



## 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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*J. G. O.*

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STATE OF GEORGIA  
COUNTY OF LUMPKIN

**RESTRICTIVE COVENANTS:** ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 119 and 120 in the 11th District, originally of Hall, and now of Lumpkin County, Georgia, consisting of a total of 230.89 acres, more or less, and being Tract "A", containing 228.38 acres, and Tract "B", containing 2.51 acres, both of which are more fully described and delineated according to a Plat of Survey prepared May 20, 1985, by Frederick F. Kauffman, Georgia Registered Surveyor, which is recorded in Plat Book 14, Page 132, Lumpkin County Records, and which is incorporated by reference herein.

WHEREAS, the undersigned GOLD COVE DEVELOPMENT CORPORATION, a Georgia Corporation, is the Owner and Developer of the above referenced property, and whereas the said Developer desires to restrict said property against certain uses and desire to insure the orderly development of said property in a consistent manner with all other property described;

NOW THEREFORE, the said Developer has hereto bound itself, its successors and assigns that the following restrictive covenants shall apply and run with the land described above.

1. There shall be no Commercial Business of any type conducted on any portion of the property other than an In-Home office type of business.
2. No mobile homes or double-wides of any type and no moved in houses of any type will be allowed on said property as a temporary or permanent residence. No campers or camper type vehicles will be allowed as a residence whether as a temporary or permanent residence.
3. All tracts shall be restricted to the building of single-family detached dwellings with a minimum of 1000 square feet of heated area for single story, and 1,600 square feet of heated area for a two story.
4. All dwellings shall be completed in a timely manner from date of beginning and shall be completed within a period of one year from start and no basement or incomplete house may be occupied as a dwelling.
5. No hogs, poultry houses or any activity with a noxious odor shall be allowed on said property. Horses and domestic pets are allowed as long as they are not raised for Commercial purposes.
6. No Commercial garages or repair shops are permitted on said property.
7. No junk or inoperable vehicles, machinery or equipment shall be permitted to remain on any property. The property must be kept in a neat and orderly manner at all times.
8. These Restrictive Covenants shall run with and bind the land and all subsequent owners of the land for a period of Twenty (20) years and at the end of Twenty years shall automatically renew themselves, unless 75% of those who at that time own property covered by these restrictions in a recorded document modify, abolish or expand said Restricted Covenants.

GEORGIA, LUMPKIN COUNTY  
 CLERK'S OFFICE SUPERIOR COURT  
 FILE 3-5081 7-20-95  
 Recorded by *[Signature]* Book 14 Page 79-80  
 This day of July, 1995  
*[Signature]*  
 EDWARD E. TUCKER, CLERK

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IN WITNESS WHEREOF, the undersigned GOLD COVE DEVELOPMENT CORPORATION, through its duly authorized officers, has executed this instrument and hereunto set its corporate seal, the day and year below written.

Signed, sealed and delivered  
this 30 day of June, 1995,  
in the presence of:

GOLD COVE DEVELOPMENT  
CORPORATION by:

[Signature]  
Unofficial Witness

[Signature] (SEAL)  
Its President

[Signature]  
Notary Public  
Commission Expires: \_\_\_\_\_

[Signature] (SEAL)  
Its Secretary



Notary Public, Cobb County, Georgia.  
My Commission Expires January 6, 1996

Corporate Seal:

