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RESTRICTIVE COVENANTS OF THE
TOWNSEND ESTATES SUBDIVISION

Applicable to the Townsend Estates Subdivision in land lots numbers 105, 111 and 112, in the 28th District and 3rd section of Catoosa County, Georgia, and being more particularly described in a plat or survey of the same prepared by Carlos E. Niles, Surveyor, dated May 23, 1974, and consisting of 163 acres more or less, and being the property which lies on the west side of Three Notch Road, and being a part of the exact same tract conveyed by John W. Townsend, Executor of the estate of Egbert M. Townsend, to Herschel M. Babb, Jack Babb, and J. Willis Dietz, developers.

1. All lots in the subdivision shall be used for residential purposes only, and no structure shall be erected on any other than one or two family dwellings, not to exceed three stories in height, and a one or two car garage. No dwelling may be erected on any lot which contains less than 1250 square feet, exclusive of garage and basement.

2. Any dwelling house located upon any of said lots shall be located so as to front on the street of which the lots are plotted to front and all out buildings shall be located to the rear of the principal dwelling structure.

3. No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may or become a nuisance or annoyance to the neighborhood, or objectionable by reason of smoke, dust, odor, or noise.

4. No trailer, basement, tent, shack, garage, out of service auto(s), or other buildings of a temporary character shall be erected or moved onto any lot, nor shall any such be used for dwelling purposes.

Ordained _____
Filed _____ at _____
Recorded _____ of _____
Norman L. Stone, Clerk

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11. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2003.

12. The above restrictions may be altered and changed by a majority of the owners of tracts 1 through 26 conclusive, agreeing upon said modifications, and the same shall be binding upon all lots located in said subdivision.

13. The hereinabove referred to plat not having yet been recorded, but will be recorded.

14. All Streets in said subdivision will be fully developed by the developers to meet the standards specified by the Commissioner of Roads and Revenues of Catoosa County, Georgia.

WITNESS our hands and seals this the 10th day of September, 1974.

Herschel M. Babb
Herschel M. Babb

Jack O. Babb
Jack O. Babb

J. Willis Dietz
J. Willis Dietz

Signed, sealed and delivered

in the presence of:

Bernard B. Stone

Mattie W. Headrick
Notary Public