



## EXHIBIT "A"

### RESTRICTIVE COVENANTS

The above described tract of land shall be conveyed subject to the following Restrictive Covenants, which shall be covenants running with the land and shall be binding upon the current owner, their heirs, successors, and assigns.

1. Said property shall be used only for single family residential dwelling purposes.
2. Property owner will be expected to keep the lot and exterior improvements neat and attractive at all times.
3. Only buildings of new, stick-built or metal construction may be erected on said property.
4. No residence shall be erected on said lot unless the residence has at least 1500 square feet of heated living area exclusive of porches and garages.
5. A clubhouse may be allowed upon the property provided the clubhouse meets the following specifications:
  - a. Said clubhouse shall comply with all other restrictions contained herein other than the size, which shall not be less than 700 square feet of heated living area exclusive of porches and garages.
6. No residence shall be erected on the property unless the residence shall comply with the Federal Housing Administration's specifications, and no house or other structure shall be built with concrete block exterior.
7. Any residence constructed on the property shall be completed in a workmanlike manner within 12 months after the beginning of the framing of such construction.
8. No improvement which has been partially or totally destroyed by fire or other catastrophe shall be allowed to remain on said property for more than three months after destruction or damage.
9. All plumbing and any structure on the property shall meet the requirements and be approved by the Emanuel County Health Department, no outdoor privies are allowed.
10. All outbuildings, clubhouses, or additions shall be built in keeping with the main dwelling on the property.
11. No obnoxious or offensive activity shall be carried on upon said lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighbors.
12. No portion of said property shall be used or maintained as a dumping ground for junk or other trash. Garbage and other waste must be kept only in sanitary containers.