



## 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.

**MINUTES OF ACTION OF  
THE MEMBERS AND THE  
BOARD OF DIRECTORS  
OF THE  
PICKETT MILL PROPERTY  
OWNERS ASSOCIATION, INC.**

The undersigned, comprising all the Directors of the Pickett Mill Property Owners Association, Inc., hereinafter referred the "Corporation", by signing hereunder do hereby unanimously adopt and approve the following actions, which shall reflect actions taken as at a special meeting of the Board of Directors pursuant to O.C.G.A. § 44-2-230, and O.C.G.A. §14-2-821 of the Georgia Business Nonprofit Corporation Code:

ITEM ONE

WHEREFORE., The following named persons are elected to the offices set opposite their names to serve for the next twelve (12) months, and until their successors and duly elected or they are terminated or removed or until they resign:

- |    |                     |              |
|----|---------------------|--------------|
| A. | President           | Mark Holcomb |
| B. | Secretary/Treasurer | Jay Rogers   |

ITEM TWO

WHEREFORE, pursuant to the Declaration of Covenants, Conditions and Restrictions of Pickett Mill Subdivision, hereinafter referred to as the "Declartion", as found in Section 3 and Section 16, and the By-Laws of the Corporation as found in Article III, Section 19 and 20, the Corporation is charged with the responsibility of enacting certain design specifications for the construction of homes in Pickett Mill Subdivision, hereinafter referred to as "Pickett Mill";

WHEREFORE., pursuant to the By-Laws of the Corporation the Directors are charged with the responsibility of creating an Architectural Design Committee;

RESOLVED, in consideration of the above premises and other good and valuable consideration herein recited, it is resolved as follows:

The Corporation hereby elects the above officers for the period of time as specified above.

The Corporation hereby appoints the above officers as the members of the Architectural Design Committee and charges said Committee with the responsibility of enacting design specifications for the construction of homes within Pickett Mill.

The Corporation hereby adopts the following design specifications:

For all Residential Dwellings the following requirements shall apply: (1) All houses will have a minimum of fourteen hundred (1,400) square feet of finished heated living space exclusive of basements, porches, decks,

garages or carports;

Each dwelling shall be built on a permanent foundation;  
Construction of the entire dwelling shall be completed within twelve months of commencement;  
With the exception of foundations, no building shall be constructed of concrete block;  
All homes shall be constructed of log, log siding, natural wood or natural wood shingles;  
All colors must blend with or complement the surroundings;  
All colors are to be approved by the Architectural Design Committee;  
All roofs shall have customary pitch;  
All roofs shall be covered with architectural shingles or baked enamel metal roofing;  
Rock, stucco or other decorative material shall cover all exterior concrete block or poured concrete;  
(11)~ All utility lines (including electrical, telephone, and Cable Televisions lines) shall be placed underground, and no utility line shall be placed overhead;  
Any storage building shall be consistent and compatible with the above materials and installation of those materials used on the exterior of the residence of the same Lot;  
Any exterior lighting fixture shall have adequate shielding, and no lighting fixture shall be installed that is or may become an annoyance or nuisance to Owners of adjacent Lots;  
No exterior radio of TV antenna, aerial, tower or satellite dish shall be allowed, except an antenna or dish no larger than one (1) meter in diameter, provided however, the POA shall be allowed to erect an antenna or aerial for a master system;  
All propane tanks must be buried or enclosed behind an attractive, decorative screen wall around all four (4) sides so as to be completely screened from view by another adjacent Lot or the roads of Pickett Mill. Additionally, if a decorative screen is used, it must be consistent and compatible in appearance with the materials and installation of those materials used on the exterior of the residence of the Lot where the Propane Tank is situated;  
All construction and other improvements shall be performed in strict compliance with state and local laws, regulations, codes and ordinances;  
Any damage or disturbance to a road in the subdivision in connection with construction or other activity on a lot shall be the responsibility of the owner of such lot, Such owner shall, at a minimum, restore the road as nearly as practicable, to its former condition, at such owner's sole expense;  
Proper culverts or tiles shall be installed under all driveways, which shall have an asphalt, concrete or all weather gravel surface;  
No silt or other drainage arising directly or indirectly from construction shall be permitted to enter upon the lot of another owner;  
Any violation of any land disturbance, ordinance or law, or other land use

The Secretary is directed to file this recorded Minutes in the Minute Book of the Corporation which represents the official records of the Corporation.

There being no further business, the meeting was, on motion, adjourned.

'Mark Holcomrj' President of Pickett  
Mill Property Owners Association,  
Inc.

CERTIFICATE:

I certify that the foregoing Resolution was duly adopted at the time and place therein set forth, and that the persons named are duly qualified officers of said corporation as set forth therein. I further certify that all required, notice of said meeting was duly given, and that said transaction fully complies with the rules and by-laws of said corporation.

-• ATTEST:

JAY ROGERS, SECRETARY

Sworn to and subscribed  
before me this \_\_ day  
of September, 2003..

Witness