

# **TRAIL BRANCH PROTECTIVE COVENANTS**

This lot is subject to the following restrictions, which are covenants running with the land. All purchasers of this lot, for themselves, their heirs and assigns by the purchase of said lot, agree to be bound by the covenants contained, and may be enforced by the owner of any lot in the subdivision, and shall remain in force and effect until June 1, 2018.

1. Lots shown shall be for single-family private dwellings with no lot or structure being used for any type of business or commercial enterprise.
2. No lot shall be subdivided and each lot is restricted to only one (1) residence per lot unless Seller/Developer gives permission in writing.
3. No private dwelling shall be nearer a frontage road than sixty (60) feet, nor nearer than forty (40) feet from a rear lot line, nor nearer than twenty (20) feet from a sideline on any lot.
4. Any modular or manufactured home placed on any lot must be underpinned within 6 months of placement with a material of either brick, stone, masonry or such material approved by the Developer and may not be older than five (5) years from the date of placement.
5. No single-wide mobile home, temporary house, tent or trailer shall be permitted.
6. Any residence placed or erected on any lot must meet all Bleckley County code requirements and must be underpinned.
7. No structure shall be placed, constructed or erected upon such property without the prior written approval of the plans and specifications by the Seller/Developer.
8. All structures erected shall be completed within one (1) year from the date that structural work begins.
9. Landscaping and all-weather drive shall be completed within one (1) year from the date that structural work begins.
10. Two (2) large animals (horses, cattle) may be permitted per acre; however, no swine or poultry shall occupy said lots.
11. No kennels or commercial breeding of any type will be allowed on any lot.
12. Any individual water system or sewage disposal system placed on said land must be approved by and comply with the Bleckley County Health Department's rules and regulations prior to placing or beginning the construction of residence; no outhouses or privies are allowed.
13. No accumulation of discarded personal effects, debris, waste, garbage, or other unsightly objects or matter will be permitted on any lot.
14. No inoperative vehicle, or parts of same, shall remain parked on any lot.
15. No timber or trees can be cut without prior written permission of Seller/Developer and all proceeds must apply to the outstanding indebtedness.
16. Seller/Developer shall have the right to periodically mow the grass on said lots and do any other maintenance necessary to enhance the appearance of the property.
17. Invalidity of any of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.