

NOTICE REGARDING COVENANTS & RESTRICTIONS

Please note:

The attached covenants and/or restrictions are provided as a courtesy. These are not guaranteed by the property owner, Broker, or Listing Agent, and these parties do not ensure accuracy nor enforceability. Buyers/interested parties are urged as part of their Due Diligence to contact the relevant community or homeowner's association, developer, and/or legal counsel to determine what covenants and/or restrictions apply, how long they may remain in force, and if any changes or amendments have occurred or are currently under consideration

RESTRICTIONS APPLICABLE TO

WHITE OAK FOREST

THIS DECLARATION made this 24 day of Nov, 1982
by HAL HERRIN, owner of White Oak Forest.

WHEREAS, THE ABOVE PARTY is owner of land in Land Lot 233
and 234, 18th District, 1st Section, Towns County, Georgia and
being known as White Oak Forest; the Plat of said property by
R.A. Hathaway dated 9/26/73 is recorded in Plat Book 4 page 287.
WHEREAS, the owner desires to subject said property to

restrictive covenants; and

WHEREAS, the restrictions are for the protection and benefit
of said lots and for the benefit of all subsequent owners of said
lots, and each of which shall insure to the benefit of and run
with each of said lots.

NOW, THEREFORE, the above property shall be subject to the
following restrictions:

1. Lots shall be used for the purpose of one private single
family dwelling.
2. No structure shall be built on any lot having less than
1.0 of an acre.
3. No lot shall be used for commercial purposes.
4. No animals or fowls may be kept on any lot or tract for
commercial purposes.
5. No mobile homes, tents or temporary structures shall be
placed on any lot.
6. No structures of any nature shall be erected, placed,
altered or permitted to remain on any lot closer than 20 feet from
the right of way of any street on which the lot fronts, nor shall
any building be built closer than 10 feet to any side property line
of the lot.
7. No building shall be erected, placed, altered or permitted
to remain on any building lot in the subdivision unless said house has
a minimum of 900 square feet of living space under roof.

IN WITNESS WHEREOF, I have hereto set my hand and seal.

Charles F. Cory
P. O. Box 307
Hawesville, Georgia 30546
(404) 690-1221

WITNESS

NOTARY PUBLIC

Georgia, State At Large
Notary Public U. S. 29, 1985

HAL HERRIN

GEORGIA, TOWNS COUNTY
CLERK'S OFFICE SUPERIOR COURT.
FILED FOR RECORD Nov. 24
1982, AT 11:00 O'CLOCK A.M.
RECORDED Nov. 24 1982
IN BOOK NO. 22 Page 288