (10) feet to any interior lot line, except that a five (5) foot minimum side yard shall be permitted for a garage.
- i. Easements to each individual lot for installation and maintenance of utilities are reserved on the rear five (5) feet and/or the front five (5) feet of each lot and that the granting of this Easement or right of access shall not prevent the use of the area by the owners for any permitted purpose, except for buildings.