

### RESTRICTIVE COVENANTS FOR CONDRA ESTATES

WHEREAS, Envision Properties L.L.C. hereinafter "Developer" is developing and owns, respectively, all that tract or parcel of land lying and being in original Land Lot No. 112 in the 11th District and 3rd section of Catoosa County, Georgia as described by plat recorded in Plat Book 18, Page 83 in the Office of the Clerk of the Superior Court of Catoosa County, Georgia and

WHEREAS, Developer desire to impose restrictive covenants on said subdivision in order to promote the orderly development of said tract as a residential subdivision of the benefit of Developers and the future owners of lots in said subdivision:

NOW, THEREFORE, they impose the following restrictive covenants, which shall run with the land, on all the lots in said subdivision:

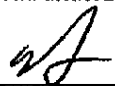
- 1) Homes of rancher style construction in said subdivision must contain at least 1300 square feet of living space, on same level, exclusive of garages, enclosed porches and decks, and other such spaces. Homes of two-story construction must contain at least 700 square feet of living space on each level and homes of one and one-half story construction must contain at least 1400 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.
- 2) No exposed concrete blocks may be used in the construction of any home in said subdivision. Foundations must be faced with brick, except that stucco may be used on the rear elevation of foundations of homes. If home is on a concrete slab and finished floor is twelve (12) inches or at least ground level no brick is required.
- 3) Exterior walls of homes must be painted, unless faced with brick, mountain stone, stoe 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.
- 6) All homes must have a roof pitch of at least 6/12 and must be guttered in front and rear.
- 7) All homes must have a rear deck or patio of at least 10 feet by 12 feet.
- 8) All homes must fully comply with all local building codes and ordinances.
- 9) All home plans in said subdivision must be approved in writing by Developer before any construction begins. Said plans must specifically show for approval the appearance, main floor elevations and exterior paint color scheme of each home. Developer shall be given a set of plans for each home built.
- 10) All homes built must be completely finished including yard, driveway, landscaping and painting within six months of the date that the Developer approves the plans.
- 11) No outbuildings or detached garages, and fences may be built in rear yards only. No fence can be more than six feet in height. All outbuildings, detached garages and or fences must be approved in writing by Developer. Pools must be of the in ground type only.
- 12) No home shall be located on any lot nearer than thirty (30) feet to the front line, or nearer than twenty-five (25) feet to any side street line, and no building shall be located nearer than ten (10) feet to any interior lot line.
- 13) All pets must be kept within fences in said subdivision. No horses, cattle, goats, sheep, swine, or other livestock may be kept on any lot. No commercial breeding of animals. Pet owners shall not allow pets to roam unattended. The pet owner shall muzzle any pet that consistently barks. If barking persists the pet owner shall have the pet removed from the Development. If the pet owner refuses, it shall be deemed an "offensive activity".
- 14) No truck larger than one ton in size may be parked or kept on any lot except during construction of the home on said lot.

- 15) No junk or inoperable car or cars in need of body repair may be parked or kept on any lot.
- 16) No satellite dishes larger than twenty-four inches in diameter may be erected on any lot or home.
- 17) All mailboxes shall be constructed of brick or mountain stone.
- 18) No dumpsters on any lot at any time.
- 19) All boats, campers, motor homes and trailers must be parked in the backyard only. No exceptions.
- 20) All utilities will be underground.
- 21) Any damage done to any adjacent or adjoining lot by a contractor employed to build improvements on any lot will be repaired immediately at the expense of the owner on whose lot the contractor is employed. All construction debris shall be removed weekly and the street must be kept clear and clean during construction.
- 22) Lots 18,19 and 20 convey an easement and right of way over and across Trearm Lane. Owners of said lots shall be responsible for the maintenance of this road.

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 of 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 cancelled or amended by a two-third majority of the lot owners, evidenced in writing, recorded in the office of the Clerk of the Superior Court of Catoosa County, Georgia. Developer shall have power, during the construction of homes on said lots, to grant waivers or minor violations of these restrictive covenants that, in their opinion do not materially affect the purpose of these covenants. The Developer reserves the right, as long as Developer owns any lot in this subdivision, to concurrently amend any or all of these restrictions 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. Developer or any lot purchaser shall have the power to enforce these restrictive covenants. Any person violating these restrictions is noticed that an injunction, action for specific performance and/or other action of law or equity may be had against them in a court of law of competent jurisdiction. Any person violating these covenants shall be liable for any damage caused and the costs of enforcement, including court cost and attorney's fees.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand affixed their seals on the \_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Envision Properties L.L.C.

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_



Date: 11/16/2010  
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CATOOSA CO ENVIRON

708 935 6322

06/25/07 11:34am P. 021

**CATOOSA COUNTY HEALTH DEPARTMENT  
ENVIRONMENTAL HEALTH SECTION**

182 Tiger Trail • P.O. Box 1308 • Ringgold, GA 30736  
(706) 935-6322 or (706) 935-6740

NEW

APPLICATION DATE	1/12/04
PERMIT NUMBER	XXXX 8134

**APPLICATION: ON SITE SEWAGE MANAGEMENT SYSTEM**

PROPERTY OWNER <b>ENVISION PROPERTIES</b>	TELEPHONE	APPLICANT <b>ROY TANKERSLEY</b>	TELEPHONE <b>645-4385</b>
ADDRESS <b>4440 KEITH RD.</b>		ADDRESS	
PROPOSED CONSTRUCTION ADDRESS <b>470 CONDRA ROAD, RINGGOLD</b>	SUBDIVISION NAME <b>CONDRA ESTATES</b>	<input type="checkbox"/> LOT NUMBER <input type="checkbox"/> ACRE <input type="checkbox"/> SQ FT	<b>6</b>
DIRECTIONS TO SITE LOCATION			

<b>TYPE FACILITY</b> <input checked="" type="checkbox"/> House <input type="checkbox"/> Mobile Home <input type="checkbox"/> # Bedrooms	<b>HOUSE DESIGN</b> <input checked="" type="checkbox"/> Commercial # of Gallons # of Persons	<b>HOUSE DESIGN</b> <input checked="" type="checkbox"/> Ground Level Split Level Basement	<b>PLUMBING DESIGN</b> <input checked="" type="checkbox"/> Ground Level Split Level Basement	<b>WATER SOURCE</b> <input checked="" type="checkbox"/> Public Individual Other	<b>SOIL CONDITIONS</b> Soil Type <b>FULLERTON</b> Perc Rate <b>45 MPI</b>
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I hereby apply for a construction permit to install or construct a sewage disposal system and agree that the system will be installed to conform to the requirements of the rules and regulations of the Georgia Department of Human Resources Public Health, Chapter 290-5-26 now assigned to the Catooosa County Board of Health. I understand that final inspection is required and will notify the Health Department upon completion of construction and before applying final cover. This permit is not valid unless properly signed below. Issuance of a construction permit for an on-site sewage management system, and subsequent approval of same by representatives of the Georgia Department of Human Resources or County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time; furthermore, said representatives do not, by any action taken in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system. This application expires (12) twelve months from date of issue.

Authorized Signature (Owner or Applicant) *Roy Tankersley*

**MINIMUM REQUIREMENTS**  
 Septic Tank Capacity 1000 Pump Chamber Capacity 1000 Total Linear Feet 300 Trench Depth in. 24-30 Trench Width in. 36  
 (System may require pump)

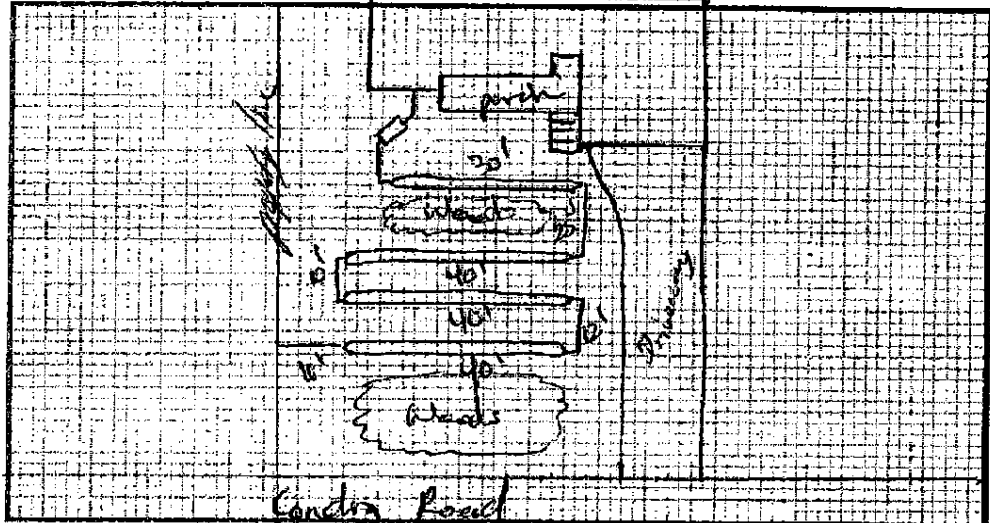
SITE APPROVED  Yes  
 Approved by (Health Authority) *R. G. White* Title ENV. HEALTH SPEC., IV Date of Issue 1/12/04

**SPECIAL CONDITIONS:**

**PRIMARY TREATMENT:**  
 Septic Tank 1000 Gal.  
 Grease Trap \_\_\_\_\_ Gal.  
 Distance Tank from Well \_\_\_\_\_ ft.

**SECONDARY TREATMENT:**  
 Field Type \_\_\_\_\_ Gravel \_\_\_\_\_ Chamber  Other   
 Field Layout Method serial  
 Total Linear Feet 150  
 Total Square Feet 300  
 Width of Trenches 24" Inches  
 Distance Between Trenches 10' Feet  
 Average Trench Depth 38" Inches  
 Aggregate: Size \_\_\_\_\_ Depth \_\_\_\_\_  
 Distance from Building \_\_\_\_\_ Feet  
 Distance from Well \_\_\_\_\_ Feet  
 Nearest Property Line 10' Feet

**ON SITE SEWAGE MANAGEMENT SYSTEM INSPECTION REPORT**



COMMENTS:

— SYSTEM —  
 APPROVED  
 DISAPPROVED

INSPECTOR: *Ben J. Sullivan*

CONTRACTOR: *Roy Tankersley*

DATE: 4-22-04