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SUPERIOR COURT
BARROW COUNTY, GA

PROTECTIVE COVENANTS
FOR
RIVERS CALL SUBDIVISION

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GLORIA M. WALL, CLERK

LOTS AS SHOWN ON PLAT OF RIVERS CALL SUBDIVISION, WHICH IS RECORDED IN PLAT BOOK 56, PAGE 67, BARROW COUNTY, GEORGIA RECORDS, ARE SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH ARE COVENANTS RUNNING WITH THE LAND. ALL PURCHASERS OF LOTS, CONTAINED IN SAID PLAT, FOR THEMSELVES, THEIR HEIRS AND/OR ASSIGNS, BY THE PURCHASE OF SAID LOTS, AGREE TO BE BOUND BY THE COVENANTS CONTAINED HEREIN AND MAY BE ENFORCED BY THE OWNER OF ANY LOT IN THE SUBDIVISION.

1. Lots shown shall be for single family private dwellings with no lot or structure being used for any type of business or commercial enterprise. No building shall be erected on any lot to be used as a school, church or kindergarten.

2. No lot shall be subdivided such as to create an additional building lot.

3. No temporary house, shack, tent or trailer shall be erected on any lot.

4. No mobile, modular or manufactured homes shall be permitted on any lot.

5. No residence shall be erected on any lot to have less than 1,200 square feet of indoor heated area on the first level; except, however, a two-story residence must have a minimum of 1,400 square feet of indoor heated area.

6. No relocated house shall be moved onto the property.

7. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any lot. All garbage cans shall be concealed from view of the street and neighboring property except on specific days of scheduled pickup. All woodpiles shall be concealed from view of the street and neighboring property.

8. No inoperative vehicle, or parts of same, shall remain parked on any lot. No disabled wrecked or otherwise inoperable truck, automobile, motorcycle or similar equipment may be brought onto any lot for the purpose of dismantling same for any purpose other than the complete restoration of a property owners personal vehicle. Any such restoration or repairs must be performed in an inconspicuous manner. No trucks or commercial vehicles shall be stored or parked on any lot except while engaged in transporting supplies or materials to or from a residence in the Subdivision.

9. Exterior of houses shall be of brick veneer, stucco or contemporary type siding. No exposed concrete block. Exterior trim and gutters shall be white ONLY.

10. Every lot shall have sod applied on the front yard.

11. Lot owners must acquire written approval from the Developer of all house plans, site location, additions, outbuildings (including any pet shelter), exterior finish, exterior color and roof color prior to commencement of construction or modification. No white roofs shall be allowed on any house.

12. No animals, livestock or poultry of any kind may be raised, bred, kept or permitted on any lot, with the exception of dogs, cats or other usual and common

household pets in reasonable number. No pets shall be kept, bred or maintained for any commercial purpose. All animals owned by any person shall be kept exclusively on the property of their owners, except when on a leash and in the company of their owner. All animal restrictions and conditions shall be in accordance with the Barrow County regulations.

13. No visible exterior antennas or large satellite dishes shall be placed, allowed or maintained upon any portion of any lot; however 24" or compact dishes may be allowed, with the prior written consent of the developer.

14. No sign of any kind shall be erected on any lot except for reasonable and appropriate "For Sale" and "For Rent" signs relating to the lot which shall be limited to 3 feet by 2 feet yard signs. Entry signs and fences, subdivision identification signs, and sale information signs erected by the developer or his agents are hereby excepted.

15. The term "vehicles" as used herein shall include, without limitation, motor homes, boats, trailers, motorcycles, mini bikes, scooters, go-carts, trucks, campers, buses, vans and automobiles. Unless and except to the extent that the occupants of a lot shall have more vehicles than the number of parking areas serving their lot, all vehicles shall be parked within such parking areas. Vehicles shall not be parked on the street for more than twenty four (24) hours. Any recreational vehicles parked on any lot shall be parked so that they are not visible from any street.

16. No fence or fencing type barrier of any kind shall be placed, erected, allowed or maintained closer to the street than the rear of the residence located on the lot; except Lots 34, 35, 36, 37, and 38 shall be permitted to erect fencing from the street, according to Barrow County regulations. All fence types, material and color must be approved in writing by the developer.

17. Mail Boxes shall be uniform in subdivision and shall be provided by Seller/Developer.

18. No propane gas tank shall be permitted on any lot.

19. No overhead utility lines, including lines for cable television, shall be permitted on any lot, except for temporary lines as required during construction and lines installed by or at the request of the developer.

20. No window air-conditioning units may be installed that are visible to the street or neighboring property.

21. No exterior clotheslines of any type shall be permitted on any lot.

22. Swimming pools must be in a rear yard and not visible from a street.

23. No vegetable garden, hammock, statuary or play equipment (including basketball goals) may be located other than between the rear dwelling line and the rear lot line.

24. No citizen band radios, short wave radios, or other electronic communication devices or transmitters shall be operated on property which would create radio or television interference within the development.

25. No house shall be nearer a fronting street than the building line shown on the plat nor nearer than forty (40) feet from the rear lot line. Minimum side yard is fifteen (15) feet. These setbacks apply unless otherwise approved by governmental authorities and/or the developer.

26. Home builders shall be held responsible for implementation of and conformance with the county and/or state soil erosion control ordinance.

27. Home builder shall be required to maintain cleanliness of building site, removing all debris and construction materials after completion of construction. He shall be required to remove transported soils from street gutters and catch basins abutting developed lot. He shall seed all disturbed earth with a permanent vegetative cover.

28. All residences shall be required to have, at a minimum, a double garage and such garages shall be required to have garage doors.

29. All structures erected shall be completed within one year from date work began.

30. Electrical meter bases installed on side of homes are to be painted the same color as siding.

31. Owners shall not alter, remove or add improvements to any entry features constructed by the developer on any lot, or any easement area associated therewith without the prior written consent of the developer.

32. If the developer fails to approve or to disapprove submitted plans and specifications within thirty (30) days after the plans and specifications have been submitted in writing, approval will not be required, and this section will be deemed to have been complied with fully.

33. Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

34. TERM: These covenants are to run with the land, and shall be binding upon all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, and after which time said covenants shall be automatically extended for successive periods of ten years unless the proper amendment has been recorded, agreeing to change said covenants in whole or part.

WITNESS the hand and seal of the undersigned, this 21st day of June, 2004

HKB, Inc.
290 Rockwell Church Road, N.E.
Winder, Georgia 30680

Hugh A. McInnis
Hugh A. McInnis, President

Signed, sealed and delivered
In the presence of:

Dorinda Speedlaw

Doris S. Brunson

Notary Public, State of Georgia
My Commission Expires



Notary Public, Jackson County, Georgia
My Commission Expires July 21, 2007