

STATE OF GEORGIA  
COUNTY OF UNION

RESERVATIONS AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

The undersigned is the owner and developer of the property located in land lots 76,77,105; district 10; section 1; Union County, Georgia records, as shown on a plat of survey by Rochester & Associates, Inc.; dated May 12, 1995.

WHEREAS, said land is to be subdivided and developed, therefore, these restrictions and covenants are to run with the land and shall be binding upon all parties and persons owning tracts in this property.

1. All property restricted for residential use.
2. Except as hereinafter provided no permanent dwelling structure shall be permitted on any lot where the living area is less than 1200 sq. ft. on the main floor, 1600 sq. ft. for a 2 story house, exclusive of basement, porches, patios, and carports. Said permanent dwelling may be of any permanent type such as brick veneer, masonite, vinyl, redwood siding, log house, a-frame, and other architecturally compatible dwelling types. It is the intent and purpose of this restriction to insure that all dwelling shall be "quality" workmanship and materials.
3. No mobile homes, house trailers, doublewide mobile homes, or structures other than permanent type dwellings permitted on any lot. However, camping may be permitted during house construction.
4. No building shall be constructed closer than 20 ft. to roads and not closer than 10 ft. to the side and back property lines.
5. No noxious or offensive activity shall be permitted on any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to adjacent lot owners, or neighborhood.
6. No lot shall be used or maintained as a dump ground for rubble or garbage, automobile junk yard, or old abandoned cars, either temporarily or permanently. An auto shall be considered junk unless it has a current license plate.
7. No structure of a temporary character, basement, shack, garage, barn or other building shall be used on any lot as a temporary or permanent residence, except as provided for in paragraph # 3.
8. The outside of any permanent structure must be finished within (12) twelve months from the beginning construction date.
9. All lot owners shall allow extensions of utility easements, as such becomes available, for water, electricity and telephone to adjacent lots.
10. Enforcement of any provision hereof shall be by proceeding of law or in equity against any person or persons violating or attempting to violate any restriction or covenant herein, either to restrain violation or to recover damages, or both.
11. No subsequent Grantee of any portion of subject land shall resubdivide any tract of parcel thereof into tracts or parcels less than 3 acres in area.
12. Any lot containing more than 3 acres may be resubdivided provided however that any such tract may not be resubdivided in tracts which are less than 3 acres in area and provided that all the above listed restrictions shall apply to any such resubdivided tract.
13. No lot shall be used for commercial activity or business.
14. No motorcycles or other vehicle with external engine shall be permitted to ride along the streets of said subdivision except for the entry and exit from the area. All such vehicles shall be properly muffled so as not to disturb the neighborhood.
15. All electrical and other utility lines shall be placed underground and all water supply and sewage disposal facilities shall comply with the applicable governmental codes. All sewage leach field systems should be of Infiltration Systems, Inc. design or equal to minimize site damage.
16. All builders and homeowners shall be held responsible for the acts of their employees, subcontractors, suppliers and other persons or parties involved in construction

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