

DECLARATION OF PROTECTIVE COVENANTS

OF

MOUNTAIN COUNTRY ESTATES

These Protective Covenants shall apply to all property described on Exhibit "A" attached hereto and incorporated herein and to any lots or tracts contained therein.

1. Said lots or tracts shall be for residential use only.
2. Only one (1) house or residence shall be constructed per lot.
3. No tents, house trailers and/or mobile homes shall be permitted on said lots.
4. Said lot shall not be subdivided before five (5) years after date of closing.
5. Each owner shall provide space for parking of at least two (2) automobiles on their lots.
6. No lots shall be clear cut of trees.
7. No farm animals, poultry, or swine shall be kept on the premises.
8. No owners shall leave junk or undrivable vehicles on the premises.
9. All trash and/or garbage shall be kept in closed containers and removed at least once weekly.
10. All houses must contain not less than 1,000 square feet of heated living space; excluding porches, carport, and/or garages; all buildings shall be completed within one (1) year after construction begins.
11. These protective covenants shall be in effect for each said lot for a period of twenty (20) years from the date of each conveyance of each of said lots and shall automatically terminate as to each of said lots 20 years from the date of conveyance of each of said lots from said William H. Mitchell, Jr.

IN WITNESS WHEREOF, William H. Mitchell, Jr., hereto sets his hand and affixes his seal on this 12th day of July, 1985.

WILLIAM H. MITCHELL, JR.

Signed, sealed and delivered in the presence of:

Sandra Schiffer
Witness

Michael Cobb
Notary Public

MY COMMISSION EXPIRES:

January 10, 1989
(NOTARY SEAL)

BY: *W. Thomas Slown*
W. Thomas Slown, his Attorney-in-Fact, by virtue of that Power of Attorney recorded in Deed Book W-8, page 622, Rabun County Records.

SUTTON & ENGLISH
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