

COVENANTS AND RESTRICTIONS FORNORTHWOODS SUBDIVISIONLOTS SOLD SUBJECT TO RECORDED RESTRICTIONS AS FOLLOWS:

- (1) Lots shall be used only for residential purposes through the construction of one single family dwelling house and no lot shall be divided to create two separate lots.
- (2) No residence shall be constructed less than 1800 square feet of heated area exclusive of porches and garage on any lot excepting Lots 1 through 11 which shall have a minimum of 1600 square feet of heated area exclusive of porches and garage.
- (3) No residence shall be of a pre-fabricated nature or constructed in any manner other than brick or brick veneer or other construction comparable in appearance and quality to brick or brick veneer. No home may be moved onto a lot.
- (4) All plans must be approved by the architectural control committee.
- (5) No mobile homes shall be used either temporarily or permanently for any reason upon said property.
- (6) No other buildings shall be built on this property other than one utility building of comparable construction to the house.
- (7) The minimum set back line for all residences will be 60 feet, excepting Lot #35 which may be 40 feet.
- (8) No fence shall be erected, placed, or altered on any lot nearer to the street than the minimum setback line unless approved by the architectural committee.
- (9) Architectural Control Committee:
 - A. Membership: The Architectural Control Committee is composed of:
 - Thos. E. Bozeman, Sylvester, Georgia
 - Catherine F. Bozeman, Sylvester, Georgia
 - Frank Barbee, Sylvester, Georgia

A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then

- (9) A. Architectural Control Committee Continued-
record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of the powers and duties.
- (9) Architectural Control Committee
B. Procedure:
The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within 30 days after the plans and specifications have been submitted to it, or any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.
- (10) Term:
These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
- (11) Enforcement:
Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.