

169 MAYNARD Rd.  
Gray GA 31032

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DECLARATION OF RESTRICTIVE COVENANTS FOR  
CHAPMAN RIDGE SUBDIVISION

Georgia, Jones County

This declaration made this the 15<sup>th</sup> day of June, 2006, by Darrell Gillis and James Entrekin (hereinafter referred to as "Developer").

WITNESSETH:

Whereas, Developer is the owner of that certain real property as follows:

All that tract or parcel of land lying and being in Land Lot 84 of the 8th Land District of Jones County, Georgia and being Lots 1 thru 48 inclusive of a Subdivision as shown upon a plat made by Byron L. Farmer, Georgia Registered Land Surveyor which is dated 12-28, 2006 and recorded in Plat Book 19 Pages 265-269 Clerk's Office of Jones Superior Court to which reference is made for a more complete and accurate description.

Whereas, Developer desires to devote the lots in Chapman Ridge Subdivision (hereinafter referred to as "Subdivision") to residential use and considers it desirable and appropriate to record restrictions for the benefit of all lots in said Subdivision and the future owners thereof;

Now therefore, in consideration of the premises and the benefits both present and future to the Developer and its successors and assigns, of the lots in said Subdivision, the Developer does covenant, agree and declare that the lots in the Subdivision shall be subject to the Covenants, Conditions and Restrictions set forth herein which shall run with the land and be binding upon all parties, their heirs, successors and assigns, and all inure to the benefit of each owner thereof

RESTRICTIVE COVENANTS

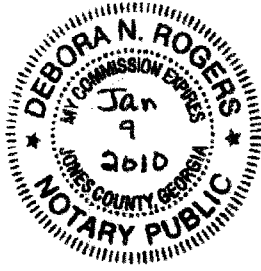
1. Land Use and Building Type. All lots shall be used solely for residential purposes. All residences shall be built on site and stick built and no modular or mobile homes or manufactured homes are allowed on said lots. All construction work shall be diligently completed in a timely manner.
2. Resubdivision. No lot shall be resubdivided in a manner that will result in an increase in the total number of lots in said subdivision. This shall not preclude the conveyance of a part of a lot to an adjacent owner provided the remaining lot is not substandard as defined by the existing Jones County Planning and Zoning Regulations. The only exception to this provision shall be that the owners of Tract A as shown on a plat recorded in plat Book 19, Page 174 said Clerk's Office shall have the right to subdivide a lot off the rear of said lot fronting on

Chapman Ridge Drive provided the same meets the standards of the Jones County Planning and Zoning Commission.

3. Dwelling Size. The finished floor area (meaning the heated and cooled living space) of any residence exclusive of porches, carports, garages, basements and attics shall not be less than 1700 square feet for a one story home and not less than 2000 square feet for a two story dwelling or split level home, it being the intention and purpose of these covenants to insure that all dwellings shall be of quality workmanship and of materials substantially the same or better than that which can be produced on the date these covenants are recorded.
4. Building Location. No building shall be erected nearer to the front lot line than 50 feet or nearer the side line than 20 feet unless said building setbacks are otherwise shown on the plat of said subdivision. Further no building shall be placed nearer than 20 feet from an interior line and 40 feet from the rear property line.
5. Exterior and Foundation Standards. If brick is used, it must either be standard brick (2 1/4" x 8" face exposure) or Norman brick (2 1/4" x 1 1/2" face exposure). No Norwegian brick, thrift brick or the like shall be used in the exterior construction and any concrete block used above ground, if exposed to view, must be stuccoed and painted. All residences including porches must be enclosed under all exterior walls by continuous, permanent masonry materials, unpierced except for required ventilation and an opening in the rear or sides of the foundation for access. Masonry materials shall be brick, stuccoed concrete blocks or solid cement poured foundation.
6. Roof Pitch. All residences must have a minimum 8/12 roof pitch or steeper for the main roof as well as any gables facing the street. All shingles shall be architectural or look alike shingles.
7. Nuisances. No trade or commercial activity or activity of a noxious nature shall be conducted on any lot which shall result in an annoyance, discomfort or nuisance to any other lot owner.
8. Signs. No sign of any kind shall be displayed on said lot except for one sign not more than six square feet in area advertising the property for sale or rent or a sign with similar size limitations advertising the property by the builder during construction and sales period. This restriction shall not prevent the use of ornamental markers bearing the name and property address of the occupants of each lot.
9. Garbage. No garbage or trash shall be kept on said lot except in covered containers. In no event shall such containers be maintained so as to be visible from adjoining property except to make the same available for collection and then only for the shortest duration reasonably necessary to effect said collection.
10. Animals and Pets. No swine or pigs shall be kept on the premises for any reason.
11. Access. The Developer reserves for itself and its successors an easement for ingress and egress to, from and over any of the Subdivision to install, service, replace, maintain, repair and improve any of the easements shown on said plat.
12. Driveways. All driveways must be paved with a minimum of four inches of concrete.

13. Temporary structures. No temporary structure, trailer, camper unit, tent or shack shall be used as a residence either temporarily or permanently. No trailer, boat, motor vehicle, camper unit under repair shall be allowed on said lot or on the street in front of said lot for any purpose unless housed in a garage or carport.
14. Garages. If a residence has a garage, garage doors shall be required, and no garages having entrances ways facing the street shall remain open. Side entrance garages are required on all lots 100 feet in width or over.
15. Drainage. On those lots having a drainage easement, ditch either natural or man-made, said easements and ditches shall not be altered, covered or diverted so as to cause damage to an adjoining lot. Such ditch or ditches may, however, be enclosed with culvert pipe of such size, capacity and installation approved by the County Engineer provided that such enclosures do not increase the volume of water normally flowing in said ditch or ditches and do not concentrate such flow of water as to cause damage to any other property owner or owners within the Subdivision.
16. Fencing. No fences shall be placed in the front of any home located on the property from the back corner of the home forward towards the road and no fencing of any type shall be allowed higher than 6 feet and all fences shall be either chain link, wood or vinyl. Any portion of a fence which faces the road shall be a privacy fence so that the back yard is not visible through said fence.
17. Term. These restrictions shall be covenants running with the land and binding upon all owners and purchasers and all persons claiming under them for a period of 20 years from the date these covenants are recorded and shall be automatically extended for successive 20 year periods unless terminated under Georgia Law.
18. Severability. Whenever possible each provision of this Declaration shall be interpreted in such a way as to be effective and valid but if any provision shall be held invalid or prohibited then the other provisions shall not be affected and shall be severable.
19. Outbuildings. All outbuildings must conform to the type construction as the home as to color, construction materials and must be underpinned or enclosed.
20. Grassing. All front yards must be sodded from front corners to the street from lot line to lot line.
20. Sidewalks. Concrete sidewalks four feet in width and which otherwise meet the specifications of Jones County must be constructed in front of each home as it is completed and connected with the sidewalk from the adjoining lot if it has been put in.
22. Architectural Review Committee. The Developers shall make up the Architectural Review Committee and shall review and approve all house plans and specifications and give approval of the same before the commencement of any construction on said lots.

In Witness Whereof, said Developer has executed this Declaration on the day and year first above written.



Signed, sealed and delivered  
in the presence of:

*James Greene*  
*Debora N. Rogers*  
Notary Public

*[Signature]* (L.S.)  
Darrell Gillis

*[Signature]* (L.S.)  
James Entekin