

✓ Maurice Bundy  
600 Salem Valley Rd  
Ringgold, GA 30736

See Amendment 628/233 553

RESTRICTIVE COVENANTS ON  
SPRING PLACE SUBDIVISION

WHEREAS, MAURICE S. AND PEGGY M. BANDY, hereinafter "Developers" are the owners of a tract of land as described by deed in Deed Book 406, Page 647, in the Office of the Clerk of the Superior Court of Catoosa County, Georgia; and

WHEREAS, said tract has been divided into a residential subdivision known as SPRING PLACE SUBDIVISION, as shown by plat of record in Plat Book 16, page 53, in the Office of the above-said Clerk; and

WHEREAS, Developers desire to impose RESTRICTIVE COVENANTS on said subdivision in order to promote the orderly development of said tract as a residential subdivision for the benefit of Developers and the future owners of lots in said subdivision;

NOW THEREFORE, Developers impose the following RESTRICTIVE COVENANTS, which shall run with the land, on all the lots in said subdivision:

- 1) Homes of rancher style construction in said subdivision must contain at least 1,800 square feet of living space, on same level, exclusive of garages, enclosed porches and decks, and other such spaces. Homes of two-story construction must contain at least 900 square feet of living space on each level and homes of one and one-half story construction must contain at least 1,800 square feet of living space, exclusive of such spaces. All homes must be single-family residences. Mobile homes, modular homes, duplexes, and apartments are prohibited.
- 2) No exposed concrete blocks may be used in the construction of any home in said subdivision. Foundations must be faced with brick, except that stucco may be used on the rear elevation of foundations of homes not on front lots.
- 3) Exterior walls of homes must be painted, unless faced with brick or vinyl siding.
- 4) All homes must have at least a two-car garage and must be open to side of home. The construction of carports is prohibited.
- 5) All driveways must be double driveways and must be constructed of concrete. The first 100' of all flag lot driveways must be paved.
- 6) All homes must have a roof pitch of at least 7/12 and must be guttered in front and rear.
- 7) The foundation of all front porches or front stoops and steps must be of masonry construction.
- 8) All homes must fully comply with all local building codes and ordinances.
- 9) All home plans in said subdivision must be approved in writing by Developers before any construction begins. Said plans must specifically show for approval, the appearance, main floor elevations, and exterior paint color scheme of each home.
- 10) All homes built must be completely finished, including yard, driveway, landscaping and painting, within six months of the date construction began.

CATOOSA COUNTY, GEORGIA  
Filed and recorded in this office April 24  
Recorded in Deed Book 586 Page 553  
1997 at 2:15 p.m. NORMAN L. STONE, Clerk

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11) Outbuildings, detached garages, pools and fences may be built in rear yards only. Outbuildings and detached garages must be built of the same construction as the home on the lot and painted the same color as the home.

12) No building shall be located on any lot nearer than thirty (30) feet to the front line, or nearer than twenty-five (25) feet to any side street line, and no building shall be located nearer than ten (10) feet to an interior lot line.

13) All pets shall be kept within fences in said subdivision. No horses, cattle, goats, sheep, swine or other farm livestock may be kept on any lot.

14) No truck larger than one ton in size may be parked or kept on any lot, except during the construction of the home.

15) No junk or inoperable cars or carts in need of body repair may be parked or kept on any lot.

16) No satellite dishes or external antennas which exceed 40 inches in diameter may be erected on any lot or home. All satellite dishes must be located at the rear of the homes.

17) All mailboxes shall be constructed of brick.

18) Each lot owner agrees to bear an equal share of the costs of maintenance of the subdivision entrance sign.

These RESTRICTIVE COVENANTS are hereby declared to be severable. In the event any one of them is declared invalid by the final judgment of a court of law, the remainder shall continue in full force and effect. These COVENANTS shall be in effect for a period of 25 years, and shall automatically be renewed for successive periods of 25 years, unless canceled or amended by a two-third majority of the then lot owners, evidenced in writing, recorded in the Office of the Clerk of the Superior Court of Catoosa County, Georgia.

This 24 day of April, 1997.

Mary Wright  
Notary Public

Lisa Jean  
Witness

Maurice S. Bandy  
Maurice S. Bandy

Peggy M. Bandy  
Peggy M. Bandy

✓Piccup

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AMENDMENT OF THE RESTRICTIVE COVENANTS OF THE  
SPRING PLACE SUBDIVISION

**WHEREAS**, certain restrictive covenants were imposed upon the Spring Place Subdivision in Original Land Lot No. 176 in the 9<sup>th</sup> District and 4<sup>th</sup> Section of Catoosa County, Georgia, as shown by plat of record in Plat Book 16, Page 53, in the Office of the Clerk of the Superior Court of Catoosa County, Georgia; and

**WHEREAS**, it is now desired by the owners of said subdivision, prior to the sale of any lots in said subdivision, that the said restrictions be amended.

**NOW THEREFORE**, in consideration of the premises, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, the owners of all the lots in the aforesaid Spring Place Subdivision do hereby agree to amend and by these presents, do hereby amend the restrictive covenants as set out in Deed Book 586, Page 553, in the Office of the Clerk of the Superior Court of Catoosa County, Georgia, in the following particulars:

- 1) Item No. Two (2) of said Restrictive Covenants is hereby amended by deleting it in its entirety and substituting in lieu thereof the following: No exposed concrete blocks may be used in the construction of any home in said subdivision. Foundations must be faced with brick. Mountain stone may be used in wooded lots only. Stucco may be used on the rear elevation of foundations of homes in wooded lots.
- 2) Item No. Three (3) of said Restrictive Covenants is hereby amended by deleting it in its entirety and substituting in lieu thereof the following: Exterior walls of homes must be painted, unless faced with brick or vinyl siding. However log homes may be used on wooded lots if approved by developer.
- 3) Item No. Four (4) of said Restrictive Covenants is hereby amended by deleting it in its entirety and substituting in lieu thereof the following: All homes must have at least a two car garage. The construction of car ports is prohibited.
- 4) Item No. Five (5) of said restrictive covenants is hereby amended by deleting it in its entirety and substituting in lieu thereof the following: Front lot driveways must be double driveways and must be constructed of concrete. The first 100' of all flag lot driveways must be paved.

CATOOSA COUNTY, GEORGIA  
Filed and recorded in this office April 3  
19 98 at 12 P m  
Recorded in Deed Book 628 Page 233  
NORMAN L. STONE, Clerk

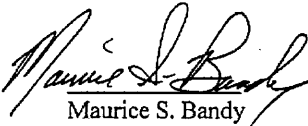
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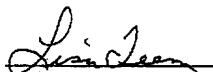
- 5) Item No. Eleven (11) of said restrictive covenants is hereby amended by deleting it in its entirety and substituting in lieu thereof the following: Out buildings, detached garages, pools and fences may be built in the rear yards only for the front lots. Out buildings and detached garages must be built of the same construction as the home on the lot.
  
- 6) Item No. Seventeen (17) of said restrictive covenants is hereby amended by deleting it in its entirety and substituting in lieu thereof the following: Mailboxes shall be constructed of brick. Exceptions must be approved by developer.


All other provisions of the restrictive covenants dated April 24, 1997 and recorded in Deed Book 586, Page 553, in the Office of the Clerk of the Superior Court of Catoosa County, Georgia are to remain in full force and effect.

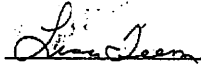
IN WITNESS WHEREOF the said owners of said lots in said subdivision have hereunto set their hands and affixed their seal.


This 3 day of April, 1998.

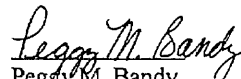
  
Maurice S. Bandy

  
Witness

  
Notary Public

  
Witness

  
Notary Public

  
Peggy M. Bandy