



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.

STATE OF GEORGIA
COUNTY OF UNION

RESERVATIONS AND RESTRICTIVE COVENANTS
ROSS RIDGE ESTATES

Know all men by these presents:

The undersigned being the owner and developer of the property shown on the attached Exhibit "A" which is incorporated herein by reference.

The Reservations and Restrictive Covenants hereinafter set out are to run with the land and shall be binding upon all parties and persons owning lots in Ross Ridge Estates or claiming under them.

If the owners of such lots or any of them, or their heirs, successors or assigns, shall violate any of the covenants hereinafter set out, it shall be lawful for any other person owning real property situated in said subdivision to prosecute any proceeding at law or in equity against the person or persons violating any of such covenants and either to prevent him from so doing or to receive damages for such violations, or both.

Invalidation of any of these covenants by judgment or otherwise shall in no wise affect any of the provisions, which shall remain in full force and effect.

1. No lot can be subdivided after the original sale in less than one (1) acre tracts.
2. No mobile homes shall be placed (permanently or temporarily) on any lot, or subdivision road.
3. No double wide mobile homes, or any modular homes, nor any factory constructed homes, shall be placed permanently or temporarily on any lot or subdivision road.
4. Such lots, and each and every one thereof, are for single family residential purposes only. Only one such residence shall be erected on any one lot, provided, however, that the owner of any lot may erect a garage, outbuilding or guest house for use in connection with such a residence. Rental of any guest house is prohibited, the occupancy thereof being limited to either guests or servants.
5. No such single family residence shall be constructed with less than eight hundred fifty (850) square feet of heated living space on the main floor, exclusive of any carport, garage, basement, deck, patio and open porches.
6. No building or any part thereof, including garages and porches, shall be erected on any lot closer than twenty (20) feet to the line bordering any subdivision road, or closer than ten (10) feet to either side lot line. Where two or more lots are acquired as a single building site, the lot lines shall refer only to the lot lines bordering the adjoining property owners.
7. When the construction of any building if once begun, work thereon must proceed diligently and must be completed on the outside within twelve (12) months from the start thereof and totally completed within twenty-four (24) months. No outbuilding, garage, shed, tent, gravel trailer, or temporary building of any kind shall be erected prior to commencement of

141/277

the erection of a residence, as is permitted hereby, and no outbuilding, garage, shed, tent, travel trailer, basement, or temporary building shall be used for permanent or temporary residence purposes; provided that this paragraph shall not be deemed or construed to prevent the use of a temporary construction shed, or travel during the period of actual construction of any residential structure on such property, or the use of adequate sanitary toilet facilities for workmen which may be provided during such construction.

8. No animals, birds, or fowl shall be kept or maintained on any part of the property, except ordinary household pets (e.g. dogs, cats, pet birds) which may be kept thereon in reasonable numbers as pets for the pleasure and use of the occupants but not for any commercial use or purpose.

9. No lot shall be used for commercial activity or business other than arts or crafts operated solely by family members occupying the residence.

10. No lot shall be used in whole or in part for any illegal activity nor for the storage of rubbish of any character whatsoever, nor for the storage of any property or thing that will cause such lot to appear in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept upon any lot that will emit foul or obnoxious odors, or that will cause any noise that will or might disturb the peace, quiet, comfort, or serenity of the occupants of surrounding property. Also, no automobiles, trucks or other motor vehicles not in running condition and with a current years license tag may be placed on the property.

11. All utility lines (including electrical and telephone lines) shall be placed underground and no outside utility lines shall be placed overhead.

12. There are hereby reserved for the purpose of installing and maintaining municipal and public utility facilities and for such other purposes incidental to the development of the property, easements along the subdivision roads and lot lines. All claims for damages, if any, arising out of the construction, maintenance, and repair of utilities or on account of temporary or other inconveniences caused thereby against owner or any of his agents or servants are hereby waived by the lot owners.

IN WITNESS WHEREOF, the owners hereby set their hands and affix their seals, this 22nd day of November, 1985.

ROSS RIDGE ESTATES

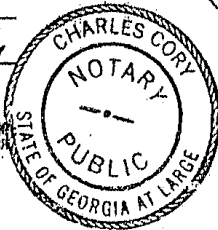
B. H. Griffin
B. H. GRIFFIN

Rodney B. McCombs
RODNEY B. MC COMBS

Myron B. Turner
MYRON B. TURNER

Allen Conley
Witness
Charles Cory
Notary Public

NOTARY PUBLIC, GEORGIA, STATE AT LARGE
MY COMMISSION EXPIRES FEB. 23, 1988



Filed and Recorded November 22nd, 1985 at 2:30 P. M.

Allen Coxley
c.f.c.

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 215 and 218, 17th District, 1st Section, Union County, Georgia, containing 125.25 acres, as shown on a plat of survey by M. E. Richards, Union County Surveyor, dated April 9, 1985, recorded in Plat Book P page 56 Union County records which description on said plat is incorporated herein by reference.

141/279

279