

RESTRICTIVE COVENANTS

Kersey Farms Subdivision
Johnson County, GA
Country Lots, LLC

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. All lots shall be used for only one single-family private dwelling with customary out-buildings.
2. No building shall be erected on any lot to be used as a school, church or kindergarten.
3. No single-wide mobile home 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 6 months 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 5 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. Any home erected on any lot or any factory-built home placed on any lot shall have dimensions of at least 24' x 40' (twenty four feet by forty feet) and contain a minimum of 960 square feet of indoor heated area. Any square footage contained in any additions to any factory-built home shall not count towards the stated 960 square foot minimum. No two single-wide mobile homes may be joined together to meet this 960 square foot minimum.
9. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted.
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. 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.
12. 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.
13. All structure erected shall be completed within one year of when work begins.
14. No timber may be cut for sale without permission of developer.

Buyer: _____

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