

STATE OF GEORGIA
COUNTY OF TOWNS

DECLARATION OF RESTRICTIONS, LIMITATIONS AND COVENANTS
RUNNING WITH THE LAND

This Declaration made this 20TH day of MAY, 2004 by Robert L. Eaton (herein called Owner & Developer) of said property known as Oakwood Subdivision, located in Land Lot 259 of the 9th District of Union County, Georgia as shown on plat of survey by Rochester and Associates dated _____ and recorded in Book 54, page 144 Union County Records.

Now therefore, Owner & Developer declares that the real property described above is and shall be held, transferred, sold, mortgaged, conveyed, occupied and used subject to the covenants, conditions, restrictions, and easements herein set forth.

The purpose of the following covenants and restrictions is to ensure the use of said property by the owners, to prevent the impairment of the attractiveness of said realty, and to maintain the desired character of the community, and thereby to secure each present or future owner, the full benefit and enjoyment of their property.

Enforcement of the covenants and restrictions contained herein and of any other provisions hereof shall be by any appropriate proceedings at law or in equity against any person or persons violating or attempting to violate said covenants and restrictions or provisions, either to restrain violation, to enforce personal liability, or to recover damages or by any appropriate proceeding at law or in equity against the land to enforce any lien or change arising by virtue thereof. The failure of Owner & Developer, or any lot owner to enforce any of said covenants and restrictions or other provisions shall in no event be deemed a waiver of the right to do so thereafter.

After the conveyance of a lot by the Owner & Developer, said lot shall not be subdivided.

This property shall be used for single-family residential purposes only; only one residence per lot. No commercial usage and/or activities of any type shall be permitted and/or conducted on or from any lot. No commercial vehicles may be used, parked, stored and/or maintained on any lot. These restrictions and covenants automatically renew after twenty (20) years or as set by the Code of Georgia.

No commercial signs, except:

- (a) lot owner's or real estate brokers' signs of "for sale" or "for rent"; or
- (b) signs placed by the developer for the identification, promotion and sale of lots within the subdivision, or homes erected thereon; or
- (c) street name or traffic control signs placed by the developer or appropriate governmental authority; or
- (d) such signs as may be required by legal proceedings;

shall be erected or maintained upon any lot or subdivision road.

When construction of any building is begun, work thereon must be prosecuted diligently and must be completed within twelve (12) months from start thereof. No outbuildings, garages, sheds, tents, travel trailers, basements or temporary buildings shall be used for permanent or temporary residence purposes. No camping allowed. No relocated older homes allowed.

Only one outbuilding and one garage may be located on any one lot. Such building will be located behind residence, with same building set back lines as main residence.

Fences allowed in rear yard only. Wood rail fences allowed in front.

No residence shall be constructed with less than twelve hundred (1200) square feet of heated living space, exclusive of any carport, garage, basement, deck, patio and open porches. When residence is two stories or has sleeping loft, main floor is to have a minimum of one thousand (1000) square feet.

No vinyl siding or brick can be used on exterior of residence. All exposed concrete and block walls will be covered with stone. All house plans and all out buildings must be approved by Owner & Developer, until such time as Owner & Developer does not own any lots in subdivision.

All utility lines will be underground.

No part of said land shall at any time be used as a garbage or trash dump. No unused or junked cars can be stored openly on premises. All vehicles shall have a current license plate.

No structure can be placed within fifteen (15) feet of any property line and fifty (50) feet from road easement (Oakwood Road).

No animals, birds, livestock, poultry or fowl of any kind shall be raised, kept or bred on any lot, except for ordinary household pets (e.g. dogs, cats, pet birds) which may be kept thereon in reasonable numbers as pets for the pleasure and use of the occupants, but not for any commercial use or purpose. All dogs must be kept on owner's property. When dogs are not on owner's property, they must be on a leash and accompanied by owner at all times. No continuous barking dogs will be allowed that are a disturbance to the neighborhood. No more than two dogs allowed per household. No horses allowed.

Owner & Developer hereby gives notice to all present and future lot owners that said road (Oakwood Road) will not be constructed to Union County standards, and therefore will not be maintained by Union County.

Developer will maintain road until 60% of all lots sold. Lot owners will maintain road after this period of time.

Additional easements along roads shall be granted as necessary for future utility service, road maintenance, paving, etc. The Owner & Developer reserves the right to deed easements for road access and utility lines across lot 6 for further development on adjoining property as long as owner developer owns said lot. No other lot owner will be allowed to give such easements on any other lot.

Lot numbers one and two were taken from lot 4B of Sorgham Mill subdivision and will be subject to these restrictions also. Record in deed book 294, pages 518 and 519.

It is explicitly understood by the lot owners that damage to the subdivision roads caused directly by ongoing construction of a particular owner shall be the responsibility of said owner to repair.

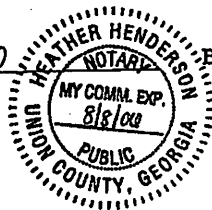
The majority of lot owners at a future date may wish to deed right of way easements (Oakwood Road) to Union County. At this time, all lot owners will be rejoined to deed such easements as shown on plat. The Owner & Developer hereby reserves the right (without obligation) to dedicate the subdivision road rights of way to an appropriate governmental agency.

In witness thereof, the owner hereby sets his hand and seal this 20th day of May, 2004.

Kelly McIntosh
Witness

OAKWOOD SUBDIVISION

Heather Henderson
Notary Public



BY: Robert J. Edwards

UNION COUNTY, GEORGIA
FILED & RECORDED... MAY 20TH
20... 04 ...AT... 8:50 ...A.M.
RECORDED IN BOOK... 526 ...PAGE 419-421

Robert J. Edwards S.C.G.