

Ridge Crest Subdivision Restrictive Covenants

Northwest GA Land Investors LLC., whereas, William A. Rench, Britt H. Brown, and Bernard H. Brown III (Tripp), hereinafter "Developers", are the owners of a tract of land as described by Deed Book _____, page _____, in the office of the clerk of the Superior Court of Catoosa County, Georgia, and

WHEREAS, said tract has been divided into a residential subdivision known as Ridge Crest Subdivision. As shown by plat of record on Plat Book _____, page _____, in the office of the above said clerk.

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

NOW THEREFORE, Developers 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 1350 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 1600 square feet of living space. Homes of one and one-half story construction must contain at least 1600 square feet of living space on the first floor. All homes must be single-family residences. Mobile homes, modular homes, duplex, and apartments are prohibited.
- 2). No exposed concrete blocks may be used in the construction of any home in said subdivision. Foundation must be face with brick or mountain stone, except that stucco may be used in the rear elevation of foundations of homes.
- 3). Exterior walls of homes must be faced with brick, mountain stone, vinyl siding, or hardy board with at least one-third of the front faced with brick or mountain stone. Synthetic stone will be permitted.
- 4). All home must have at least a two-car garage. The construction of carports is prohibited.
- 5). All driveways must be constructed with concrete.
- 6). All homes must have a roof pitch of at least 6/12 and must be guttered in front and rear.
- 7). The foundation of all front porches or front stoops and steps must be of masonry construction.

- 8). All homes must fully comply with all local building codes and ordinances.
- 9). Developers must approve all home plans in said subdivision before any construction begins. Said plans must specifically show for approval the appearance, main floor elevations, and exterior paint color scheme of each home.
- 10). All homes built must be completely finished; including yard, driveway, landscaping, and painting, within 12 months of the date construction began.
- 11). Outbuildings, detached garages, pools, and fences may be built on back yards only. Outbuildings and detached garages must be built of the same construction as the home on the lot and painted the same color scheme as said home.
- 12). No building shall be located in any lot nearer than twenty-five (25) feet to any side street or front line, and no building shall be located nearer than ten (10) feet to any interior lot line and 10' from all lots must meet Catoosa County R-3 zoning requirements rear line.
- 13). No cattle, goats, sheep, swine, or other farm livestock may be kept on any lot.
- 14). No truck larger than one ton in size may be parked or kept on any lot, except during the construction of the home.
- 15). No junk or inoperable cars or carts in need of body repair may be parked or kept on any lot or streets.
- 16). All lots on front must have a concrete sidewalk 3' wide.
- 17). All mailboxes must match mailboxes in Old Mill Trace.
- 18). No residence shall be designed, patterned, constructed, or maintained to serve, or for the use of more than one single-family dwelling.
- 19). Contractors must comply with all erosion control regulations.
- 20). Contractor shall be responsible for storm water runoff and make sure all lots drain towards the road or swells on property lines. Owner shall not drain water onto adjoining property. Direct all drainage questions to Tripp Brown 423/893-9595.

Property owners shall take whatever means necessary to prevent siltation from leaving your property. Any uncorrected deficiencies will be addressed by the developer. Property owner shall reimburse developer for expenses to correct all deficiencies.

Damages to roadway, caused by lot owner, resulting from over loaded vehicles, Track maintained equipment, shall be repaired at lot owner expense.

21). Front and side yards must be sodded from the road to the back of the house. All houses must have a minimum of one flowering tree planted in the front yard.

22). Any violation of said RESTRICTIVE COVENANTS will be handled in the courts of Catoosa County with all court costs paid by the guilty party.

The 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. The RESTRICTIVE COVENANTS shall be in effect for 25 years, and after said time shall be cancelled or amended by a two-thirds majority of the then lot owners, evidenced in writing, and recorded in the Superior Court of Catoosa County, Georgia.

Developers 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 RESTRICTIVE COVENANTS. Developers reserve the right, as long as the Developers own any lot in said subdivision, to amend any or all of the said COVENANTS, evidenced in writing and recorded in said Clerk's office. Developers, any individual lot owner, or group of lot owners shall have the power to enforce these RESTRICTIVE COVENANTS and take appropriate action against the violator in the court of law of competent jurisdiction. Any person found guilty of violating said RESTRICTIVE COVENANTS shall be liable for any damages caused and the costs of enforcement including court costs and attorney's fees.

IN WITNESS WHERE OF the undersigned have hereunto set their hands and affixed their seals, on the ____ day of _____, 2004.

Northwest GA Land Investors LLC.

Britt H. Brown