

RESTRICTIVE COVENANTS ON

Hidden Hills
West 12 th
Chickamauga, GA 30707

Whereas, Randal & Lisa Dalton, hereinafter "Developers" are the owners of a tract of land as described by the deed Book 1398, page 741-742, in the Office of the Clerk of the Superior Court of Walker County, Georgia and

Whereas, said tract has been divided into a residential subdivision known as Hidden Hills, as shown by plat of record in Plat Book 13, page 294 in the Office of the above said clerk, and

Whereas, Developers desire to impose RESTRICTIVE COVENANTS on said Subdivision in order to promote the orderly development of said tract as a residential subdivision for the benefit of Developers and the future owners of lots in said Subdivision.

NOW, THEREFORE, Developers impose the following **RESTRICTIVE COVENANTS**, which shall run with the land, on all the lots in said Subdivision.

- 1) a. Homes of rancher style construction in said subdivision must contain at least 1800 square feet of living space, on same level, exclusive of garages, enclosed porches and decks, and other spaces. Homes of two-story construction must contain at least 900 square feet of living space on each level and homes of one and one-half story construction must contain at least 1800 square feet of living space, exclusive of such spaces. All homes must be single-family residences. Mobile homes, modular homes, duplexes and apartments are prohibited.
 - b) All plans are to be preapproved by developer before construction begins.
- 2) No exposed concrete blocks may be in the construction of any home in said subdivision. Foundations must be faced with brick or mountain stone.
- 3) Exterior walls of homes must be painted, unless faced with brick or mountain stone, hardy plank or vinyl siding.
- 4) All homes must have at least a two-car garage. The construction of carports is prohibited.
- 5) All driveways must be constructed of concrete. ALL Dwellings must have a 48" wide concrete sidewalk running from lot line to lot line.

- RD
10/12
- 6) All homes must have a roof pitch of 7/12 and must be guttered in front and rear.
 - 7) The foundation of all front porches or front stoops and steps must be of masonry construction.
 - 8) All homes must fully comply with all local building codes and ordinances.
 - 9) All homes built must be completely finished, including yard, driveway, and landscaping and painting, within six months of the date construction began. Front and side yards are to be sodded.
 - 10) Outbuildings, detached garages, pools and fences may be built in rear yards, only. Outbuildings and detached garages must be built of the same construction as the one on the lot and painted the same color as the home. No aboveground pools. No chain link fences. All fencing to be in back yards only.
 - 11) No building shall be located on the lot nearer than fifty (50) feet to Centerline of road. No building shall be located nearer than ten feet to any interior lot line.
 - 12) All pets shall be kept within fences in said subdivision. No horses, Cattle, goats, sheep, swine or other farm livestock may be kept on any lot.
 - 13) No truck larger than one ton in size may be parked or kept on any lot, except during the construction of the home.
 - 14) No junk or inoperable cars or cars in need of body repair may be parked or kept on any lot.
 - 15) No satellite dishes or external antennas which exceed 40 inches in diameter may be erected on any lot or home. All satellite dishes must be located at the rear of homes.
 - 16) All mail boxes will be from same manufacturer and include one light. (developer will furnish info on where to purchase)
Any other night lighting must be attached to the home or out building.
 - 17) Each lot owner agrees to bear an equal share of the cost of maintenance of the subdivision entrance sign and landscaping
Each lot owner agrees to plant one tree that will be the same type on each lot. the placement will be determined by developer.
 - 18) No public or private street or roadway shall be constructed on,

through or across any of said restricted boundaries on any of said lots or

unless Randal and Lisa Dalton shall arrange the boundaries on any of the said lots and replat name in such a way as to provide for such street or roadway.

19) NO recreational equipment (swing sets, trampoline, swimming pools, etc.) can be located in the front yard or side of the house.

20) All propane tanks are to be underground.(except for gas grills)

These **RESTRICTIVE COVENANTS** are hereby declared to be severable. In the event any one of them is declared invalid by the final judgment of a court law, the remainder shall continue in full force and effect. These **COVENANTS** shall be in effect for a period of twenty-five (25) years, and shall automatically be renewed for successive periods of twenty five (25) years, unless canceled or amended by a two-thirds majority of the lot owners, evidenced in writing , recorded in the Office of the Clerk of the Superior Court of Walker County, Georgia. Developers shall have the power, during the construction of homes on said lots, to grant waivers or minor violations of these **RESTRICTIVE COVENANTS** which in their opinion, do not materially affect the purpose of these **COVENANTS**. Developers reserve the right , as long as they see fit. All other amendments shall be made by a two-thirds majority of the lot owners, evidenced in writing, recorded in said Clerk's Office. Either Developers or any lot owners shall have the power to enforce these **RESTRICTIVE COVENANTS** on any person violating them by appropriate action in a court of law of competent jurisdiction. Any person violating these **RESTRICTIVE COVENANTS** shall be liable for any damages caused and the cost of enforcement including court cost and attorney's fees.

INWITNESS WHEREOF, the undersigned have hereunto set their hands and affixed their seals on the 8th day of May, 2007.

Signed, sealed and delivered
In the presence of:

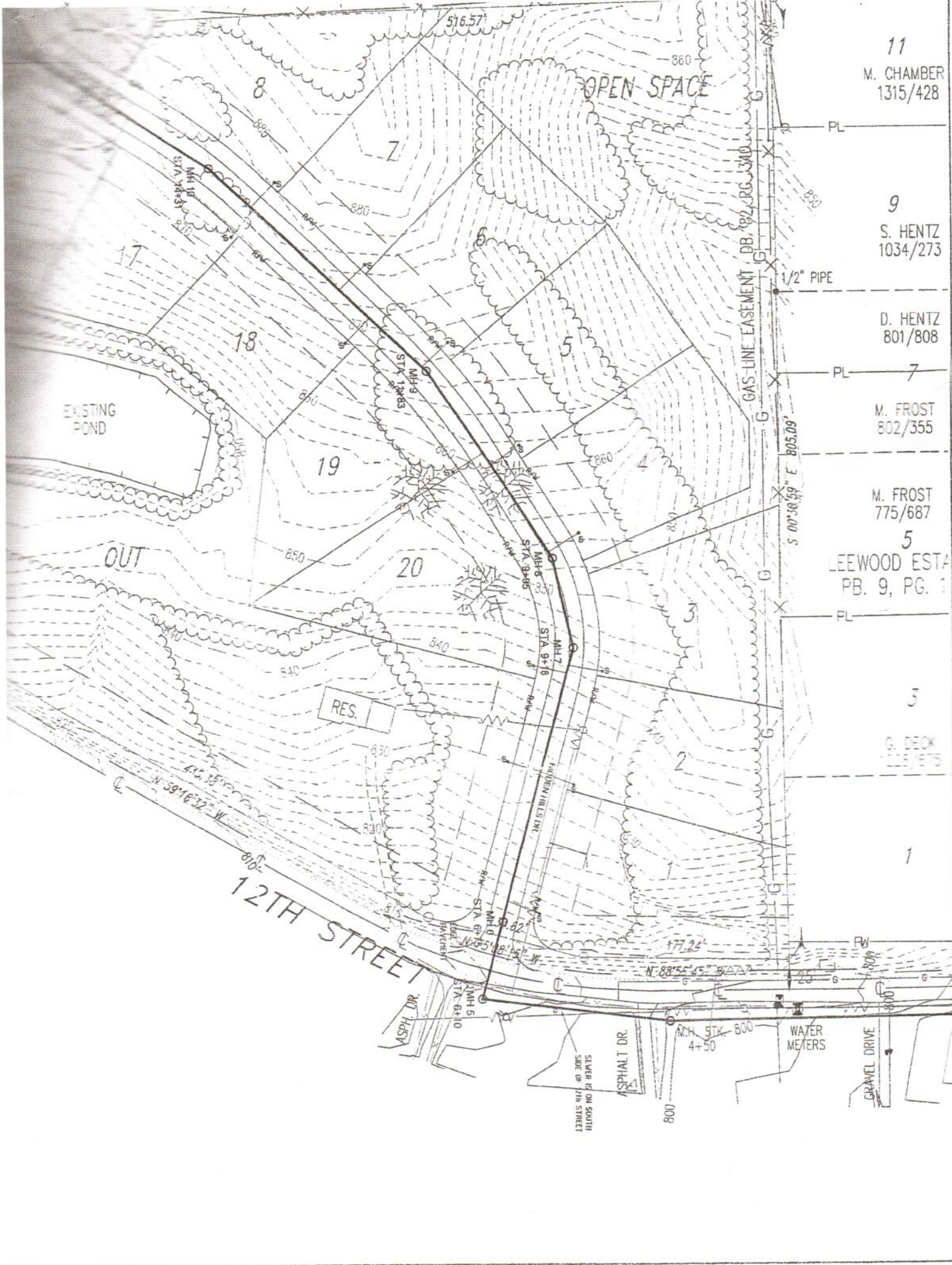
Don J. Smith
Witness

Robert A. Wiley

(Seals)
Randal Dalton

Lisa Dalton

Randal Dalton
Lisa Dalton



11
M. CHAMBER
1315/428

9
S. HENTZ
1034/273

D. HENTZ
801/808

M. FROST
802/355

M. FROST
775/687
5
LEEWOOD ESTA
PB. 9, PG. 1

3
G. DECK
122/675

1

EXISTING POND

OPEN SPACE

OUT

RES.

12TH STREET

ASPH. DR.

ASPHALT DR.

WATER METERS

GRAVEL DRIVE

SEWER IS ON SOUTH SIDE OF 12TH STREET

M.H. STA. 800+50

PAVEMENT

EDGE

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