

STATE OF GEORGIA
WHITE COUNTY

SUBDIVISION COVENANTS
CONDITIONS APPLICABLE
ON
WHITE COUNTY PROPERTY
(To Be Subdivided)

This is to serve notice that the following restrictive covenants are placed upon the tracts or parcels of land sold within the perimeter and bounds of the lands described in the Warranty Deed October 14, 1976 and recorded in the Deed Records of the office of Clerk of Superior Court in White County, Georgia in Deed Book "4-2, Pages 573, 579" and identified on the plat of survey which is recorded in Plat Book 10, Page 94. All property owners in said subdivision are bound by the conditions and restrictions as special limitation covenants with said property:

1. No tract or parcel of land shall be subdivided by any of the purchasers, their transfers or assigns in any manner or at any time in the future so as to create individual lots with less than one (1) acre (43,560 sq. feet) in size.
2. The dwelling units to be hereafter constructed in said subdivided area shall be single family dwellings only.
3. All dwelling units shall have a minimum of 300 square feet of living space exclusive of porches and carports. No buildings which are permanent in nature and design shall be built or constructed within the 25 feet distance of the property line of contiguous landowners.
4. There shall be no mobile campers, trailers, mobile homes or units which are brought pre-constructed onto the property on wheels located within this subdivision.
5. No mobile home, camper, trailer or other type mobile housing units shall be located on the property and lived in for more than 90 days after the unit is brought onto the subject property.
6. There shall be no shacks, dumps, shanty houses or buildings with "tar" paper or rolled roofing used as

siding on the buildings. There shall also not be any sidings with exterior rolled asphalt paper, similar rolled siding which is not designed for permanent exterior siding for the buildings on the property. There likewise shall not be "tin-roofing" used as siding for any buildings.

7. There shall not be any offensive animals kept within the area of any lot in such a manner or condition that causes offensive odor or noise. There shall not be any hogs, cattle, chickens or other animals kept or housed within a 100 feet distance of the property line of adjoining property owners.

8. All residential property owners shall purchase a key to the lock which will be placed on the gate which will be maintained on the ingress and egress road to said property. the Key will be for the property owner and will be non-transferable to subsequent property owners of any tract. The cost of this key will be \$15.00 and will be used for maintenance of the gate. The purpose of this fee and the gate is to have a certain degree of privacy, and security within the confines of the property involved.

9. There shall be no more than one single unit for dwelling purposes per acre.

10. There shall not be any two or three wheel motor bikes/^{or} motor cycles driven or operated or used on the subject property.

Said restrictions and covenants shall apply to all property within the confines of the property identified herein and for the purposes of permanently providing a residential subdivided area which has security, and a better place to live. This 18 day of November 1976.

Robert A. Hebert
Seller
Sam W. Wainwright
Carl B. Angle

Witnesses:

Wm. Harold Gage
Carl B. Angle

GEORGIA, White County
Filed 10 day of March 1977
2.00 a check 0.00
Recorded in book 204 A
Page 288-29 date 2-20-77
C. H. ...