

THE INSTRUMENT WAS PREPARED BY

## DECLARATION OF RESTRICTIONS

INSTRUMENT NO. 7233

-Fitz. R. Ball - 1910. Proctor's P. d.

Brookville, Tenn.

HERBAS, A. J. Hurst and wife Gladys Hurst, this the 15th day of January 1966, have caused to be subdivided a tract of land located in the 8th Civil District, Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, which tract was conveyed to them by deed dated June 2, 1965, from Marion Johnson and wife Mary Ulah Johnson and of record in Deed Book 1409, page 93 in the Register's Office for Knox County, Tennessee,

WHEREAS, said sub-division is known as Westward Star, the map of which is recorded in Map Book 43-S, page 16 in the Register's Office for Knox County, Tennessee, and

WHEREAS, it is now desired for the benefit and protection of purchasers of lots in this sub-division and in order to establish a sound value for these lots to record these building restrictions so that they may be of public record.

NOW THEREFORE, in consideration of the premises the said A. J. Hurst and wife Gladys Hurst bind themselves, their successors, heirs and assigns to impose and they do hereby impose the following covenants that run with the land on the lots in said sub-division as shown on said map, said covenants are as follows:

BOOK 1313 PAGE 219



Instr: 196601260000042  
Pages: 1 of 2  
Cross Ref: WB 1313/219  
Back File Automation

See warranty Book 1345 Page 130 Amendment

See Wavenny Book 1359 page 735  
Cementment of illustrations  
Lot 9, Block B



10. Five foot utility and drainage easements along all lot lines.
11. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property during the construction and sales period.
12. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats and other household pets may be kept provided they are not kept, bred or maintained for any commercial purposes.
13. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary covered containers. All incinerators or other equipment for the storage of such material shall be kept in a clean and sanitary condition.
14. Until sewage disposal facilities are available, every residence shall have a septic tank which shall be installed in a manner as to fully comply with all laws and health regulations of the State Health Department.

IN WITNESS WHEREOF, the said A. J. Hurst and wife Gladys Hurst have caused this instrument to be executed and their names to be signed, this the 15th day of January, 1966, A.D.

A. J. Hurst  
Gladys Hurst

Knox County, Tenn.  
 Personally appeared before me, Carey E. Sawitt, a Notary Public in and for said County the within named A. J. Hurst and wife Gladys Hurst, both of whom are personally acquainted, and who acknowledged that they executed the within instrument for the purposes and official use at office, this 24th day of January, 1966, and my commission expires April 18, 1966.

Carey E. Sawitt  
 Notary Public

My Commission Expires April 18, 1966

REGISTER'S OFFICE, KNOX COUNTY, TENNESSEE  
 State Tax ✓ 410 o'clock P. M., and entered  
 Recorded at 410 in Note Book # 57 on the following date  
 for the following fee:

Gordon Sams 52627590 000002.00 CA  
 REGISTER

Instr: 19660126000042  
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BOOK 1313 PAGE 220

THIS INSTRUMENT PREPARED BY:  
 Faye R. Ball  
 1910 Jackson Road  
 Knoxville, Tennessee

INSTRUMENT No. 8571

AMENDMENT TO DECLARATION OF RESTRICTIONS  
ON WESTWARD STAR SUBDIVISION

WHEREAS, the undersigned, A. J. Hurst, of Knoxville, Knox County, Tennessee, is the owner of a tract of land situated in the Sixth Civil District of Knoxville, Knox County, Tennessee, and known as Westward Star Subdivision, as shown on the map of the same of record in Map Book 43-S, Page 16, in the Register's Office for Knox County, Tennessee, and,

WHEREAS, the said owner is desirous that the Declaration of Restrictions of record in Book 1313, Page 219, in the Register's Office for Knox County, Tennessee, be amended and said Declaration of Restrictions are hereby amended as follows:

Paragraph 7: No building shall be erected, placed, altered, or permitted to remain on any lot in this subdivision having a floor area of less square feet than is set out below.

In computing said minimum floor area, no basement area, whether finished or unfinished, porch, carport, or garage shall be included. In the case of a one story ranch model dwelling, one thousand sixty (1060) square feet. In the case of split foyer model dwellings, one thousand (1000) square feet in the upper level, and the lower level, whether finished or unfinished, shall not be included. In the case of split level model dwellings, one thousand sixty (1060) square feet on the main level and upper level, and the lower level, whether finished or unfinished, shall not be included. Concrete or cinder blocks shall not be left exposed or used as a masonry finish.

IN WITNESS WHEREOF, the undersigned, A. J. Hurst, has hereunto set his hand and seal this \_\_\_\_ day of February, 1967.

BOOK 1345 PAGE 130

A. J. Hurst

223 012 000002.000

REGISTER'S OFFICE, KNOX COUNTY, TENNESSEE

Date Tax ✓ Recorded At 2:00 O'Clock P.M.

Map Book No. 59 On the 23 Day of Feb, 1967

Recording Fee:

Edward C. Hall

Register



Instr: 196702230000013  
Pages: 1 of 2  
Cross Ref: KB 1345/130  
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STATE OF TENNESSEE

COUNTY OF KNOX

Personally appeared before me, Evelyn Jane Davis  
a Notary Public in and for said county, the within named bargainor, A. J.  
Hurst, with whom I am personally acquainted and who acknowledges that he  
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23<sup>rd</sup> day of  
February, 1967.

My Commission Expires: March 13, 1968

Evelyn Jane Davis  
Notary Public



This instrument prepared by  
Carey E. Garrett, Attorney  
220 Mercantile Building  
Knoxville, Tennessee

Carey E. Garrett



Instr: 196702230000013  
Pages: 2 of 2

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