

Restrictive Covenants
Hunter's Ridge Subdivision
Dodge County, GA

1. All parcels are designated as residential lots for one single family private dwelling with customary outbuildings 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. Any mobile homes placed upon any lot must be underpinned within one (1) month of placement. Said underpinning shall be brick, stone, masonry or such other material approved by developer.
4. Any relocated home must be approved by the developer prior to placement on any lot.
5. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted.
6. 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.
7. No livestock or other animals may be raised or kept for commercial purposes. All swine are prohibited. No more than two (2) large animals (horses or cattle) are permitted per acre, and only two goats per lot are allowed. Notwithstanding the above, cattle and horses raised on property may be sold provided that the two animals per acre limit is observed.
8. 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.
9. All structure erected shall be completed within one year of when work begins.
10. No timber may be cut for sale without permission of developer.

Buyer _____

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