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FILE FOR RECORD JULY 26, 2007
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BOOK 54-J, PAGES 342-344
Melba H. Simons
CLERK SUPERIOR COURT, WARE COUNTY, GA

RETURN TO: ELDON MIXON
2639 MINNESOTA AVE
WAYCROSS, GA 31503

STATE OF GEORGIA)

PROTECTIVE COVENANTS

COUNTY OF WARE)

Inet. No. **3449**

CRYSTAL CLEAR SUBDIVISION

THIS DECLARATION OF RESTRICTIVE and/or PROTECTIVE COVENANTS, made this 2nd day of
November, 20 06, by Eldon L. Mixon Sr., of Ware County, Georgia.

WHEREAS, the said Eldon Mixon is the owner and Developer of the subdivision, CRYSTAL CLEAR
SUBDIVISION, consisting of various lots for residential purposes in WARE COUNTY, GEORGIA, and more
particular shown on a map or plat or survey recorded in Special Plat Book "A", at page 3531, WARE
COUNTY Public Land Records Office of the Clerk of Superior Court; and

WHEREAS, it is to the interest, benefit and advantage of ELDON MIXON, his Successors and
assigns, and to each of the purchasers and owners of lots in said WARE COUNTY Subdivision that certain
restrictive covenants governing and regulating the use and occupance of said lots be established, set forth and
declared to be covenants running with the land;

NOW, THEREFORE, for and in consideration of the premises and of the benefits to be derived by
Eldon Mixon and each and every person who might be a subsequent owner of any of the lots in said
subdivision Eldon Mixon does hereby set up, establish, promulgate and declare the following protective or
restrictive covenants to apply to all of the lots and parcels in said subdivision and to all persons owning said
lots or any of them hereafter.

These protective or restrictive covenants shall become effective immediately, and shall be
retroactive, as agreed for those who purchased lots prior to the recording of this document and shall run
with the land, and shall be binding on all persons claiming under or through Eldon Mixon or his heirs or
assigns for a period of 20 years, at which time such covenants shall automatically be reinstated and

Re-established for successive periods of 10 years each, unless terminated by a majority vote of the then property owners and by filing appropriate documents in the deed records of WARE COUNTY, GEORGIA.

- (1.) Mobile homes and site-built homes are allowed in this subdivision.
- (2.) All Mobile homes must be a minimum of 14 feet wide, permanently anchored and underskirted with materials which are compatible or complimentary of the exterior. They must be year 1985 or newer unless otherwise approved by the developer or a 51% majority ownership of the subdivision. The exception to this standard would be a remodeled or renovated mobile home meeting standards of approval of the developer.
- (3.) Site-built houses must be a minimum of 1100 square feet heated area and built to all local codes.
- (4.) Crystal Clear Subdivision is provided with potable water by Ware County. All landowners are required to pay a connection fee and a monthly rate for water. Any landowner who elects to install his own well will still be responsible to pay the connection fee and minimum monthly rate.
- (5.) Farm animals, except hogs, will be allowed as long as the purchaser acquires a minimum of 2 acres of land.
NO hogs will be allowed for any reason. No "fighting chickens" or commercial chicken houses will be allowed.
- (6.) Domestic Animals are allowed as long as the animals are kept in a fenced in area or on a leash at all times.
- (7.) The property is to be kept clean of all garbage, rubbish, junk or abandoned automobiles, trash and unsightly objects. JUNK YARDS OR SALVAGE YARDS are not allowed. Yards and lawns are to be kept in a clean and orderly manner. Grass in yard shall not exceed 4 inches in height.
- (8.) More than one residence per parcel will not be allowed without the expressed permission of the Seller or his designee.
- (9.) Reasonable time will be allowed for construction of structures or out-buildings. In no event will an uncompleted structure be allowed. (Reasonable time is considered not more than six months.)

(10.) It is imperative that lots 10, 11, 12, 13, 14, 15, 16, 17 and 18 which face Wadley Road be Accessed with a culvert installed, concrete, ADS or equivalent. The minimum culvert size is to be at least 24" in diameter and 40 feet in length with sand bags or concrete headwalls at each end of the culvert properly installed to Ware County's approval. All other lots in Crystal Clear Subdivision not previously listed (except Lots 24 & 56) must be accessed with a culvert installed, concrete, ADS or equivalent with a minimal culvert size of 15" diameter and 30 feet length with sand bags or concrete headwalls at each end of the culvert properly installed to Ware County's approval.

Lots 24 and 56 may be accessed from Jean Trail with a dead ramp and no culvert needed.

(11.) Loud and obnoxious noises that interrupt or interfere with the peaceful existence of the neighborhood will not be allowed.

(12.) All existing drainage structures (swales, ditches, waterways, etc... within the subdivision, shall be kept free of all debris or anything that would interfere or prevent the free flow of water. There shall remain with the developer or Ware County the right to enter onto any lot for maintenance of the drainage system. No drainage ditches may be filled or closed without the expressed consent of the developer or Ware County.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, and either to prevent him or them from so doing or to recover damages or other dues for such violation.

INVALIDATION of any one of these covenants or restrictions or any part hereof by judgement or Court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the said Eldon L. Mixon, Sr. does hereby set his hand and seal this the

2nd day of November, 20 06.

Eldon L. Mixon Sr.
Eldon L. Mixon, Sr., Owner/Developer

Signed, sealed and delivered in the presence of:

[Signature]
Witness

Cathy L. Mixon
Notary
Commission Expires
Notary Public, Ware County, Georgia
My Commission Expires June 4, 2009

