

Ronnie Bell  
3114 Augusta Tech Drive  
Suite 303  
Augusta, GA 30906

State of Georgia, County of Richmond

(1)

Restrictions for "COURTNEY ACRES COMMUNITY" EE 521 PAGE 1440

#### STRUCTURE

1. Mobile homes must be underpinned upon set-up with vinyl or a similar material, not wood.
2. All structures must be set back 50 ft. from the front property line, unless otherwise specified on recorded plat.
3. All structures to be added to lot other than the home dwelling, owners must submit a detailed plan the the lot Seller, (James R. Bell).
4. If you have a guest house in your backyard, it may be used for guests for short vacations no longer than two weeks at one given time, no more than twice a year. Guest House may be used for 3 day visits, no more than once a month.
5. If lot owner decides to build a one car garage you must submit a detailed plan to lot seller to approve plans before starting any kind of additional structures other than main home dwelling.
6. Lot owners may not have a structure in front yard other than the main home dwelling.
7. If a lot owner decides to build a Garage in (back yard only), this structure must have a door or doors on it and the door or doors must be kept closed at all times. This keeps property from looking unsightly. Garage must be at least 6 ft. from all property lines, (submit plans to lot seller).
8. If Garage design is in plans of home dwelling, it must stay closed at all times.
9. If a lot owner puts up a carport on the home dwelling, it cannot be used as a shed to collect or store items under, other than a working car.
10. If a lot owner desires to add onto main home dwelling, it must be no closer to Property Lines than 15 feet on both sides of home dwelling. You must submit plans to lot seller.
11. If lot owner puts in an In Ground Pool, or an Above Ground Pool, lot owner must have at least a 4ft or taller strong fence enclosing the pool. The gate must have a lock on it and kept locked at all times.
12. Any structure added to (back yard) must be 6ft from the property lines, even a dog house or a dog pen.

#### VEHICLES

13. Lot owners must not park on the road in front of your lot. You must park in your own driveways or in your backyards.
14. Lot owners may not park vehicles on front lawns.
15. Lot owners may not have more than 3 working cars in driveway on a daily basis and they must be regularly driven.
16. Lot owners must keep any additional vehicles parked in backyard.
17. Lot owners may have only 2 vehicles parked in backyard. They must be in working order, NOT JUNK CARS.
18. No JUNK CARS are allowed on property at anytime, unless it is in a Garage with doors.
19. If a lot owner owns a Camper, Motor Coach, Van, Bus, Boat, Truck or more than 3 cars, these vehicles must be kept in backyard, not in frontyard or in driveway.
20. Lot owners may not have any vehicles on property with more than 4 tires from standard factory built vehicles (to drive) except on a Motor Coach or a large camper.
21. No extra trailers on the property except for a main home dwelling.
22. Lot owners may not leave any vehicles or items in the driveway, (that is not allowed), any longer than a 24 hour period. It must then be removed.

#### GROUND

23. All lot owners must keep their front and back yards Neat and

CLERK OF SUPERIOR COURT

05 APR 24 PM 3:55

ORIGINAL REEL RECORDED  
FEEL 521 PAGE 1440  
WIP ID: 268434

REEL 501 PAGE 1441

(2)

Clean. Yards must be kept cut and free of trash and other unsightly debris.

24. If a lot owner does not keep their yards and areas around the home neat, (yards must Compliment the whole neighborhood), the surrounding 3 neighbors in the community around you can agree in writing, to hire someone to clean and haul off debris on your lot and You will be billed for the amount it cost to have it done. You will be sent an advance notice. They will submit a copy of agreement to lot seller.

#### GARBAGE and TRASH

25. All garbage and trash must be hauled off or picked up twice a week.  
26. Each lot owner must have no more than 2 regulars size no larger than (44 gal.) garbage cans out front of lot at the end of your driveway.  
27. After the garbage cans have been emptied, the cans must be put behind the house in the backyard.  
28. Each garbage can must have a tightly fitted lid on it at all times. This will keep animals from getting into the cans and scattering garbage all around the neighborhood. You are responsible for your garbage.  
29. No Garbage Bags will be left on ground, they must be in the garbage cans with the lids on them.  
30. No garbage will be put out in front of house or in driveway or the road, on the weekends, (Saturdays and Sundays). Garbage cans must be in backyards on Saturdays and Sundays.

#### ANIMALS

31. Lot owners must have their (4ft or taller) strong fence completed in backyard before bringing animals on property.  
32. All lot owners may not have more than 3 dogs that live outside. All animals must be kept in your backyard behind at least a 4ft or taller strong fence, not in the front yard.  
33. Each animal owner must at all times restrain these animals from making noises and barking. Noisy animals may not make noise any longer than 5 minutes at a given time. Owner must then restrain this animal from making noise. Noisy animals make neighbors angry.  
34. Lot owners may not keep more than 3 cats at a given time on the property inside the home or outside of the home.  
35. If any of your animals have offspring, you must find other homes for them before 8 weeks have passed.  
36. Lot owners may not have a goat, cow, pig, rooster, rabbits, chickens, ducks or any other farm animals, wild animals or live stock and may not raise anything in Numbers without a signed agreement from all neighbors around this lot owner, side, back, and front neighbors, (see No. 39 for details).  
37. If a lot owner wants a horse or a pony, they must get a signed agreement from all neighbors around this lot owner, (see No. 39 for details), then lot owners must submit it to the lot seller to make a decision.  
38. All other animals, dogs, pony, etc; must have a dog house or covered shelter or stall, etc. for each animal, before bringing animal onto property.  
39. If a lot owner wants any of the above animals, they must get a signed agreement from all lot owners on both sides of said lot owner and the 2 lot owners behind and or in front of them and then submit it to the seller of lot, James R. Bell.

#### PROPERTY

40. A 25 ft. Easement for utilities on properties effected as shown on Plat and other lots as needed.  
41. Lot owners may not Sublet, Rent or Lease lot or lots or any structure on lot, until lot is paid in full.  
42. Owners living in "COURTNEY ACRES COMMUNITY" are not allowed to open a Business or have a workshop to serve the public on these lots. You may not have a business on property outside the home dwelling.

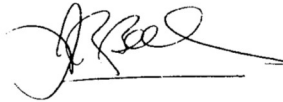
REEL 521 PAGE 1442

(3)

43. No business signs are allowed on these properties.  
44. Property owners must keep their property in a clean and neat condition at all times to compliment the whole community.  
45. After all lots are paid in full, this contract of rules will be given to this "COURTNEY ACRES COMMUNITY" and the entire community will elect a President to see that all rules will still continued to be carried out to protect all home owners in this community.  
46. See legal description attached hereto as exhibit "A" which is incorporated herein by reference.  
47. Said property is subject to restrictions delineated in "Notes" on that certain plat prepared by Barry A. Tarkenton, RLS dated September 27, 1994, recorded at reel 473 pages 19-24, on October 4, 1994.

## Buyer/Owner address:

Name: JAMES R. BELL  
Address: 3114 Augusta Tech Dr. Suite 303  
City: Augusta,  
State: Georgia Zip: 30906



Sworn before this  
24th day of



Notary Public, Richmond County, Georgia  
My Commission Expires Feb. 16, 1999

REEL 521 PAGE 1443

Exhibit "A"

Legal Description: Approximately 19.59 acres plus or minus, known as Courtney Acres situated on the south-side of Hephzibah McBean Road in Richmond County, Georgia as shown on plat by W. R. Toole Engineers, Inc. dated Sept. 27, 1994 and recorded in the office of the Clerk of Superior Court of Richmond County, Augusta, Georgia, Reel 473 - Pages 9 thru 24. This subdivision is divided into 16 lots, numbered 1 thru 16. *Plat was recorded October 2, 1994.*

GA, RICHMOND COUNTY CLERK SUPERIOR COURT  
FILED FOR RECORD 24 APR 1996 AT 03:55PM  
RECORDED 24 APR 1996