

Country Lots, LLC
Restrictive Covenants - Bishop Farms Subdivision
Washington County, Georgia

1. All the parcels hereinafter conveyed from the above-described tracts shall be known and designated as residential lots, with no structure being used for any type of business or commercial enterprise other than agriculture. A lot may be subdivided for the purpose of adding additional residential units or homes provided that each subdivided lot shall contain, at a minimum, no less than three (3.0) acres.
2. No building shall be erected on any lot to be used as a school, church or kindergarten.
3. Site built homes, modular homes, single wide and double wide homes shall be permitted.
4. No temporary house, shack, tent, or trailer shall be erected.
5. Any modular home placed on any lot must be underpinned within 30 days of placement with a material brick, stone, masonry or such material approved by developer.
6. Any factory-built home placed on any lot may not be older than 10 years from the date of placement unless approved by the developer.
7. Any relocated home must be approved by the developer prior to placement on any lot.
8. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted.
9. No junk vehicles or parts of same shall be permitted on any lot. Any motor vehicle parked or placed on any lot must be registered and licensed.
10. No livestock or other animals may be raised or kept for commercial purposes. All swine and goats are prohibited. No more than two large animals (horses or cattle) are permitted per acre. Notwithstanding the above, cattle and horses raised on property may be sold provided that the two animals per acre limit is observed.
11. No dwelling shall be nearer than 70 feet from the road right-of-way or 30 feet from a side line or 50 feet from a rear line.
12. All structure erected shall be completed within one year of when work begins.
13. Motor homes and campers are authorized to be placed on a Lot subject to the following: (i) in the event that home construction has not been completed, an Owner may reside in a camper or a motor home within a Lot for no more than one hundred fifty (150) days within any calendar year. In addition, during any calendar year no period of residency in a motor home or camper may exceed sixty (60) days. Following any continuing residency of sixty (60) days, an Owner must remove the motor home or camper from the Lot for a period of not less than fourteen (14) days. In the event that a home has been constructed within a Lot, the motor home or camper may be kept on the Lot on a permanent basis provided that such motor home or camper shall not be occupied by guests or family members of an Owner on any type of continuing basis and specifically not more than thirty (30) days in any given calendar year.

Buyer: _____