

EXHIBIT "A"

TO DEED OF: CHARLES ALLEN FREEMAN and wife,
WHITNEY FREEMAN

DATED: JANUARY 26, 1993

DECLARATION OF RESTRICTIONS**GLENVIEW ESTATES, ADDITION "B"**

SECTION 1: LAND USE. No commercial enterprise shall be conducted upon this real estate.

SECTION 2: SIZE AND QUALITY OF DWELLING. Any dwelling constructed upon said tract shall have a minimum of Eleven Hundred (1,100) square feet of living space, exclusive of basement, carport, garage and porches.

Furthermore, same shall be constructed from good quality materials and workmanship, with no concrete blocks showing.

SECTION 3: TYPE OF STRUCTURES. No mobile home, trailer home, or camper may be placed on this real estate for any utilitarian purposes.

No unlicensed, nor any junked or salvaged vehicles may be kept upon the described premises.

All outbuildings shall be of a permanent nature and shall be constructed in such a manner as to conform to other such buildings in the neighborhood.

SECTION 4: BUILDING LOCATIONS. No building shall be located nearer than forty (40) feet to the front property line, nor shall any building be located nearer than ten (10) feet from the property line of an adjoining tract which is not owned by the Owners.

SECTION 5: NUISANCES. No noxious or offensive activity shall be allowed upon this real estate, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

SECTION 6: TEMPORARY STRUCTURES. No structure of a temporary character, including trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on this real estate, at any time, as a residence, either temporarily or permanently.

SECTION 7: SIGNS. No sign of any kind shall be displayed to the public view on this real estate, except one sign of not more than five (5) square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

SECTION 8: GARBAGE AND REFUSE DISPOSAL. No portion of this real estate shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste materials shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

A sewage disposal system, which meets the approval of all applicable governmental rules and regulations, must be installed.

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SECTION 9: LIVESTOCK AND POULTRY. No hogs may be kept on this real estate.

No animals of any kind can be kept, bred or maintained for commercial purposes per se; however, incidental and/or isolated sales are not to be considered as "commercial purposes". The Owners may keep and maintain other animals and/or household pets for their own use and enjoyment, so long as no nuisance is created.

SECTION 10: MAINTENANCE OF VACANT LAND. In the event the owners allow the subject real estate to remain vacant, they must keep the premises mowed and free of debris, which would be unsightly to the neighborhood. If owners fail to do so, the Grantors reserve the right to enter the premises, to mow and clean the same, the owners shall be liable for the expenses of the Grantors.

SECTION 11: GENERAL PROVISIONS.

TERM: These Restrictions are to be considered as covenants running with the land, and shall be binding upon the Grantees, their heirs and assigns.

SEVERABILITY: The invalidation of any of these covenants by judgment of court order, shall in no wise affect any of the other provisions which shall remain in full force and effect.

Map No. 107L Parcel No. 01500
Real Property Tax Responsibility
Grantor: Charles Allen Sherman
Address: 25 Kimball Lane
Kimball, Ga.
37347

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is \$13,500, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair voluntary sale.

Whitney D. Sherman
Affiant

Subscribed and sworn to before me this 27th day of

Jan, 1993

Constance Surran
Notary Public or Register

STATE OF TENNESSEE, DEKALB COUNTY
I, Eunice Turner, Registrar of said County do hereby certify that the foregoing instruments and certificates were noted in Note Book 14 Page 31 at 9:40 AM, Jan 27th, 1993, and recorded in DB Book 172 Page 15 State Tax Paid \$ 47.95 Fee 1.00 Recording Fee \$ 20.00 Total \$ 70.95
Receipt No. 58760
Constance Surran
Registrar

#4.00 from Release

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