

BOOK 0731 PAGE 632

CATOOSA COUNTY, GEORGIA
 Filed and recorded in this office
Jan. 26, 2000 at 11:00 AM
 Recorded in Deed Book *731* Page *632*
 NORMAN L. STONE, Clerk

**RESTRICTIVE COVENANTS
 FOR
 MAPLEWOOD SUBDIVISION**

Whereas, John C. Whitmire and James M Anderson hereinafter "Developers" and "Owners", respectively, are developing and own, respectively, a tract of land as described in Plat Book 17, page 63, in the Office of the Clerk of the Superior Court of Catoosa County, Georgia and

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

NOW, THEREFORE, they impose the following restrictive covenants, which shall run with

1. These restrictive covenants shall run for a period of twenty five (25) years from this date, and may be renewed for an additional ten (10) year period upon written consent of all the property owners in said subdivision.
2. Any dwelling erected in said Subdivision must be a single-family dwelling containing at least 1,000 square feet of floor space on the ground floor.
3. Each dwelling must have at least one car attached garage; however, if the owner so desires he may construct a dwelling without a garage, but said dwelling 1200 square feet of floor space on the ground floor.
4. All dwellings must constructed in such a manner that the roof will have at least 5/12 pitch or greater.
5. All dwelling must have a stucco front foundation and stucco on ends and back unless of brick or stone.
6. All dwellings must be set back at least thirty (30) feet from the street upon the lot fronts; twenty five (25) feet from the rear line; and ten (10) feet from any side line.
7. Any dwelling must be finished within six (6) months from the date that the construction is commenced. The digging of the footing for the foundation will indicate commencement of the construction.
8. No trucks larger than one (1) ton will be permitted on the streets in said subdivision, except during construction. Any vehicle with commercial writing or advertising on it must be kept in the garage or behind a fence. No junk, abandoned, inoperative or unlicensed cars may be parked or stored at any lot in subdivision. All boats, trailers, recreational vehicles or other such vehicles must be stored in the garage or the rear of the home on any lot except as a temporary convenience not to exceed twelve (12) hours. No resident shall have any automobiles parked on the street except as a temporary convenience not to exceed twelve (12) hours.
9. All homes must be stick build on each lot in subdivision.
10. No modular homes will be erected in said subdivision and or mobile homes.

