



NEW CASTLE HOMES, LLC

February 6, 2007

Dear Homeowner:

No doubt you are ready for spring and making your yards even more stunning than they already are in your neighborhood, Canyon Cove.

We have 4 properties left, two with speculative homes currently under construction and two lots available for building. After that, Canyon Cove will be complete. Needless to say, we have enjoyed building this subdivision and have been impressed with how each of you has personalized your beautiful homes and grounds.

Attached is a copy of the Restrictive Covenants for Canyon Cove for your records. Not knowing if you received a copy at your Closing, we are providing you with a copy. Please take a moment to review the 19 points of the document. Note that you live within Ringgold City limits and are also subject to Ringgold City and Catoosa County ordinances.

One of your neighbors, Jayme Elliott, has taken the initial steps of starting a Homeowner's Association to handle the maintenance of common areas, lights bulbs, signage, and so forth. Please work with her to determine your Association and how it best fits your vision of your neighborhood.

Thank you again for choosing to live in Canyon Cove. May you create wonderful memories.

Sincerely,

New Castle Homes, llc

RESTRICTIVE COVENANTS FOR CANYON COVE

WHEREAS, Wanda Hicks, hereinafter "Developer/Owner," is developing a tract of land as described by deed in Book 19, page 146, in the Office of the Clerk of the Superior Court of Catoosa County, Georgia.

WHEREAS, Developer/Owner desires to impose restrictive covenants on said subdivision for the benefit of Developer/Owner 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 of the lots in said subdivision.

1. Home of rancher style construction in said subdivision must contain at least 1600 square feet of living space, on the same level, exclusive of garages, enclosed porches and decks, and other such spaces. Home of two-story construction must contain at least 900 square feet of living space on each level and homes of one and a half story construction must contain at least 1800 square feet of living space exclusive of such spaces mentioned above. Split foyer homes must have at least 1000 square feet on main level and at least 1800 square feet total living space.
2. No exposed concrete blocks may be used in the construction of any home in said subdivision. Foundation must be faced with brick or mountain stone, except that stucco may be used on the rear elevation of foundations of homes. The use of perma-stone in construction is prohibited.
3. Exterior walls of homes must be painted, unless faced with brick, mountain stone, stoe, or vinyl siding.

CATOOSA COUNTY GEORGIA
Filed and recorded in this office

June 9, 2004 at 2:30 PM
Recorded in Deed Book 1051 Page 579
NORMAN L. STONE, Clerk

BK 1099PG0580

4. All homes must have at least a two car garage. The construction of carports is prohibited.
5. All driveways must be double driveways and must be constructed of concrete.
6. All homes must have a roof pitch of at least 7/12 and must be guttered in front and rear.
7. All homes must comply with all local building codes and ordinances.
8. Developer/Owner must approve all home plans in said subdivision in writing 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/Owner shall be given a set of plans for each home built.
9. All homes built must be completely finished, including yard, driveway, landscaping and painting, within six months of the date that Developer/Owner approves the plans.
10. Outbuildings, detached garages, pools, and fences may be built in rear 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 the home. Pools must be of the in-ground type only. No chain-link or wooden fences; vinyl or steel power-coated fences permitted.
11. Property purchasers must plant two flowering trees in front yard with the minimum height of 10 feet.
12. All pets must be kept within fences in said subdivision. No horses, cattle, goats, sheep, swine, or other farm livestock may be kept on any lot.

13. 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. No overnight street parking.
14. No junk or inoperable car or cars in need of body repair may be parked on any lot. No boats, RV's, trailers, or similar vehicles will be permitted to be parked in driveways.
15. No satellite dishes larger than 24" in diameter may be erected on any lot or home. Dishes must be mounted on rear elevation only.
16. All mailboxes will be of same design and of wrought-iron construction and shall have an electric light on top of them. Style of the chosen mailbox must be approved by Developer.
17. Buyer agrees to install sidewalks on each lot. Each lot must have a concrete sidewalk install on the side street. Sidewalks shall be concrete, 42" in width, four inches thick, and installed 24" from curbing.
18. No wooden porches may be constructed on the front of any home. All front porches must have a concrete floor.
19. Each lot owner agrees to bear an equal share of the cost of maintenance of the subdivision entrance sign after installation and maintain the walkway/common area between the subdivision and the neighboring subdivision.

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 laws, the remainder shall continue in full force and effect. These covenants shall be in effect for a period of 25 years, and shall automatically be renewed for a successive period of 25 years unless cancelled or amended by a two-third majority