

**Restrictive Covenants**  
**Country Lots, LLC**  
Manning Estates  
Laurens County, GA

1. All the parcels hereinafter conveyed from the above-described tracts shall be known and designated as residential lots, with no structure placed or improved upon any tract or lot being used for any type of business or commercial enterprise, other than for agriculture. No lot may be subdivided.
2. No building shall be placed or improved on any lot to be used as a school, church or kindergarten.
3. No single wide manufactured homes allowed
4. Double wide manufactured homes must be five (5) years old or newer at the time of placement on any lot.
5. All dwellings (manufactured, modular, and site-built homes) must have written approval by the developer prior to placement on any lot, and each dwelling must have a well (unless public water service is available) and septic tank. One (1) single family residence per lot is permitted.
6. No storage building of any kind may be converted into a residence or guest house/in-law home.
7. No campers, travel trailers, fifth-wheels, pop-ups or motor homes of any variation may be used as a dwelling, even on a temporary basis during home construction. They may be parked on the property for storage purposes only.
8. Any factory-built home placed on any lot must be underpinned within thirty (30) days of placement upon any lot and shall be skirted with brick, stone, masonry or such material as may be approved by the developer.
9. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any lot.
10. 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.
11. A maximum of two (2) large animals per tract are allowed as are chickens. Swine and goats are specifically prohibited from placement upon any lot, even if regarded as a pet.

12. No dwelling placed upon any lot shall be closer than seventy (70') feet from the road right-of-way or thirty (30') feet from an adjoining property line on either side of a lot, when facing a public right-of-way, or fifty (50') feet from a rear property line.
13. All structures erected on any lot shall be completed within one (1) year of when the construction commences.
14. No timber may be cut for timber sale on any lot without permission of the developer.
15. No cable or chain may be placed across any path, driveway, or roadway located upon any lot. This restriction shall not prohibit the installation of any gate with a structural frame or fencing.

Buyer: \_\_\_\_\_

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