

**VALLEY GLEN**  
**(A Part of the Valleyview Development)**

***Restrictive Covenants, Conditions, and Reservations***

*The following Restrictive Covenants, Conditions, and Reservations shall be incorporated into any deed transferring title to a purchaser(s) of a Lot in Valley Glen, a part of the Valleyview Development, located in Dade County, Georgia:*

1. **Residential Use Only:** All lots shall be used for residential building sites only. There shall be no business located upon any lot. However, this shall not be construed so as to limit the use of an office or study in the home for personal use.
2. **No Division of Lots:** Only one residence may be constructed upon a lot, and no lot shall be sub-divided. ~~No structure shall be erected, altered, placed or permitted to remain on any building site other than a detached single family dwelling, a garage for not less than two (2) cars, and other buildings incidental to residential use of the lot.~~
3. **Setback Lines:** No building shall be erected nearer than 50 feet from the front lot line, nor nearer than 25 feet from the side or rear lot lines.
4. **Minimum Dwelling Size:** No residential structure shall be erected or placed upon a lot which has living area above ground, exclusive of open porches, garages, carports, and decks, of less than 1700 square feet for a one story dwelling, nor less than 1900 total square feet in a two story dwelling.
5. **Fencing:** No property boundary fence shall be constructed on a lot of chain link or wire. This does not prohibit chain link fencing for pets or around swimming pools.
6. **Animals:** No animals except household pets for private use shall be kept upon a lot. Fowl; horses and other livestock are not considered household pets.
7. **Foundations:** No exposed concrete block foundation shall be permitted on any lot.
8. **Garages and Carports:** Garages may open to the rear, side or front of the residence. However all carports must open to the side or rear of the residence.
9. **Temporary Structures:** No trailer, mobile home, or temporary structure of any type shall be permitted on a lot.
10. **Utility Easements:** Easements for the installation and maintenance of utilities and drainage are as shown and reserved on the plat of *Valley Glen*, and are hereby specifically made a part hereof by reference thereto.
11. **Underground Utilities:** All electrical distribution lines from the source of electrical service to the residence and related improvements shall be placed underground.
12. **Inoperable Vehicles:** No junked or inoperable vehicles or machinery shall be placed upon any lot, unless they are located within a garage for restoration.
13. **Recreational Vehicles and Boats:** Any travel home, recreational vehicle, boat, or other water craft shall not be stored or parked in the front of any lot.
14. **Television Reception:** No television antenna, satellite dish, radio receiver or sender shall be installed within the setback lines provided in paragraph 3 above.
15. **Hunting:** No hunting shall be permitted on any lot.