

LAKEWOOD SUBDIVISION WEST - PHASE I

This conveyance is further subject to the following restrictions:

1. The property shall be used for residential purposes only.
2. Only one-family dwellings plus the customary out buildings may be constructed on such property.
3. No residence shall be constructed on such property having less than 2400 square feet of heated area exclusive of porches and carports.
4. Only brick, brick-veneer, wood or stucco may be used for the construction of any residence or out building on the property.
5. No mobile home may be placed on the property.
6. All boats, campers or trailers kept on the property must be enclosed within a building.
7. No residence or out building shall be constructed closer than 15 feet from the property line of a lot.
8. No signs of any kind shall be displayed on the property other than such as relate to the sale or leasing of a lot, or advertising construction signs during the construction period.
9. The property herein conveyed cannot be further subdivided.
10. No commercial vehicles designed to travel on more than four wheels may be parked on the property or on the street in front of the property.
11. House plans must be submitted and approved by the Architecture Committee chaired by Robert A. Hill.
12. If the grantees herein should decide not to construct a residence on the property, grantors herein retain the first option to repurchase the property at the purchase price stated herein plus interest at the rate of 8.5% per annum.

RECORDED
DEEDS
1933 OCT 26 PM 4:32
CLERK'S OFFICE

GREGORY C. SOWELL, P.C.
Attorney at Law
P.O. BOX 7788
TIFTON, GEORGIA 31793

page 62, Clerk's Office, Tift County, Georgia; said plat and the description thereon being incorporated into this description by reference thereto.

The above-referenced property is subject to the following restrictions:

1. The property shall be used for residential purposes only.
2. Only one-family dwellings plus the customary out buildings may be constructed on such property.
3. No residence shall be constructed on such property having less than 2400 square feet of heated area exclusive of porches and carports.
4. Only brick, brick-veneer, wood or stucco may be used for the construction of any residence or out building on the property.
5. No mobile home may be placed on the property.
6. All boats, campers or trailers kept on the property must be enclosed within a building.
7. No residence or out building shall be constructed closer than 15 feet from the property line of a lot.
8. No signs of any kind shall be displayed on the property other than such as relate to the sale or leasing of a lot, or advertising construction signs during the construction period.
9. The property herein conveyed cannot be further subdivided.
10. No commercial vehicles designated to travel on more than four wheels may be parked on the property or on the street in front of the property.
11. House plans must be submitted and approved by the Architecture Committee chaired by Robert A. Hill.
12. If grantee herein should decide not to construct a residence on the property, grantors herein retain the first option to repurchase the property at the purchase price stated herein without interest.
13. No connecting passageway, roadway, driveway or any other public or private way for ingress and/or egress over, upon or into the subject property or the tract denominated in the above-referenced plat as Lakewood West Subdivision-Phase 2 shall be established or allowed.

001774 Bk:00800 Pg:027E
REC'D TIFT CO. CLERK'S OFFICE
Date: 04/10/2000
GWEN C. PATE, CLERK

EXHIBIT "B"

1. The property shall be used for residential purposes only.
2. Only one-family dwellings plus the customary out buildings may be constructed on such property.
3. No residence shall be constructed on such property having less than 2400 square feet of heated area exclusive of porches and carports.
4. Only brick, brick-veneer, wood or stucco may be used for the construction of any residence or out building on the property.
5. No mobile home may be placed on the property.
6. All boats, campers or trailers kept on the property must be enclosed within a building.
7. No residence or out building shall be constructed closer than 15 feet from the property line of a lot.
8. No signs of any kind shall be displayed on the property other than such as relate to the sale or leasing of a lot, or advertising construction signs during the construction period.
9. The property herein conveyed cannot be further subdivided.
10. No commercial vehicles designated to travel on more than four wheels may be parked on the property or on the street in front of the property.
11. House plans must be submitted and approved by the Architecture Committee chaired by Robert A. Hill.
12. If grantees herein should decide not to construct a residence on the property, grantors herein retain the first option to repurchase the property at the purchase price stated herein, ~~plus interest at the rate of 8% per annum~~ *Pat C.H.*
ROT LET
13. If railroad property becomes a public road, no connecting passageway may be established into roadways of Lakewood Subdivision. A back entrance into a lot is permitted but no connection to Shephan Court may be established.