

PROPERTY RESTRICTIONS AND COVENANTS

1. This property shall be for single-family private dwellings. The property shall not be used for or converted to any business or commercial purpose except for any home-based business as allowed by the Heard County zoning regulations.
2. This property may not be subdivided into less than ten (10) acre tracts.
3. No noxious or offensive activity shall be carried on upon any tract nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
4. All structure erected on the property shall be completed within one (1) Year from the date that structural work begins.
5. Any sewage disposal system placed on said land must comply with the local Health Department's rules and regulations.
6. No accumulation of discarded personal effects, debris, waste, garbage, or other unsightly objects or matter shall be permitted on said property.
7. No trailer or mobile or manufactured home shall be used on any tract at any time as a residence either temporarily or permanently.
8. Animals, livestock, household pets, dogs, cats or poultry of any kind may be raised or kept on any tract, provided that they are not kept in such numbers as to create a nuisance. No commercial poultry house.
9. 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.
10. Invalidation of any one of these covenants by judgment or court order shall in no way effect any of the other provisions that shall remain in full force and effect.