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RESTRICTIVE COVENANTS

HICKORY HILL SUBDIVISION
PHASES II, III AND IV
BEING A PART OF LAND LOT 114 IN THE
28TH DISTRICT AND 3RD SECTION OF
CATOOSA COUNTY, GEORGIA

GEORGIA, CATOOSA COUNTY.

In consideration of the premises, and for the protection of the undersigned and future owners of lots in said subdivision, this declaration and agreement is made:

(1) Use of Land. The land included in said Hickory Hill Subdivision, Phases II, III and IV, shall be used for private residential purposes only, and no building of any kind whatsoever shall be erected or maintained on the land zoned solely for private residential purposes except (a) private dwelling houses, each dwelling house being designated for occupancy by a single family; (b) private garages for the sole use of the respective owners of occupants of the building plots upon which such garages are erected, which may contain living quarters for one or more employees of such owners; (c) buildings (including garages in paragraph (b) hereof) for the storage of non-commercial vehicles, equipment and tools used in the maintenance of the building plot upon which erected, private greenhouses, spring or pump houses, garden shelters and bathhouses accessory to swimming pools; and (d) a building to shelter a dog kept for the pleasure of the occupants of the land. Not more than one residence shall be erected or maintained upon any building plot. A building plot as used in this instrument shall be defined as one or more entire lots shown upon the recorded plat or as one entire lot and a part or parts of adjoining lots. The main dwelling must be constructed before the erection of any secondary building and no structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence, either temporarily or permanently.

(2) Approval of Plans. No building, boundary fence or wall, or other structure shall be commenced, erected, placed or altered on said land until the plans and specifications showing the nature, kind, shape, dimensions, materials, exterior color scheme and location of such structure shall have been submitted to and approved in writing by Marvin Swanson and Bennie Swanson, Co-Trustees of the Estate of G. W. Swanson, deceased, or their duly authorized representative.

(3) Dwelling Minimum Size. No dwelling shall be permitted on any lot having a ground floor area of the main structure, exclusive of one-story open porches, breezeways and garages, of less than 1,550 square feet for a one-story dwelling, and a dwelling having more than one story not less than 2,000 square feet. Provided, the main living area or quarters may be included in what is known as split-level houses. (Any level to qualify as a main living area shall be exposed for full height on three sides.)