

WEAS, WE Michael J. Mashburn and Robert F. Jackson, the holders of legal title to the below listed property, being 65.830 acres in Land Lot #65, #36, #95 & #96, 9th District, Section #1 of Union County, Georgia, and being Lots #1 thru #18 as shown on a plat of survey prepared by TAMROK & Associates, September 10, 1998. Said plat being recorded in the Union County records as Spring Hills Subdivision.

NOW, THEREFORE, WE, the owners of said property, hereby impose certain restrictions upon the above acreage for the protection of all Purchasers of such tracts and their successors in title.

1. All tracts are restricted for residential use.
2. No permanent type mobile or modular homes will be permitted.
3. No building shall be constructed closer than 20 feet to roads or closer than 10 ft to the sides or back property lines.
4. No tract shall be used or maintained as a dump ground for rubble, garbage, automobile junk yards, or old abandoned automobiles, either temporary or permanently.
5. No structure of a temporary character, basement, shack, garage, barn, or other outbuildings shall be used on any tract as a temporary or permanent dwelling. New dwellings must be 1200 sq ft minimum, excluding porches, decks, and patios.
6. The outside of any permanent structure must be finished within six (6) months from the beginning of construction date.
7. No noxious or offensive activity or noise shall be permitted on any part of said realty, nor shall anything be done thereon which may be or may become an annoyance or nuisance to adjacent property owners of said realty or the neighborhood.
8. Enforcement of any provision hereof shall be by proceeding of law or in equity against any person, or persons violating or attempting to violate any restriction or covenant herein, either to restrain violation or recover damages or both.
9. After conveyance of a lot by the Developer, no lot shall be subdivided.
10. No lot shall be used for commercial activity or business, unless an in-home office.
11. All subdivision lots are for single-family residential purposes only. Only one (1) residence shall be erected on any one lot, provided however, that the owner of any lot may erect an unattached garage, outbuilding or guest house for use in conjunction with such residence. Rental of any such guest house is prohibited, the occupancy thereof being limited to either guest or servants.
12. Developer has the right prior to sale, to resubdivide any portion of said property as long as said alterations do not adversely affect any adjacent property owners.
13. All owners shall allow extensions to utility easements as such become necessary for water, sewage, electricity, cable television, and telephone to adjacent lots, provided all grounds are returned to their original condition. All lots subject to subdivision easements. All claims if any, arising out of the construction, maintenance, and repair of utilities or on account of temporary or other inconveniences caused thereby against owner or any of his agents or servants are hereby waived by the lot owners.
13. These covenants and restrictions shall be recored 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 20 years from the date of recording, after which time, said covenants shall automatically be extended for a successive period of 10 years unless an instrument signed by a majority of the then owners of record of the land, agreeing to change said covenants and restrictions, in whole or in part.

IN WITNESS THEREOF, the owners hereby set their hands and affixes their seals, this 9th day of November, 1998.

James H. Slade
Witness

Michael J. Mashburn
Michael J. Mashburn

William D. Nichols
Notary Public, Georgia, E.P.
SEAL AFFIXED 3/15/99

Robert F. Jackson
Robert F. Jackson

UNION COUNTY, GEORGIA	
November 10th, 1998	
Filed	1998
at 10:55 A.M.	
Recorded	November 10th, 1998