

See Amendment
BK. 51 Pg. 221

See Quit Claim Deed
Re. Bk. 461 Pg. 25-26
RESTRICTIVE COVENANTS

GEORGIA, BULLOCH COUNTY.

WHEREAS, Connie Louise Hayes, a resident of
Bulloch County, Georgia, is the owner of certain real
estate located in the 47th G. M. District of Bulloch
County, Georgia, more particularly described as follows:

TRACT NO. 1. All that certain tract or parcel of land
lying and being in the 47th G. M. District of Bulloch
County, Georgia containing 5.89 acres of land as shown on
a plat prepared for Bruce Edward Sherrod by James M.
Anderson & Associates, Registered Land Surveyors, dated
March 30, 1987, and recorded in Plat Book 29, page
69, Bulloch County Records; and being bound as follows:
Northerly by a 60 road easement and by lands of James B.
Hayes; Easterly by lands of James B. Hayes; Southerly by
lands of E. H. Brown Estate; and Westerly by State Highway
119 Conn. and by lands of Bruce Edward Sherrod and P. S.
Richardson.

The aforesaid plat and the description thereon are by
reference incorporated herein as part of this description.

TRACT NO. 2. All that certain tract or parcel of land
lying and being in the 47th G. M. District of Bulloch
County, Georgia, containing 3.00 acres as shown on a plat
prepared for Roy Blich by James M. Anderson & Associates,
Registered Land Surveyors, dated March 30, 1987, and
recorded in Plat Book 29, page 68, Bulloch County
Records, and being bound as follows: Northwesterly by
County Road No. 385 a distance 437.45 feet; Southerly by
lands of James B. Hayes a distance of 411.41 feet; and
Westerly by lands of Allen H. McElveen a distance of
306.58 feet.

The aforesaid plat and the description thereon are by
reference incorporated herein as part of this description.

WHEREAS, Connie Louise Hayes desires now for the
use and benefit of herself, her successors and assigns, to
place and impose certain conditions and restrictions on
said property hereinabove referred to, and

NOW THEREFORE, in consideration of the premises,
Connie Louise Hayes, for herself, her successors and
assigns, and her future grantees, does hereby place and
impose on said property, the following conditions and
restrictions, to-wit:

1. No lot or tract of land shall be used except
for residential purposes.

See Amendment to Restrictive Covenants Re. Bk. 677; Pg 203

See Amendment to Restrictive Covenants Re. Bk. 500 Pg. 687
See Amendment to Restrictive Covenants Re. Bk. 499 Pg. 423
See Amendment to Restrictive Covenants Re. Bk. 489 Pg. 402
See Amendment to Restrictive Covenants Re. Bk. 489 Pg. 350
See Amendment to Restrictive Covenants Re. Bk. 487 Pg. 651

2. No lot or tract of land may be subdivided.
3. No more than one (1) mobile home shall be placed on each lot or tract of land.
4. All mobile homes must have skirts or underpinning on all sides.
5. All dogs and other animals must be kept in a fenced enclosure.
6. No trash, garbage, rubbish, or junk cars, appliances, etc. shall be allowed to accumulate on the premises. No lot may be used or maintained as a junk yard or dumping ground for rubbish or garbage. All trash, garbage or other waste shall be placed in sanitary containers.
7. These covenants are to run with the land and shall be binding on all parties and all persons claiming under said owner for a period of twenty-five (25) years from the date these covenants are recorded, and after that time these covenants shall be extended automatically for successive periods of twenty-five (25) years unless an instrument signed by a majority of the owners of lots recorded, agreeing to change said covenants in whole or in part.
8. These covenants may be enforced by the owner or any lot owner or owners by proceeding at law or in equity against the person or persons violating or attempting to violate any covenant or covenants, either to restrain violation thereof or to recover damages.
9. Invalidation of any one of these covenants by judgment, court order, or statute, shall not affect any of the other provisions hereof which shall remain in full force and effect.
10. Nothing contained herein shall be held or construed to impose any restrictions on or easements in any land of Connie Louise Hayes other than the land described herein.

IN WITNESS WHEREOF, Connie Louise Hayes has caused this instrument to be executed, this 13th day of April, 1987.

Connie Louise Hayes (SEAL)
Connie Louise Hayes

Witnessed:

Beard M. Gold
Maunetta Conner
Notary Public, Georgia,
State at Large

RECORDED May 27 1987
SHERIFF'S OFFICE