



NOTICE REGARDING COVENANTS AND/OR RESTRICTIONS

The following Covenants and/or Restrictions are added as a courtesy only and are NOT WARRANTED by the property owner, their broker or agent as to completeness, accuracy, currency, or enforceability. Any interested buyer prospect is urged as part of their due diligence to contact the relevant Community Association or developer to determine for themselves what covenants and/or restrictions currently apply, how long they may remain in force, and if any changes or amendments may be currently under consideration. Additionally, or alternatively, one may wish to consider hiring an attorney to conduct this search for them and provide advice as needed.

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P R O T E C T I V E C O V E N A N T S

THIS DECLARATION OF PROTECTIVE CONVENANTS, made and published this the 16th day of August, 1983, by Charles Jimmy Sisson, Perry Joe Sisson, and Jo Ann Sisson, of the County of Fannin, and the State of Georgia.

W I T N E S S E T H

THAT, WHEREAS, said individuals are the owners of the development generally known in the community as the Fightingtown Creek Development, and being a development of all those lots, tracts, or parcels of land situate, lying and being in Fannin County, Georgia, and being known as Lots 1 through 25 of the 8th District and 2nd Section of Fannin County, Georgia and being a part of Land Lot No. 39.

WHEREAS, it is to the interest, benefit and advantage of Charles Jimmy Sisson, Perry Joe Sisson, and Jo Ann Sisson, and to each and every person who shall hereafter purchase any lot in said development that certain protective covenants governing and regulating the use and occupancy of the same be established, set forth and declared to be covenants running with the land;

NOW, THEREFORE, for and in consideration of the premises and of the benefits to be derived by Charles Jimmy Sisson, Perry Joe Sisson, and Jo Ann Sisson and each and every subsequent owner of any of the lots in said development, said Charles Jimmy Sisson, Perry Joe Sisson, and Jo Ann Sisson, do hereby set up, establish, promulgate and declare the following protective covenants to apply to all of said lots and to all persons owning said lots, or any of them, hereafter; these protective covenants shall become effective immediately and run with the land and shall be binding on all persons claiming under and through Charles Jimmy Sisson, Perry Joe Sisson, and Jo Ann Sisson; to-wit:

1. SEWAGE DISPOSAL. A septic tank and proper drain field, in accordance with the standard of the Health Department of the State of Georgia, will be used for sewage disposal for cabins constructed on said subdivison lots.

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2. TEMPORARY STRUCTURES. No structure of a temporary character, such as a basement, trailer, lean-to, tent, shack, garage, barn, or other outbuilding will be used on any lot at any time as a residence either temporarily or permanently.

3. MOBILE HOME. No mobile home of any type will be used or located on any lot at any time as a residence either temporarily or permanently.

4. BUILDING LOCATION. No house or cabin will be built closer to an adjoining subdivision lot than ten, (10), feet, except for the cabin erected on the property designated as Subdivision Lot No. 11.

5. LAND USE AND BUILDING TYPE. No lot will be used for any other purpose other than residential use. No building will be erected, altered, placed, or permitted on any lot other than one, (1), detached family dwelling. No duplexes, condominium, or multi-unit buildings shall be located on any of said lots. No building shall be erected on any lot that will be used as a school, church, kindergarten, or business of any type.

6. EASEMENTS: Easements for installation and maintenance of utilities are reserved whereby a power line with all essential clearing may be installed along the roads which traverse the above described lots.

7. ARCHITECTURAL CONTROL. Concrete block construction is prohibited on any lot except that concrete block may be used in the foundations and chimneys of the houses or cabins constructed on said lots.

8. NUISANCES. No noxious or offensive activity will be carried on upon any lot, nor shall anything be done thereof which may be or become an annoyance or nuisance to the neighborhood. No nuisance or offensive, noisy or illegal trade, calling, or transaction will be done, carried on, suffered, or permitted upon any lot, nor will any lot be used for any illegal purpose. Each lot will be kept and maintained completely free of any junk, (including old vehicles, and discarded appliances), trash, and garbage.

9. LANDSCAPING. No large trees will be removed from any lot except for those necessary to clear an area for construction of a house or cabin, the planting of a garden, or reasonable landscaping.

10. ARCHITECTURAL CONTROL. No structure of any type will be placed upon those portions of the property reserved for public utility easements and for a public (traffic) roadway for ingress and egress, nor will the road way be obstructed, blocked, or modified in any manner not clearly in the public interest.

11. ARCHITECTURAL CONTROL. All construction should comply with all local and state codes and be of reasonable architectural design.

12. SIGNS. No signs, banners or display except for reasonable identification of the owner and the address of the property will be allowed to be visible from the public road on any property.

13. LOT SIZE. No lot shall be subdivided, nor shall more than one, (1), cabin be erected on any one, (1), lot subsequent to the sale of a lot by Charles Jimmy Sisson, Perry Joe Sisson, and Jo Ann Sisson.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them and cannot be amended or changed in any way unless an instrument is signed by all of the property owners in said development.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate and covenant either to restraining violation or to recover damages.

Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the said Perry Joe Sisson, Charles Jimmy Sisson, and Jo Ann Sisson have hereunto set their hands and affixed their seals, this the

Perry Joe Sisson (SEAL)
Perry Joe Sisson

Signed, sealed, and delivered in the presence of:

Sherril Lynn Dillard
Witness

Walter Harris
Notary Public

(Notary Public, Ga. State at Large
My Commission Expires Aug. 27, 1985

Charles J. Sisson (SEAL)
Charles Jimmy Sisson

Signed, sealed, and delivered in the presence of:

Sherril Lynn Dillard
Witness

Walter Harris
Notary Public

(Notary Public, Ga. State at Large
My Commission Expires Aug. 27, 1985

Jo Ann Sisson (SEAL)
Jo Ann Sisson

Signed, sealed, and delivered in the presence of:

Sherril Lynn Dillard
Witness

Walter Harris
Notary Public

(Notary Public, Ga. State at Large
My Commission Expires Aug. 27, 1985

GEORGIA, FANNIN COUNTY
CLERK'S OFFICE SUPERIOR COURT
Filed for record at 4 o'clock Pm on 13 day of Sept. 1983
This 13 day of Sept. 1983
Recorded in Book 86 Folio 489-91
This 14 day of Sept. 1983
Ray W. Parker
CLERK