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001382

STATE OF GEORGIA,
COUNTY OF LUMPKIN.

RESTRICTIVE COVENANTS ON ETOWAH SHOALS SUBDIVISION

RE: LAND LOTS 325, 326, 327 and 374, 375 and 376
ALL OF THE 12TH DISTRICT AND 1ST SECTION OF
LUMPKIN COUNTY, GEORGIA, PLAT BOOK 18,
PAGE 02, LUMPKIN COUNTY RECORDS.

WHEREAS, the undersigned are owners of the above referenced property and whereas the owners desire to sell said property in small acreage portions and whereas the owners desire to insure the orderly development of said small acreage pieces in a manner consistant with all of the other property described above:

NOW THEREFORE, the owners have hereunto bound themselves, their heirs 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 of the property.

(2) No hogs, chickens, cattle or horses, or any other live stock shall be kept on any of the property. Domestic dogs and cats may be kept on the property.

(3) No owner shall permit his lot or property to be used as a junk yard or to become a junk yard, nor shall any nonfunctioning automobiles remain on said property in excess of thirty days.

(4) No mobile homes, double wides, or house trailers shall be permitted on any of the lots or property. All housing must be built on the site where said house is to permanently remain.

(5) No house shall be build so that there is any exposed concrete block.

(6) All houses and dwellings constructed on said property shall have a minimum square footage of 800 square feet of interior heated space.

(7) These restrictive covenants shall run with and bind the land in all subsequent owners of the land, for a perior of 20 years and at the end of 20 years shall automatically renew themselves, unless more than 75% of the then lot owners desire to modify, abolish or expand said restrictive covenants. Unless modified, abolished or expanded by the then lot owners, these restrictive covenants shall automatically renew themselves for successive 20 year periords.

GEORGIA, LUMPKIN COUNTY
CLERK'S OFFICE SUPERIOR COURT

FILED 9:30A Nov 18 1988
RECORDED Deed Book 66 Page 258-259
THIS 18th DAY OF Nov 1988
Edward E. Tucker
EDWARD E. TUCKER, CLERK