

RESTRICTIVE AND COVENANTS

CEDAR COURT SUBDIVISION

WHEREAS, the undersigned, Joe Duncan and Betty Duncan, the owners of the following described subdivision known as Cedar Court Subdivision, which has been subdivided and recorded and which it proposes to restrict by this instrument, and

WHEREAS, said subdivision known as Cedar Court Subdivision, Tazewell, Tennessee and the plat of said subdivision is of record in the Register's Office of Claiborne County, Tenn. in Plat Book 1, page 81, and

WHEREAS, it is now desired and the intention and purposes for the benefit and protection of the present owners and the purchasers of lot or lots in this subdivision in order to establish a sound value for these lots to record these restrictions so that they may be binding and enforceable and of public record.

NOW THEREFORE, in consideration of the premises and for the purposes herein set out, the undersigned, Joe Duncan and Betty Duncan, bind themselves, their heirs, executors, administrators, successors and assigns to impose the following covenants that run with the land or lots in said subdivision hereinafter referred to and described as follows:

1. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded; after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
2. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
3. Invalidity of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
4. No mobile home or trailers or other vehicles that could be used for habitation.
5. Houses constructed on lots must have a minimum of 1,000 square feet of living space.
6. Foundations must be of permanent masonry.
7. There must be no metal roofs or other than shingle-type roofs.
8. There shall be no junked vehicles abandoned on property.
9. Cedar Court Subdivision is zoned residential.
10. There may not be any asphalt-type siding used on any building.


11. Lots No. 4, 8, 5 and 26 each have boundary points in the center of the stream.


12. All outbuildings must conform to construction of residence in materials and workmanship and service the dwelling on the lot.

13. There must be a bath in house with ample plumbing facilities for the same.

14. All residence or structures constructed on said lots shall comply with a thirty foot set back line from the street which it faces and not be nearer than 15 feet to the side lot lines, and there shall be a 5 feet utility and drainage easement inside all lot lines as shown by plat of record in the Register's Office in Claiborne County, Tennessee. Said plat is of record in Plat Book _____, at page _____.

IN WITNESS WHEREOF, We have hereunto set our hands,
this 17 day of Sept, 1973.


Joe Duncan


Betty Duncan