

**OLD SALEM ESTATES  
RESTRICTIVE COVENANTS**

Single Family Homes

1. The lands are restricted to residential use, with no more than a one family residence built upon the land.
2. Each residence shall contain a minimum of two thousand (2,000) square feet of livable floor space, exclusive of garages, porches, basements, carports or similiar construction.
3. There shall be no exposed concrete or concrete blocks in any construction on the lands, except that concrete may be used as porch or patio floors, if the floors are edged with brick or stone.
4. No unfinished or naturally weathered wood shall be used on the exterior of any residence.
5. Only one outbuilding shall be permitted per residence, and any such outbuilding shall be in reasonably close proximity to and sided in conformity with the residence building in order to give the the impression of a single unit with the residence building.
6. No garage, whether attached to the residence or not, shall face the fronting road.
7. All non-existing utility services, including but not limited to wiring, electrical, telephone and telephone cables shall be underground.
8. No house trailers or modular homes shall be permitted on the land. No homes moved to the site permitted. No vehicles not licensed in its then current license year shall be maintained on the lands. No temporary structures allowable.
9. The lands are located in the Salem Community of Putnam County and the style of any residence should be designed in a pre-1920 style of architecture, and all plans must be approved by Grantors prior to the beginning of construction of residence. Each owner, in acquiring title to his or her respective lot, acknowledged that the decor, color scheme and design have been selected in such a manner to be consistant and harmonious with other homes within the subdivision and agrees to maintain his or her respective lot and structure in such a manner as to maintain and perpetuate the visual harmony within the subdivision.
10. Heating and air conditioning units must be located in the rear of any residence, or if at the side, the unit must be shielded from view from the fronting street by shrubbery or otherwise. No such units shall be located in front of the residence.
11. Enforcement shall be by proceedings at law or equity against any person or persons violating or attempting to violate any covenant either to restrain violation or recover damages. Invalidation of any one of these covenants by judgement or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

Any violation of restrictions the NLS PL 370 pg 411

STATE OF TENNESSEE, PUTNAM COUNTY  
 The foregoing instrument and conditions were noted in  
 Note Book 18 Page 289 and Book A M 3-25 1944  
 and recorded in WD Book 346 Page 203  
 State Tax Paid \$ \_\_\_\_\_ Fee \_\_\_\_\_  
 Recording Fee 8.60 Total 8.60 Receipt No. 20359  
Opal Bures Register

Lewis A. Tommaso  
 By [Signature]  
 Lewis A. Tommaso, Owner

STATE OF TENNESSEE )  
 COUNTY OF PUTNAM )

PERSONALLY APPEARED before me, NOLA R. BENSON, a Notary Public of this county, Lewis A. Tommaso, the within named barbainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that

