

Restrictive covenants on Stone Creek Subdivision

No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single-family dwelling not to exceed three stories in height and a private garage for not more than two automobiles, and one single story out building of the same quality and general design as the dwelling on the condition that said out building be located on the rear portions of said lot and not closer than twenty-five feet to any side of said lot and not closer than thirty feet to the rear of said lot.

Any dwelling erected on any lot or parcel of said subdivision must contain at least 1400 square feet of floor space, exclusive of garage and basement. Two story dwellings must contain at least 1200 squarefeet of floorspace on the ground floor.

No surplus or junk automobiles shall be kept upon or allowed to stand on any lot in said subdivision or on the streets of said subdivdsion; nor shall any major repairs to automobiles be made on the said premises; the intention of this covenant being to prohibit unsightly junk or inoperative automobiles to be kept on said lots or streets.

Any dwelling erected on any lot or parcel in said subdivision must front onthe street upno which the lot fronts, and must be set back at least 50 feet from the front line of said lot and 25 feet from the side line and 30 feet from the rear line.

No asbestos siding shall be allowed in the exterior construction of any dwelling in said subdivision. All exposed concrete blocks must be bricked, stoned or stuccoed.

No structure of temporary character, such as, but not limited to, trailers,tents, shacks, garages, baths or other out buildings shall be used on any lot at any time as a residence either temporarily or permanently. Nor shall any mobile homes, single or double wide, be moved on to said premises for any reason. Nor shall any dwelling be occupied untill it is completely finished on the outside, and said dwelling must be completed inside and outside within twelve months from the time the fondation footing is commenced.

All dwellings erected on any lot must be equipped with inside toilet facilities and must have a septis tank and feild line of the type and quality appooved by the Georgia Department of Public Health and approval of said facilities must be obtained prior to occupancy.

No fence, wall, shall be erected or placed on the front of any lot, however attractive fences may be erected on the rear end on the sides of the dwelling house.

No trade or business of any kind or character, nor the practice of any profession nor any building or structure designed or intended for any purpose connected with any trade or building or practice of any profession shall be permitted or maintained

upon the said lots and no livestock or fowl shall be kept or allowed to be maintained on any lot, ordinary housepets excepted.

No signs of any kind shall be displayed to the public view on any lot except one sign of not more than 5 feet squarefeet advertising the property for sale.

No drilling for oil, gas or other minerals or quarring or other mining operations of any kind or nature shall be permitted on any lot, no tunnels, tanks or derricks designed for the above use shall be permitted upon any lot.

No lot shall be used or maintained as dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

No lot shall be clear cut or timbered