

RESTRICTIONS FOR BROOM'S COUNTRY ESTATES

130
WHEREAS, the undersigned Bill Broom, is the owner of all of the property consisting of Lots 1 - 60, inclusive, of Broom's Country Estates as shown by plat prepared by Robert Cagle, recorded in Plat Book 13, Page 147, in the Office of the Clerk of the Superior Court of Catoosa County, Georgia; and

WHEREAS, it is desired to develop and promote said subdivision, and to protect the purchasers of lots, and their successors in title;

NOW THEREFORE, I do hereby impose upon all of said lots the following restrictions:

- (1) The lots shall be devoted exclusively to residential use. No buildings other than a one family dwelling with attached garage shall be erected, maintained or used on any of said lots. No prefabricated homes, manufactured homes, or mobile homes shall be allowed in the subdivision.
- (2) No part of any lot shall be used for residential purposes until a complete dwelling house, conforming fully to the provisions of this instrument, shall have been erected thereon. The intent of the paragraph "(2)" being to prevent the use thereon of a garage, incomplete structure, trailer, tent or other structure as living quarters before or after the erection of a permanent dwelling.
- (3) No dwelling of less interior ground floor area than 1,400 square feet shall be erected, exclusive of open porches and garages. Two-story homes and 1-1/2 story homes shall have a minimum of 1,000 feet on the first floor.
- (4) All exterior siding shall be wood (painted or stained), brick or stone. Stucco may only be used on the back of the house. No asbestos siding shall be used. Masonite siding will also be acceptable.
- (5) No building shall be located nearer than 40 feet to the front lot line, nor nearer than 10 feet to any side or rear line. On all corner lots, the buildings must be at least 20 feet from the side street. No fences shall be erected except decorative fences of wood or stone.
- (6) An easement five feet in width is reserved for utility and drainage purposes on each side of all rear and side lot lines. An easement ten feet in width is reserved on all side and rear lot lines adjacent to properties other than other lots.
- (7) The lots may not be resubdivided except by Bill Broom or his designated agent. All lots shall have not less than 15,000 square feet of area. If one residence is built on two or more lots as one lot, the restrictions contained in Paragraphs (5) and (6) above shall apply to only the outside boundary lines of the combination of the two or more lots.
- (8) No public or private street or roadway shall be constructed on, through or across any of said lots unless Bill Broom or his designated agent shall rearrange the boundaries on any of the lots and re-plat same in such a way as to provide for such street or roadway. This provision shall not be construed to prevent the construction of a private driveway from any street shown on said plat to serve any lot.
- (9) No fowls, horses, mules, cattle, sheep or other like animals shall be kept or allowed to remain on any lot.
- (10) No cars or other vehicles not in regular use shall be stored on any lot. The intent of this Paragraph "(10)" being to prevent any lot from becoming cluttered with junk of any kind.

CATOOSA COUNTY, GEORGIA

Filed and recorded in this office

Recorded in Deed Book

NORMAN L. STONE, Clerk

April 21, 1987 9:00 AM
Page 130