

Misc 18 p 214

PROTECTIVE COVENANTS

WALDEN CROWN ESTATES, INC.

PART A. PREAMBLE

WITNESSETH, that on the 10<sup>th</sup> day of February, 1973, in order to provide for the welfare of the beneficial owners of the lots therein the undersigned developers, Harriman, Tennessee, do hereby provide and establish these protective covenants applicable to the Walden Crown Estates Subdivision in the Tenth Civil District of Morgan County, Tennessee.

PART B. AREA OF APPLICATION

B-1. FULLY PROTECTED RESIDENTIAL AREA. The residential area covenants in Part C in their entirety shall apply to the Walden Crown Estates Subdivision, a plat of which is filed in the Register's Office of Morgan County, Tennessee on Page 69, Plat Book #1.

PART C. RESIDENTIAL AREA COVENANTS

C-1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling, not to exceed two and one-half stories in height and a private garage for not more than two cars.

C-2. ACCESS CONTROL. All owners of lots in this subdivision shall consult with the Morgan County Highway Department before the installation of any driveway, culvert, or other structure within the dedicated roadway; and such placement or construction shall be done in accordance with the rules and regulations of said Department.



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C-3. DWELLING COST, QUALITY AND SIZE. The intention and purpose of the covenant is to assure that all dwellings shall be of a quality or workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 1200 square feet for a one-story dwelling, nor 1600 square feet for a two-story dwelling. Before construction of any dwelling is commenced, the house plan and specifications must be approved by Walden Crown Estates, Inc. Said approval must be in writing and Walden Crown Estates will present their certificate of approval to applicants provided that specifications of Walden Crown Estates, Inc. are met.

C-4. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than 20 feet. No building shall be located nearer than 10 feet to an interior lot line. No dwelling shall be located on any interior lot nearer than 30 feet from the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

C-5. EASEMENTS. Easements to each individual lot for installation and maintenance of utilities and drainage facilities are reserved on the rear and side five feet of the lots. The granting of easements or rights of access shall not prevent the use of the area by the owner for any permitted purpose except for buildings. A right of pedestrian access by way of a driveway or open lawn area shall also be granted on each lot, from the front



C-11. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

C-12. WATER SUPPLY. No individual water supply system shall be permitted on any lot.

C-13. SEWAGE DISPOSAL. Sewage disposal systems must consist of field lines not less than 750 square feet with a septic tank of not less than 1,000 gallons or whatever may be required by the Morgan County Health Department, whichever is greater in area and/or size.

C-14. LAND NEAR PARKS AND WATER COURSES. No building shall be placed nor shall any material or refuse be placed or stored on any lot within 20 feet of the property line of any park or edge of any open water course.

C-15. SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by street property line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property line extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.



PART D. GENERAL PROVISIONS.

D-1. TERM. 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 thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 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.

D-2. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

D-3. SEVERABILITY. 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.

WALDEN CROWN ESTATES, INC.

BY Earl Manis - President  
Earl Manis  
President

STATE OF TENNESSEE  
ROANE COUNTY

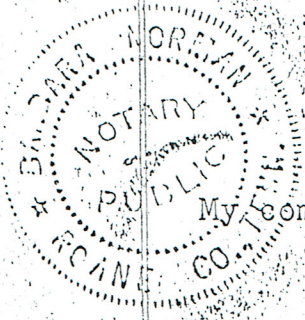
Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, Earl Manis, President of Walden Crown Estates, Inc., with whom I am personally acquainted and who acknowledged that he has read the foregoing protective covenants and that he executed same for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and seal at office in Roane County, Tennessee, on this 12th day of February, 1973.

JOE H. WALKER  
ATTORNEY AT LAW  
DAVIS BUILDING  
HARRIMAN, TENN. 37748



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Delores B. Norman  
Notary Public

My commission expires: 8-16-75

STATE OF TENNESSEE, MORGAN COUNTY  
The foregoing instrument and certificate were noted in  
Note Book K, Page 68 At 1:34 clock P.M. 2-15-1973  
and recorded in Map Book —, Series 1-18 Page 217-219  
State Tax Paid \$ — Fee — Recording Fee 12.00 Total 12.00  
Witness My hand.  
Receipt No. 6239 February 15, 1973  
C.M. Saffell  
Registrar

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JOE H. WALKER  
ATTORNEY AT LAW  
DAVIS BUILDING  
HARRIMAN, TENN. 37748

# WALDEN CROWN ESTATES

COUNTY

Site were noted in

ok P.M. 2-7 1975

Fee - Total \$ 10.00

PLAIN  
SCALE: 1" = 100'

NOTES:

Subdivision includes 19 acres  
Iron Pins are at all corners.

ES W. JONES

Regist

## DEPARTMENT OF HEALTH MORGAN COUNTY WARTBURG, TENNESSEE 37887

February 6, 1975

Mr. Earl Manis  
Route # 3  
Harriman, Tennessee

Dear Mr. Manis and Mr. Young:

On June 17, 1974, Mr. George D. Galloway, Environmentalist III, from the Morgan County Health Department again visited your proposed addition to the Walden's Crown Estates.

Based on the information we have received from the Soil Conservation Service on 6-24-74, all lots meet the requirements for sub surface disposal field, with the exception of lot 209 which needs additional fill dirt to alter drainage to side of lot.

This Department must be contacted before locating any house on any lot, so that the best soils may be utilized for sub-surface disposal system.

If we may be of further help, please feel free to call on us.

Yours truly,

*P.M. Dings M.D.*  
P.M. Dings, M. D.  
Director

PMD:k