

1st Amend Cov See DB 686 Pg 181

Filed May 27 1997

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RESTRICTIVE COVENANTS

FOR

DEER RIDGE SUBDIVISION

GEORGIA, TIFT COUNTY:

THIS DECLARATION OF RESTRICTIVE COVENANTS is made this 22nd

day of May, 1997, by TIMOTHY L. BUTLER AND RICKY D. GRIFFIS ("Owners"),

WITNESSETH:

WHEREAS, TIMOTHY L. BUTLER AND RICKY D. GRIFFIS are the owners of 35.114 acres, more or less, located in Land Lot 360, 6th Land District, Tift County, Georgia and more particularly shown and delineated upon a plat of survey recorded in Plat Book 27, Page 84, Clerk's Office, Tift County, Georgia Records, which plat is by this reference incorporated herein; and

WHEREAS, Owners are about to sell and convey lots in the above-referenced tract and desire to denominate the said tract as "Deer Ridge Subdivision" and further desire to impose upon said lots mutual and beneficial covenants, restrictions and conditions governing and regulating the use and occupancy of the lots;

NOW THEREFORE, the undersigned Owners hereby declare the following restrictive covenants to be covenants running with the land, which covenants shall be effective immediately upon recording in the Office of the Clerk of Tift Superior Court and shall be binding upon the Owners and upon all parties having or acquiring any right, title or interest in and to lots in Deer Ridge Subdivision.

- (1) Lots shall be used for residential purposes only.

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(2) Travel trailers, campers, motor homes and tents shall not be permitted to remain on any lot longer than 90 days per year; however, an owner with a permanent dwelling on his lot will be allowed to maintain or park a travel trailer or motor home on his lot.

(3) Conventional site built homes shall be allowed, provided there is a minimum of 1500 square feet of heated living area, excluding carports. The term "conventional site built homes" shall be defined according to the Southern Building Code.

(4) No swine whatsoever shall be raised, bred, or kept on any lot. No other livestock or poultry shall be raised, bred or kept on any lot for commercial purposes. Horses and other livestock, not held for commercial purposes, shall be allowed only on lots at least as large as 1.5 acres and then only so long as the same does not create a nuisance.

(5) No business enterprises whatsoever shall be conducted on the property. No junk or abandoned automobiles shall be allowed to remain on any lot.

(6) All lots shall be kept neat and free of trash, garbage and other unsightly material.

(7) No mobile homes shall be used for any reason either temporarily or permanently upon any of the said lots:

(8) No carport opening shall face the street.

(9) Only chain link or rail fencing shall be allowed.

(10) The architectural design and construction of any storage barn or shop shall complement the residential dwelling situated on the same lot.

(11) No ponds shall be constructed on any lot.

Should any of the foregoing covenants be violated, any person or persons owning any lot or the undersigned owners, shall have the right to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate such covenants to prevent such violations or to cover damages.

If any covenants contained herein shall be held invalid by judgment or other court order, such holding shall not affect any of the other provisions and covenants and the same shall remain in full force and effect.

IN WITNESS WHEREOF, TIMOTHY L. BUTLER AND RICKY D. GRIFFIS have caused these Restrictive Covenants to be executed and have hereunto set their hand and affixed their seal on this the 22nd day of May, 1997.

Signed, sealed and delivered
in the presence of:

Sam Morris
McLaren
Notary Public

Timothy L. Butler [LS]
Timothy L. Butler

Ricky D. Griffis [LS]
Ricky D. Griffis

G.C. SOWELL
Notary Public, Tift County, Georgia
My Commission Expires Aug. 6, 1999

STATE OF GEORGIA, TIFT COUNTY
CLERK'S OFFICE, SUPERIOR COURT
This 27 day of May 1997
at 8:00 M. Recorded 27
day of May 1997
Book 638 Page 283
Ewen C. Cate Clerk