

GEORGIA, UNION COUNTY

WHEREAS, WE, Kenneth Jenkins, Billy F. Fix, Lorenzo Allgood and Cathy L. Jarrett, the holders of the legal title to the below listed subdivision known as The Highlands, said tract being located in the 8th District and 1st Section of Union County, Georgia, and being 92.45 acres in Land Lots #94 and #95 as shown on a plat of survey prepared by North Georgia Land Surveyors September 15, 1983, said tract being recorded in the Office of the Clerk of Superior Court, Union County, Georgia, in Plat Book J and Folio 272:

Now therefore, we, the owners of said tract, hereby impose certain restrictions upon the above acreage for the protection of all Purchasers of such tract and their successors in title.

1. All land is restricted for residential use.
2. No permanent type mobile homes will be permitted.
3. No building shall be constructed closer than 20 feet to roads or closer than 10 feet to the sides or back property lines.
4. No land shall be used or maintained as a dump ground for rubble or garbage, automobile junk yard, or old abandoned cars, either temporarily or permanently. An auto shall be considered junked unless it has a current license plate.
5. No structure of a temporary character, basement, shack, garage, barn or other out buildings shall be used on any tract as a temporary or permanent residence.
6. The outside of any permanent structure must be finished within six (6) months from the beginning of construction date.
7. All residential structures must have 900 square feet of heated floor space, not including porches, decks and patios and must be of quality construction with concrete block foundation.
8. Enforcement of any provision hereof shall be by proceeding of law or in equity against any person or persons violations or attempting to violate any restriction or covenant herein, either to restrain violation or to recover damages or both.
9. These covenants and restrictions shall be recorded in the deed records of Union County, Georgia, and shall run with said land and shall be binding upon all parties and all persons claiming under them for a period of 25 years from the date of recording after which time, said covenants shall be automatically extended for a successive period of 10 years unless an instrument signed by a majority of the then owners of record of the land, agreeing to change said covenants and restrictions, in whole or part.

IN TESTIMONY WHEREOF, we have executed these restrictions and this instrument, on the 30th day of November, 1983.

Charles Gloy
Witness

Margaret C. Davis
Notary Public Commission Expires 2/25/86

Kenneth Jenkins
Kenneth Jenkins

Billy F. Fix
Billy F. Fix

Lorenzo Allgood
Lorenzo Allgood

Cathy L. Jarrett
Cathy L. Jarrett

**THE HIGHLANDS SUBDIVISION
COVENANTS RENEWAL and APPROVAL WITH
AMENDMENTS**

I/We, John H and Debra J Carty-Campbell
(print full name[s] as they appear on the deed), own this
property within the Highlands Subdivision:

Lot 4 Oak Crest (specify lot numbers);

as owners within the Highlands Subdivision, we support
the renewal of the original covenants, established 30
November 1983, with an amendment to covenant #3 and
with the addition of covenants:

Amendment to item #3

3. Require a thirty foot minimum setback from road, a thirty foot minimum setback from side boundaries, and and a twenty foot minimum setback from the back boundary of a parcel.

Additions:

1. Limit clear-cutting of timber to no more than 50% of property, including house pad, such that a minimal lot of two acres retains at least one acre of vegetation.
2. Limit subdividing of any parcel to two acres minimum.

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**THE HIGHLANDS SUBDIVISION
COVENANTS RENEWAL and APPROVAL WITH
AMENDMENTS**

We support the establishment of said covenants, the original plus three, for a period of twenty-five (25) years plus an automatic extension for a successive period of ten years unless an instrument signed by a majority of the then owners of record of the land, agreeing to change said covenants and restrictions, in whole or in part.

IN TESTIMONY WHEREOF, we have executed these restrictions and this instrument, on the 13 day of

June, 2013.

John Carty-Campbell
OWNER NAME (PRINT)

[Signature]
SIGNATURE

Debra J. Carty-Campbell
CO-OWNER NAME (PRINT)

[Signature]
SIGNATURE

[Signature]

Witness

[Signature]
Notary Public
Commission expires _____

