

Filed and Recorded May 14th, 1984 at 3:45 P. M.

GEORGIA, UNION COUNTY

C.S.C.

WHEREAS, MR Kenneth Jenkins, Billy P. Fix, Lorenzo Allgood, the holders of the legal title to the below listed subdivision known as Skeneah Acres, said tract being located in the 10th District and 1st Section of Union County, Georgia, and being 130.04 acres in Land Lot # 107 as shown on a plat of survey prepared by North Georgia Land Surveyors May 4, 1983, said tract being recorded in the Office of the Clerk of Superior Court, Union County, Georgia, in Plat Book J and Folio 296;

Now therefore, we, the owners of said tract, hereby impose certain restrictions upon the above acreage for the protection of all Purchasers of such tract and their successors in title.

1. All land is restricted for residential use.
2. No permanent type mobile homes will be permitted.
3. No building shall be constructed closer than 20 feet to roads or closer than 10 feet to the sides or back property lines.
4. No land shall be used or maintained as a dump ground for rubble or garbage, auto-mobile junk yard, or old abandoned cars, either temporarily or permanently. An auto shall be considered junked unless it has a current license plate.
5. No structure of a temporary character, basement, shack, garage, barn or other out buildings shall be used on any tract as a temporary or permanent residence.
6. The outside of any permanent structure must be finished within six (6) months from the beginning of construction date.
7. All residential structures must have 800 square feet of heated floor space, not including porches, decks and patios and must be of quality construction with concrete block foundation. Foundations shall be constructed so as to be completely enclosed. No exposed block, rock, brick or wood pillars will be allowed.
8. Enforcement of any provision hereof shall be by proceeding of law or in equity against any person or persons violations or attempting to violate any restriction or covenant herein, either to restrain violation or to recover damages or both.
9. These covenants and restrictions shall be recorded in the deed records of Union County, Georgia, and shall run with said land and shall be binding upon all parties and all persons claiming under them for a period of 25 years from the date of recording after which time, said covenants shall be automatically extended for a successive period of 10 years unless on instrument signed by a majority of the then owners of record of the land, agreeing to change said covenants and restrictions, in whole or part.

IN WITNESS WHEREOF, we have executed these restrictions and this instrument, on the 14th day of May, 1984.

John R. Allen
Witness

Cathy J. Jansett
Notary Public
My Commission Expires May 20, 1988
SEAL AFFIXED

Kenneth Jenkins
Kenneth Jenkins

Billy P. Fix
Billy P. Fix

Lorenzo Allgood
Lorenzo Allgood