

EXHIBIT "B"

STATE OF GEORGIA

COUNTY OF LINCOLN

Chris Heitmann and Bruce Rowland, being the owner, containing four (4) lots being described on plats with the Clerk of Superior Court, Lincoln County, Georgia in Plat Cabinet E2022/54. Chris Heitmann and Bruce Rowland does hereby impose said property the following restrictions, and said conveyance is made expressly subject to the following:

1. The property shall be exclusively for residential purposes and no main dwelling structures shall be built thereon except detached single family residences containing a minimum of 2200 sq. ft. of heated area and be approved by an architectural control committee. This restriction shall expressly permit the property may be used for all recreational facilities or structures related to such use may be constructed including but not limited to swimming pools, handball courts, tennis courts, ponds, basketball courts, barns, greenhouses, fences, pastures, vegetable gardens, and similar facilities. In all other respects, the use of the property for commercial, manufacturing, or other non-residential purposes shall be prohibited.
2. It shall be the responsibility of each owner of any portion of the property to prevent the development of any unclean, unsightly, or unkempt conditions of buildings or grounds on that portion of property, in which the owner has interest.
3. No house trailer, or mobile home shall be permitted on any lot at any time. Camper, travel trailer or recreational vehicle will be permitted as long as said vehicles are not displayed in an unsightly manner, do not hinder traffic or spoil the aesthetic beauty of the said property.
4. All structures to be built with a minimum of a 100 ft setback and requires a natural buffer to be maintained.
5. No noxious or offensive activity shall be carried on upon any portion of the property nor shall anything be done thereon which creates an annoyance or nuisance to the owners and residents of the other areas of the property. Any fences fronting the primary road systems shall be constructed of wood, stone, brick, or a combination of these.
6. No portion of the property shall be used or maintained as a dumping ground for rubbish, trash, or garbage. Trash, garbage, or other waste shall be stored only temporarily awaiting pickup and must be kept in adequate sanitary containers.
7. The Architectural Committee will be composed of Chris Heitmann and Bruce Rowland.
8. Horses, cows, mules, fowls, and other farm animals are allowed. There will be a maximum of one horse, cow, or one pig per acre. Any barns or outbuilding will have to be approved by the Architectural Control Committee.
9. Clear-cutting a lot for the purpose of selling timber for monetary gain is prohibited.
10. All covenants, restrictions and rights set forth in this declaration shall run with the land and shall be binding on all grantees of the owners and persons claiming under them specifically including but not limited to their heirs, devisees, personal representatives, successors and assigns, for a period of twenty-five (25) years from date.
11. All requirements of Lincoln County Georgia, govern and control any restrictions contained herein. In the event of any conflict of any zoning ordinances and these covenants, the more restrictive provision shall apply.

 