

This conveyance is subject, however, to the following protective covenants, said covenants to be running with the land, to wit:

1. The purchaser hereby agrees to make the real estate above described available to any person, firm or corporation for development of electric power, water, sewerage and other utilities that will or may be used by most of the lot owners in the

subdivision and a right of way Twenty (20) feet in width at any point along the side, rear, or front lines of each lot in the subdivision is hereby reserved for this purpose.

2. It is expressly understood and agreed that all roads in the subdivision are Forty (40) feet in width, with Twenty (20) feet thereof being within the bounds of the lot herein conveyed and it is further understood and agreed that said roads are for the mutual benefit and use of all of the lot owners in said subdivision and that the maintenance of said roads shall be the sole responsibility of the owners of the lots that adjoin said roads. And it is further understood and agreed that all driveway culverts will be at least Twenty (20) feet from the center of said road right of ways.

3. It is further understood and agreed that no right of ways shall be permitted through any of the lots in said subdivision for the purpose of granting access to any adjoining real estate which is not a part of said subdivision.

This conveyance is also subject to a Road Maintenance Agreement dated the ___ day of _____, 1994, and a copy of same being attached hereto and made a part hereof, and the grantees herein are bound thereby by all of its terms, stipulations and conditions.

Frankburg
GA