

WOODMONT TRACE

Restrictive Covenants, Conditions and Reservations

The following *Restrictive Covenants, Conditions and Reservations* shall be incorporated into any deed transferring title to a purchaser(s) of a lot in *Woodmont Trace*, located in Dade County, Georgia:

1. **Residential Use Only:** All lots shall be used for residential building sites only. No structure shall be erected, altered, placed, or permitted to remain on any lot other than a single family dwelling, a garage for not less than two cars, and other buildings incidental to residential use of the lot.

2. **Minimum Dwelling Size:** No residential structure shall be erected or placed upon any building site, which has heated living area above ground, exclusive of open porches and garages, of less than 1,600 square feet on the ground floor. Two story homes must consist of at least 1800 square feet of heated living area exclusive of porches and garages, and with not less than 1000 square feet of heated living area on the ground floor.

3. **No Division of Lots:** No lot less than five acres shall be sub-divided. On lots less than five acres only one residence may be located upon the lot. For lots greater than five acres, the developer retains the rights to consider a request to build more than one residence on the lot, but the developer retains the final decision on such.

4. **Setback Lines:** No building shall be erected nearer than 50 feet from the front lot line, nor nearer than 30 feet from the side or rear lot lines.

5. **Fencing:** No property boundary fence shall be constructed on the lot of chain link or wire. This does not prohibit chain link fencing around swimming pools or for dog runs located not on the perimeter of the property..

6. **Animals:** No animals except household pets for private use of the owners shall be kept on said lots, with the exception of any lot of four acres or greater, and on these lots only, a horse may be kept for recreational use.

7. **Utility Easements:** Easements for the installation and maintenance of utilities and drainage will be as shown and reserved on the recorded plat of *Woodmont Trace*, and are hereby specifically made a part hereof by reference thereto.

8. **No Temporary Structures:** No trailer, mobile home, or temporary structure of any type shall be permitted to remain on any lot.

9. **Inoperable Vehicles:** No junked or inoperable vehicles or machinery shall be placed on any lot, unless they are located within a garage for repair or restoration.

10. **Recreational Vehicles and Boats:** No travel home, recreational vehicle, boat or other water craft shall be stored or parked in the front yard of any lot.

11. **Television Reception:** No television antenna, satellite dish, radio receiver or sender shall be installed within the setback lines provided in paragraph 4 above.

12. **Completion of Construction:** Completion of the construction of any home or addition thereto shall be completed within twelve months of pouring the footings.

13. **No Modular or Manufactured Homes:** All homes constructed on the lots must be built on site.

14. **Foundations:** No exposed concrete block foundation shall be permitted on any lot. The front foundation must be brick or natural stone.

15. **Garages and Carports:** Garages may open to the rear, side or front of the residence. However all carports must open to the side or rear of the residence.

16. **Hunting:** No hunting shall be permitted on any lot.

17. **Garbage and Trash Receptacles:** All garbage and trash receptacles shall be screened or otherwise out of view.

18. **Oil and Gas Tanks:** Should any lot owner elect to use a propane gas tank or other type of heating oil or gas tank, such shall be located behind the residence or buried underground, and shall be hidden in some manner from view from any street.

19. **Underground Utilities:** All electrical distribution and connection lines from the source of the electrical service to the residence and related improvements shall be placed underground.

20. **Out-buildings:** No out-buildings shall be permitted on any lot of less than 1 acre. For lots of one acre or greater, out-buildings are permitted but must be located behind the residence, and must be constructed in a style and of materials consistent with the construction of the residence.

21. **Sewage Disposal System:** Every lot owner shall be required to install an individual sewage disposal system which is designed, located, and constructed in accordance with the requirements, standards, and recommendations of any applicable public health authority. Necessary approvals of any such system shall be obtained by the lot owners.

22. **Enforcement:** Developer is authorized to enforce these *Restrictive Covenants, Conditions, and Reservations*, and any lot owner found to be in violation of any of such shall be subject to liability for the payment of costs and fees incurred in the compliance and enforcement thereof.