

This instrument prepared by:
Amanda B. Brabham, Attorney
CARPENTER & LEWIS PLLC
5320 North Broadway, Suite 200
Knoxville, Tennessee 37918

**DECLARATION OF RESTRICTIONS
FOR
C & L ESTATES**

**STEVE HALL
REGISTER OF DEEDS
KNOX COUNTY**

WHEREAS the undersigned, Anne L. Coble is the owner of certain real property located and being situated in the EIGHTH (8th) Civil District of the County of Knox, State of Tennessee, by virtue of the Tennessee laws of intestate succession; the said certain real property being part of the same property conveyed to Frank A. Little and wife, Gladys B. Little by deed from Gladys Bowers Little dated July 16, 1965, recorded July 16, 1965 in Deed Book 1294, Page 199 in the Register's Office for Knox County, Tennessee; Frank A Little having departed this present world on January 1, 1989; Frank A. Little and Gladys B. Little having been lawfully married when they acquired the property and remaining married without intervening divorce or separation until the death of Frank A. Little, leaving Gladys B. Little as the surviving tenant by the entirety; Gladys B. Little having departed this present world on June 20, 2003; her estate being probated in Knox County Probate Court under Docket Number 61827-2, and Anne L. Coble being her sole Heir at Law; and

WHEREAS the said owners have caused said certain real property to be subdivided into certain residential lots of real property described on Exhibit A attached hereto, said property shall hereafter be known as "C & L Estates"; and

WHEREAS the said owner desires that certain restrictive covenants be declared and recorded, which covenants shall be binding on the present owner and all subsequent owners of any lot or lots in said subdivision and shall run with the land.

NOW THEREFORE, for and in consideration of the premises and for other good and valuable considerations, the owner does hereby restrict the use of the property included in said plat, and hereby places upon the property the following covenants and restrictions, to run with the title to said property and the grantee of any deed conveying any lot or lots shall be deemed by the acceptance of such deed to have agreed to all such covenants and restrictions, and to have covenanted to observe, comply with and be bounded by all such covenants and restrictions as follows:

1. **TERM OF COVENANTS:** These covenants are to take effect immediately and shall be binding on all parties and all persons claiming under them until the 31st day of December, 2025, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless, by a vote of the majority of the then owners of the lots that are at that time subject to these covenants (as amended), said owners terminate or change said restrictive covenants in whole or in part. These covenants may be terminated, altered or amended, in whole or in part before December 31, 2025 by an affirmative vote of seventy-five percent (75%) or more of the then owners of all the lots that are at that time subject to these covenants. Said termination, alteration or amendment shall be memorialized in writing, and shall be effective upon the recordation of the same in the Register's Office for Knox County, Tennessee.
2. **ADDITIONAL PROPERTY:** The owner reserves the right to add and make, at any time, additional property to be subject to these restrictions, in addition to the property herein subject to these restrictions. Such addition of property shall be memorialized in writing and shall be effective upon the recordation of the same in the Register's Office for Knox County, Tennessee.
3. **VIOLATION OF COVENANTS:** If the parties hereto, or any of their heirs, successors or assigns, shall violate or attempt to violate any of the restrictive covenants herein, it shall be lawful for any other person or persons owning any real estate situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such restrictive covenants, and either to prevent him or them from so doing or to recover damages or other dues from such violation. In the event that any property owner(s) within the subdivision violates any of these restrictions, that property owner(s) shall be responsible for paying any and all the cost of enforcement of these restrictions, including, but not limited to, attorney's fees, consulting fees, court costs and other expenses.
4. **DWELLING REQUIREMENTS:** Except as otherwise provided herein, no structure shall be erected, altered, placed, or permitted to remain on any lot other than one (1) detached single-family dwelling not to exceed two (2) stories in height, a basement, a private garage

Inst: 200602030061352 Page: 1 of 3
REC'D FOR REC 02/03/2005 10:45:33PM
M. TAX: \$0.00 T. TAX: \$0.00
RECORD FEE: \$17.00

EXHIBIT A

Legal Description of Land Subject to Restrictions

SITUATED in the Eight (8th) Civil District of Knox County, Tennessee, without the corporate limits of any municipality and being more particularly described as follows:

BEING designated as Lots 1, 2, 3, 4, 5 and 6 on the plat entitled "ESTATE OF FRANK A. GLADYS B. LITTLE", as shown on the plat of same of record in Instrument Number 200412060045990, in the Register's Office for Knox County, Tennessee, to which plat specific reference is hereby made for a more particular description of said Lots



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PAGE: 3 OF 3

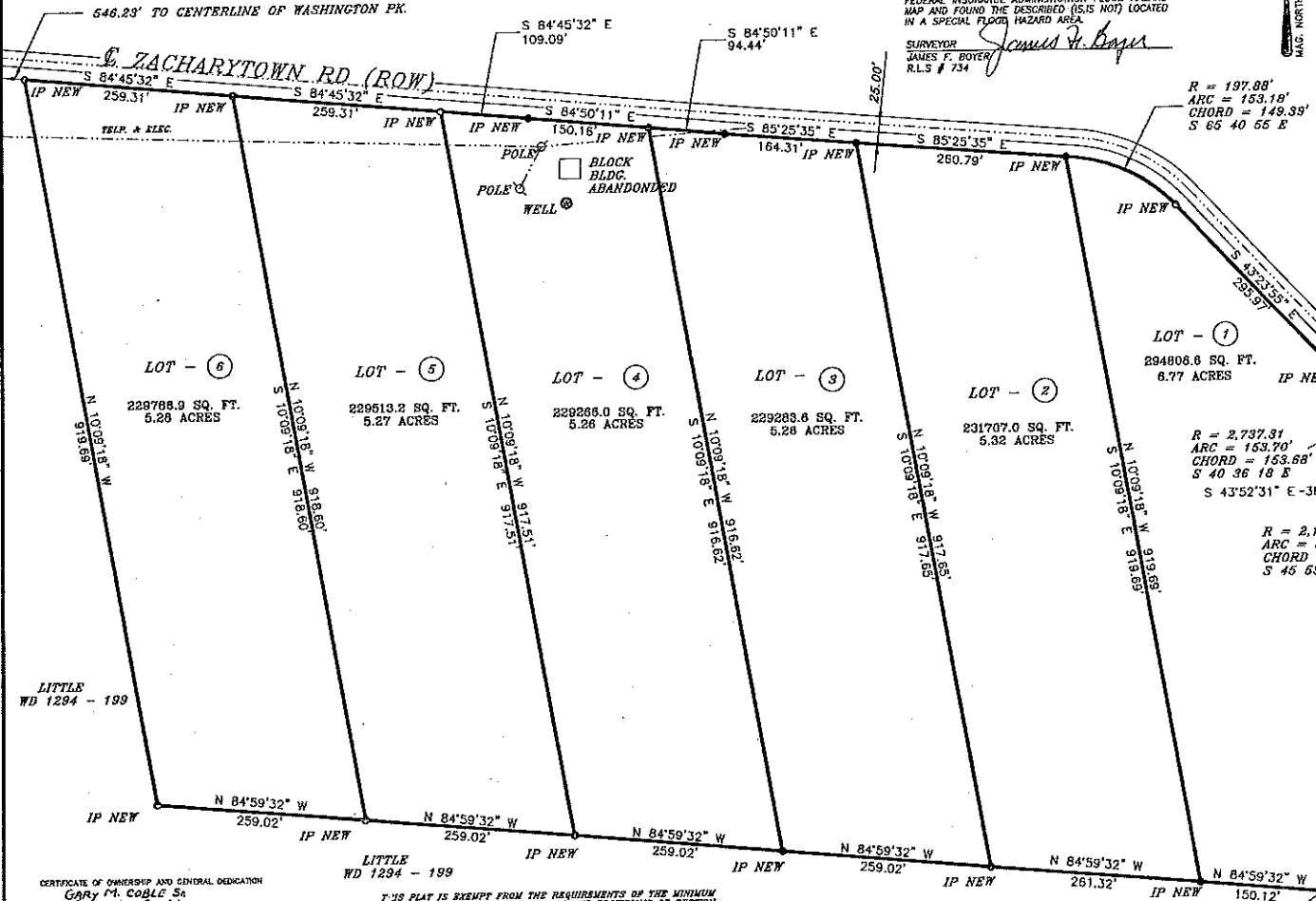
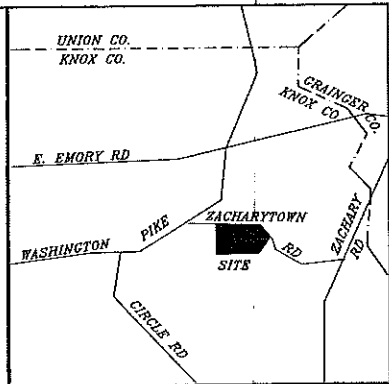
ZONING SHOWN ON OFFICIAL MAP

DATE 10-18-04 BY P. Phillips

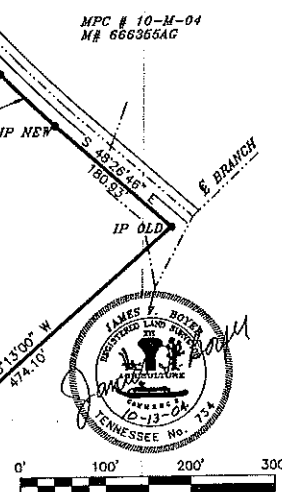
STEVE HALL
REGISTER OF DEEDS
KNOX COUNTY

5 ACRE EXEMPTION STAMP
I CERTIFY THAT THIS PLAT QUALIFIES UNDER THE PROVISIONS OF SECTION 13-3-401 OF THE TENNESSEE CODE ANNOTATED AND IS EXEMPT FROM THE REQUIREMENTS OF THE KNOXVILLE/ KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS, BECAUSE (A) NO NEW STREET OR UTILITY CONSTRUCTION IS REQUIRED, AND (B) ALL RESULTANT TRACTS ARE OVER (5) ACRES IN SIZE.
SURVEYOR James F. Boyer
REC. NO. 734 DATE Oct. 13, 2004

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.
THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENT OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN.
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 IN 15,000 AS SHOWN HEREON.
THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED (IS/IS NOT) IN A SPECIAL FLOOD HAZARD AREA.
SURVEYOR James F. Boyer
JAMES F. BOYER
R.L.S. # 734



LOCATION MAP - NOT TO SCALE
NOTES:
1 - IRON PIN ALL CORNERS EXCEPT AS SHOWN
2 - 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR & ROAD LINES, 6' EITHER SIDE ALL OTHER LOT LINES
3 - NORTH ORIENTATION DERIVED FROM DEED OF RECORD IN DEED BOOK 1294, PAGE 199
4 - REMAINDER IN PARENT TRACT = 88.48 AC.
5 - TOTAL LOTS = 6
6 - TOTAL ACREAGE = 33.16 AC.
7 - THE REMAINS OF THE BLOCK BLDG. SHOWN ON LOT-4 SHALL BE REMOVED.



CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION
GARY M. COBLE SR.
(LWO) Anne L. Coble
THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENTS AS SHOWN ON THE PLAT. I FURTHER CERTIFY THAT ALL RESTRICTIVE COVENANTS, IF ANY, WHICH APPLY TO THE LOTS ARE EITHER SHOWN ON THE PLAT OR ARE REFERRED TO THEREON, WITH COPIES OF THE REFERRED TO COVENANTS FILED WITH THE KNOX COUNTY REGISTER OF DEEDS.
Gary M. Coble Sr.
Anne L. Coble

THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF THE MINIMUM SUBDIVISION REGULATIONS BASED ON THE PROVISIONS OF SECTION 13-3-401 OF TENNESSEE CODE ANNOTATED, BECAUSE (A) NO NEW STREET OR UTILITY CONSTRUCTION IS REQUIRED, AND (B) ALL RESULTANT TRACTS ARE OVER FIVE (5) ACRES IN SIZE. CERTIFICATIONS WHICH DEMONSTRATE COMPLIANCE WITH OTHER APPLICABLE STATE LAWS AND LOCAL ORDINANCES ARE PROPERLY AFFIXED, AND THE BOUNDARY OF THE SURVEY HAS BEEN CHECKED FOR ACCURACY.
DATE 12-6-04
SUBDIVISION NAME AND STREET NAME CONTAINED HEREIN REVIEWED AND APPROVED.
DATE 12-6-04
BY Shirley A. Mason
KNOXVILLE, KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
COUNTERSIGNED
DEC 6 2004
JOHN R. WHITEHEAD
KNOX COUNTY
PROPERTY ASSESSOR

OWNERS ADDRESS
(BY PROBATE OF WILL)
GARY M. COBLE SR., & ANNE L. COBLE
6811 ZACHARY ROAD
CORYTON, TN 37721
TELEPHONE: 668-393-7637
INSTRUMENT # _____

THE ESTATE OF FRANK A. & GLADYS B. LITTLE
SURVEY FOR _____ COUNTY OF KNOX, TN WITHIN THE CITY OF _____ WARD _____
DISTRICT _____ LOT NO. _____ BLOCK _____ IN _____
ROUTE NO. _____ BOX _____ HOUSE NO. _____
MAP BOOK _____ PAGE _____ SCALE 1" = 100'
MAP CAR. _____ SLIDE _____ DATE OCT. 13, 2004
TAX MAP _____ GROUP/PART OF PARCEL _____
WARRANTY DEED BK. _____ PAGE 199
CENSUS TRACT NO. _____ DRAIN BY JFB
BEARING BASE _____ MAG. NORTH
MORTGAGE CO. _____
TITLE CO. _____
BOYER'S SURVEY COMPANY
JAMES F. BOYER R.L.S. # 734
4501 JOUNEA ROAD
CORYTON, TN 37721
PHONE: (663)-933-3571
FAX: (663)-933-3571
DRAWING NO. 041004