

Wolf Creek Farms

State of Georgia

Deed Restrictions

County of Laurens

1. All lots shall be 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.
2. No building shall be erected on any lot to be used as a school, church or kindergarten.
3. Any mobile home placed on any lot must be underpinned within 1 month of placement with a material such as brick, stone, masonry or such 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 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.
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 structures erected shall be completed within one year of when work begins.
10. No timber may be cut for sale without permission of developer.
11. Lots can be further subdivided but must be a minimum of three acres with only one single-family dwelling per subdivided lot.

Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

These Covenants are in addition to any other restrictions or conditions imposed by the governmental authorities under their zoning ordinances and the specific conditions of approval as stated in zoning requirements.

Buyer: _____