

RETURN DOCUMENT TO:

Harry E. Bridges, Jr.

P. O. Box 1054

LaFayette, GA 30728



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 Walker, Ga. Clerk Superior Court

BK 1349 pg 635-638

RESTRICTIVE COVENANTS ON
 BRIDGE CREEK ESTATES

WHEREAS, HARRY E. BRIDGES, JR., hereinafter "Owner" is the owner of a tract of land as described by deed in Deed Book 1349, Page 630/632 in the Office of the Clerk of the Superior Court of Walker County, Georgia; and

WHEREAS, said tract has been divided into a residential subdivision, known as BRIDGE CREEK ESTATES, as shown by plat of record in Plat Book 12, Page 248, in the Office of the above-said Clerk; and

WHEREAS, Owner desires 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 Owner and the future owners of lots in said subdivision; and

WHEREAS, Owner will defer authority to impose restrictions when all lots have been sold to a Homeowners Association when established;

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

1. Homes of single story construction of said subdivision must contain at least 2000 square feet of living space, exclusive of garages, enclosed porches and decks, and other such spaces. Homes of one and one-half story and of two story construction must contain at least 1500 square feet of living space on ground level, exclusive of such spaces. 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 or mountain stone. The use of permastone in construction is prohibited.

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3. Exterior walls of homes must be faced with brick, mountain stone or vinyl siding.
4. All homes must have at least a two car garage. The construction of carports is prohibited.
5. All driveways must be constructed of concrete. If curb is cut for driveway, a 1.5 inch curb lip must be left from road base, and curb corners must be curved and refinished with concrete.
6. All homes must have a roof pitch of at least 8/12, and must be guttered in front and rear.
7. The foundation of all front porches 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 Owner 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 begins. All yards, porches and decks to be kept and maintained in a neat and orderly fashion.
11. All pets must be kept within fences in said subdivision.
12. No truck larger than one ton in size may be parked or kept on any lot, except during construction of the home.
13. No junk or inoperable cars or carts in need of body repair may be parked or kept on any lot.
14. No satellite dishes or external antennas, which exceed 18 inches in diameter, may be erected on any lot or home. All satellite dishes must be located at the rear of the home.

15. All mailboxes shall be constructed of brick/mountain stone, corresponding to house foundation, and restricted to a size of 20" x 24" (2.5 X 3 bricks) and a height of 60" from sidewalk. Mailbox must be positioned against curb near driveway, and to meet postal standard, must be 42" in height from road base to bottom of mailbox.

16. Any night lighting must be attached to the home.

17. Each lot owner agrees to bear an equal share of the cost of maintenance of the subdivision entrance area and signage.

18. Streets must be kept clear for traffic; no parking will be allowed on streets of any type of vehicle or other objects.

19. No lot may be subdivided or used for any purpose other than the construction of a single family dwelling.

20. Fencing can only be done in back of house and no higher than 5 feet in height. Chain link fences are prohibited.

21. No swings or swing sets are to be placed on the porches or on the property.

22. All homeowners must comply with local and state laws and zoning ordinances.

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 COVENANTS shall be in effect for a period of twenty-five (25) years, and shall automatically be renewed for successive periods of twenty-five (25) years, unless cancelled or amended by a two-thirds majority of the then lot owners, evidenced in writing, recorded in the Office of the Clerk of the Superior Court of Walker County, Georgia. Owner shall have power, during the construction of homes on said lots, to grant waivers on minor violations of these RESTRICTIVE COVENANTS which, in his opinion, do not materially affect the purpose of these COVENANTS. Owner reserves the right, as long as Owner owns any lot in this subdivision, to amend any or all of these RESTRICTIONS, as he sees fit. All other amendments shall be made by a two-thirds majority of the lot owners, evidenced in writing, recorded in

said Clerk's Office. Either Owner or any lot owner shall have power to enforce these RESTRICTIVE COVENANTS on any person violating them by appropriate action in a court of law of competent jurisdiction. Any person violating these RESTRICTIVE COVENANTS shall be liable for any damages caused and the cost of enforcement, including court costs and attorney's fees.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and affixed his seal on the 9th day of December, 2004.

Harry E. Bridges, Jr. (SEAL)
HARRY E. BRIDGES, JR.

Signed, sealed and delivered in the presence of:

James A. Cabrey
UNOFFICIAL WITNESS

Janet Quinn
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6-8-05

