

Country Lots, LLC
Pinetucky Estates Restrictive Covenants
Emanuel County, Georgia

1. All lots shall be for one single family private dwelling with customary out buildings with no structure placed or improved upon any tract or lot being used for any type of business or commercial enterprise, other than for agriculture. No lot may be further subdivided.
2. No building shall be placed or improved on any lot to be used as a school, church or kindergarten.
3. All dwellings must have written approval by the developer prior to the placement on any lot, and must meet the standards set forth by all governing authorities.
4. Site-built homes, modular homes, and double-wide homes shall be permitted on all lots. Each dwelling must have a well and septic tank. One (1) dwelling per lot.
5. No temporary house, shack, trailer or tent shall be erected.
6. Campers are not allowed as dwellings, even on a temporary basis. Campers may be kept on lots for storage purposes only.
7. Any factory built home placed on any tract must be underpinned within thirty (30) days of placement upon any lot and shall be skirted with brick, stone, masonry, or such material as may be approved by the developer.
8. No prefabricated storage building may be converted into a residence or guest house/in-law home.
9. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any tract.
10. No junk vehicles or parts of same shall be permitted on any lot. Any motor vehicle parked or placed on any tract must be registered and licensed.
11. No livestock or other animals may be raised or kept for commercial purposes on any tract. All swine & goats are specifically prohibited from placement upon any tract, even if regarded as a pet.
12. No dwelling placed upon any tract shall be closer than seventy (70') feet from the road right-of-way or thirty (30') feet from an adjoining property line on either side of a tract, when facing a public right-of-way, or fifty (50') feet from a rear property line.
13. All structures erected on any tract shall be completed within one (1) year of when the construction commences.
14. No timber may be cut for timber sale on any tract without permission of developer.
15. No cable or chain may be placed across any path, driveway, or roadway located upon any tract. This restriction shall not prohibit the installation of any gate with a structural frame or fencing.
16. Easements for the installation and maintenance of utilities are reserved by developer.

Buyer: _____

Full copy of Restrictive Covenants recorded in Deed Book 582, Pages 98-101, Emanuel County Records.