

REC'D TIFT CO. CLERK'S OFFICE  
Date: 05/17/2001  
GWEN C. PATE, CLERK

3. No residence shall be constructed upon this lot that contains less than 1,000 square feet of living area (heated and cooled), exclusive of porches and carport or garage.
4. A single-wide or double-wide mobile home may be used as a residence on this lot provided that said mobile home contains at least 1000 square feet of living area and is approved in advance in writing by at least one of the first parties or their transferee, successors or assigns.
5. Any mobile home placed on said lot must be underplumbed within six (6) months from the date the mobile home is first placed on the lot.
6. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept, and one horse per lot shall be allowed.
7. No junked automobiles, trucks, vehicles, appliances or any other type of junked personal property may be stored, discarded or kept on the above described property.
8. This lot shall be kept neat and free of trash, garbage and other unsightly material.
9. The first party reserves the right without notice to grant utility and drainage easements 20 feet in width on all exterior lot lines.
10. The owner of the above lot may use the lot for business activities provided that the owner: (a) obtains all necessary business licenses; (b) the property is zoned for such activity; (c) the lot continues to maintain an atmosphere of a residential subdivision; (d) written permission is obtained from every person who is a partner of the first party at the time that such written permission is sought; (e) that such business activities will not violate any of the above and foregoing restrictions.

TO HAVE AND TO HOLD such properties in fee simple with all rights and appurtenances thereunto belonging unto the second party, its successors and assigns, and the first party will warrant and forever defend the title thereto against the lawful claims of all persons whomsoever by virtue of these presents.

IN WITNESS WHEREOF the first party has hereunto signed its name and affixed its seal on this 9<sup>th</sup> day of May, 2001.

Signed, sealed and delivered on this 9<sup>th</sup> day of May, 2001, in the presence of:

[Signature]  
Unofficial Witness

RIVERVIEW ONE, L.L.C.

By: [Signature]  
Managing Member

[Signature]  
Notary Public



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