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Necowa Cove
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Fannin Co. Clerk of Superior Court
DANA CHASTAIN Clerk of Courts
BK 716 PG 559-560

DEER CROSSING

LAND LOT 61 7TH DISTRICT 2ND SECTION

"RESTRICTIVE COVENANTS FOR THE PROTECTION OF ALL HOMEOWNERS"

Plat Hanger D-318 Page 2-4

1. No Mobile Homes or Trailers, Campers, or Modular Homes.
2. Minimum of 900 square foot houses of heated space.
3. No exposed concrete block construction.
4. House Design, colors and location walls, fences, and driveway placement approved by Developer.
5. No poultry houses, pigpens, or stables. Only household pets.
6. House construction time not to exceed one year once house has started.
7. All garages, carports, and accessory buildings must be in keeping with the house.
8. No commercial use allowed. No signs are allowed, except for sale signs.
9. No Vehicle repair and maintenance.
10. No metal storage buildings are allowed.
11. All trash cans are to be screened from view and kept in good condition.
12. Gardens must be limited to 2000 square feet and must be maintained.
13. No outside clothesline or drying yards.
14. All driveways shall be on the internal street system.
15. Minimum setback is 35 feet from the centerline of the road, sideline setback is 15 feet.
16. No noxious or offensive activity shall be carried on upon any portion of the property, nor shall anything be done tending to cause embarrassment, discomfort, annoyance or nuisance to any owner, tenant, or guest of said property.
17. All owners shall allow extensions of utility easements as such become necessary for water, sewage, electricity and telephone to adjacent lots, provided all grounds are returned to their original condition.
18. Prior to the occupancy of any portion of the property for residence, proper and suitable provisions shall be made for the disposal of sewage by means of a septic tank or connection to a certified sewage treatment facility, and no sewage shall be emptied or

discharged into any stream or lake. All sewage systems must be approved by the county health department.

- 19. All buildings to be constructed in a workmanlike manner and to comply with all building codes or national standards.
- 20. All utilities of power, water and telephone shall be underground wherever possible and practical, easements are hereby granted along all road rights-of-way.
- 21. No motorcycles or other externally mounted engine vehicle shall be permitted to ride along the streets of said subdivision except for the entry and exit from the area. All such vehicles shall be properly muffled so as not to disturb the neighborhood.
- 22. 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. Said damage would include only that caused by irresponsible use and loading of said road during adverse conditions.
- 23. Enforcement of the covenants and restrictions contained herein and of any other provision hereof shall be by any appropriate proceeding at law or in equity against any person or persons violation, or attempting to violate said covenants and restrictions or provision, 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 charge arising by virtue thereof. The failure of developer, or any lot owner to enforce any of said covenants and restrictions or other provision shall in no event be deemed a waiver of the right to do so thereafter.

Lynn Dillard DeW

*Evelyn M. Windham, Pres.
Necowa Cove Inc.*

Jenny E. Lesesne

