

(CLF)

STATE OF GEORGIA  
COUNT OF HART

RECORDED 491-492  
BOOK 426 PAGE  
DATE 10-29-2002  
W.E. "Bill" HOLLAND, III, Clerk

FILED IN OFFICE  
HART COUNTY COURT  
2002 OCT 29 AM 11:43

YORK SHORES RESTRICTIONS & COVENANTS  
(Amended) *Cond. A. B. B.*  
DEPUTY/CLERK

1. Only one single-family residence dwelling may be constructed on any lot, and such residence dwelling shall have a minimum of 1500 square feet of heated floor space on main floor.
2. All lots in the subdivision shall be used exclusively for single-family residential purposes. No building shall be erected, altered or permitted to remain on any lot other than one detached single-family residence dwelling, with an attached garage or with a detached private garage.
3. No commercial signs, billboard, or advertisements may be placed on or erected on any lot except for one real estate sign per lot offering to sell a lot or to rent a dwelling thereon or a sign used by a contractor or subcontractor to advertise the lot during a construction period.
4. No mobile homes, trailers, or modular homes may be placed, constructed or erected on any lot. All houses must be stick built on site.
5. No concrete block dwelling or concrete block accessory building shall be constructed on any lot. No used lumber (except for interior decorative purposes), or old home, old structure or any part thereof shall be placed on any lot. Any attached or detached garage or workshop shall be of the same type or style of construction as the residential dwelling on the lot. No out buildings, detached buildings, workshops, or storage shall use an exterior metal roof unless the residential dwelling on said lot uses a metal roof with a baked on or permanent enamel of colored finish and is not simple bare metal. Any roof on any detached building shall be similar in type, style, and color as the exterior roof of the main residential structure.
6. No tent or campers may be placed on any lot for more than two weeks per year. If a residential dwelling has been constructed on a lot, then a camper or recreational vehicle may be parked and stored on such lot, but may not be used for residential purposes.
7. All satellite dish antennas having a diameter of no more than twenty-four (24) inches shall be located on any lot in the subdivision.
8. No temporary shacks, shanties, privies or outdoor toilets shall be constructed or placed upon any lot.
9. No horses, cattle, swine, livestock, poultry, or animals of any other kind shall be raised, bred or kept on any lot, except that cats, dogs, and other household pets may be kept on the lots, provided they are not kept, bred or maintained for commercial purposes, or maintained in any such way as to be an annoyance or a nuisance.
10. No above ground propane, liquid petroleum, or gas tank with the capacity of more than twenty pounds shall be placed, stored, or located on any lot in this subdivision.
11. No chain link fence shall be constructed or placed on any lot.
12. The purchaser of any lot shall never have to build on the lot, however, once building has begun, it must be completed within one year of the commencement of construction.

- 13. The owners of the lots in the subdivision shall construct a proper and fit septic tank and drain field for any dwelling or structure on the lot for the disposal of sewage all of which shall be done in accordance with the regulations and requirements of the Hart County Health Department and the Georgia Department of Health, which may be then in effect. All septic tank and drain field lines shall be located at a specific site approved by the Hart County and State of Georgia Health Departments so as not to interfere with nor prohibit the construction and placing of a residence dwelling, wells, septic tanks, and drain fields on any other lots in this subdivision.
- 14. No dwelling or accessory building or appurtenance or extra feature shall be constructed nearer than ten feet from any other property line of any lot in the subdivision, and the building set back lines as to same are shown and described on the aforementioned plat.
- 15. Any lots having frontage on both York Shores Drive and Lightwood Road must have driveway entrance from York Shores Drive only. Any exceptions to this requirement must be agreed to by the Hart County Board of Commissioners.
- 16. The 20 foot easement on Lot 23 (access to East Nannie Rd) shall be walking access only, no motorized vehicles.

These covenants may be amended only by the unanimous consent of the undersigned, or their successors in interest, and all persons or entities owning an interest in any lot or lots in the subdivision.

The undersigned, or their successors in interest, as well as anyone owning an interest in any lot or lots in subdivision shall have the right to institute civil proceeding at a law or in order to enforce the provisions hereof, and in any such action, the prevailing party shall be entitled to recover all costs and expenses of litigation including reasonably incurred attorney's fees of the prevailing party.

These covenants amend and supercede the covenants filed of record on October 23, 2202 in Deed Book 425, pp. 724-725, Hart County Deed Records.

This the 25<sup>th</sup> day of October, 2002.

Signed in the presence of (as to all parties)

*Sophia Deanne Short*  
Sophia Deanne Short

Witness *[Signature]*

*Jimmy L. Gray*  
Jimmy L. Gray

Notary Public *[Signature]*  
COMMISSION EXPIRES: 8/8/05

