

**DECLARATION OF RESTRICTIVE COVENANTS FOR HIGHLAND VALLEY**

WHEREAS, the undersigned is the owner of Lot 1, 2, 3, 4, 5 and 6 of Highland Valley Subdivision as show on that certain plat of survey prepared by T. Lamar Edwards, Georgia Registered Land Surveyor No. 1837, dated August 20, 1982, revised November 14, 1991, which is recorded in the office of the clerk of Rabun Superior Court in Plat Book 36, page 155:

WHEREAS, the undersigned is desirous of creating a set of restrictive covenants for the benefit of the owners of the herein described property:

NOW THEREFORE, in consideration of TEN DOLLARS AND NO/100'S (\$10.00) and other good and valuable considerations the undersigned hereby declares that the following restrictive covenants shall apply to the herein described property:

1. The property shall be restricted and used for single family residence only. Business or commercial activity shall be limited to one vehicle under repair at any given time on said property. (This would not include such things as member of the family selling Avon products where the sale are completed elsewhere.)
2. No mobile, modular or manufactured homes, house trailers or any other type of home delivered with wheels affixed shall be placed on the property. A licensed, over-the-road recreational vehicle not permanently installed or occupied as a residence is not prohibited.
3. The property shall not be subdivided, re-divided, or reduced to a size less than that existing when the deed is executed.
4. No farm animals such as horses, cattle, chicken, hogs, sheep or goats shall be kept upon the property. A reasonable number of domestic pets may be kept provided such use is not for a commercial or business purpose.
5. It is expected that the house and lot will be kept neat and tidy and that there will not be accumulation of junk, automobiles which are unlicensed and/or not operable. There will be no activities conducted upon the property which will be offensive to the neighbors.
6. Any additions to the residence itself or outbuildings added shall have exterior finish similar to the residence. Tin roofs or sidings or unfinished concrete block walls will not be allowed.

This 1st of May 1996.

HABITAT FOR HUMANITY OF RABUN COUNTY, INC.

BY: M. June Byrd

ATTEST: Linda H. Craft

Signed, sealed and delivered in the presence of the undersigned notary public on this 1st Day of May, 1996:

Witness: Christy Hart  
David Smith  
Notary Public

My Comm. Expires: 9-10-98

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NOTARY SEAL

RECORDED THIS THE 23RD DAY OF MAY, 1996

[Signature]

CLERK, S.C.