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Ret. ARTHUR L. PHILLIPS  
843 POPLAR ST.  
MACON, GA 31201

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
RIVERBEND SUBDIVISION

903594

THIS DECLARATION made this 28th day of December, 1990  
by Ronald Stevens Dulong hereinafter referred to as  
DEVELOPER,

## WITNESSETH

WHEREAS, DEVELOPER is the owner of all the lands  
contained in the area known as RIVERBEND SUBDIVISION,  
SECTION II, as shown and described on a plat of survey  
which is of record in Plat Book 11, Page 62, in the  
Clerk's Office, Jones Superior Court; and,

WHEREAS, DEVELOPER is about to sell and convey the  
lots situated within said Subdivision, hereinafter  
referred to as the DEVELOPMENT and before doing so,  
desires to subject and impose upon them mutual and  
beneficial restrictions, covenants, conditions and  
charges, hereinafter referred to as RESTRICTIONS under a  
general plan or scheme of improvement for the benefit and  
complement of all the lots in the DEVELOPMENT and the  
future owners thereof.

NOW THEREFORE, DEVELOPER hereby declares that all of  
the lots located within the DEVELOPMENT that are  
designated by DEVELOPER, either on the recorded plat of  
said DEVELOPMENT or otherwise, as residential in  
character, are held and shall be held, conveyed,  
hypothecated or encumbered, leased, rented, used, occupied  
and improved, subject to the following restrictions which  
are established for the purpose of enhancing and  
protecting the value, desirability and attractiveness of  
the DEVELOPMENT as a whole and of each of the said lots  
situated therein. All of the RESTRICTIONS shall run with  
the land.

AMENDMENT

The right is hereby expressly reserved to amend,  
annul, waive, change, enlarge and modify any of the  
RESTRICTIONS herein contained by an instrument in writing,  
signed by the DEVELOPER, or his executors, administrators,  
heirs or assigns and the owners of the majority of the  
lots in said Subdivision. For purposes of amendment, a  
land contract vendee shall be considered an owner. All  
such instruments shall be in writing and shall be recorded  
in the Clerk's Office, Jones Superior Court.

Bart W. Jackson, Clerk  
Jones County Superior Court

FILED 12-31-90  
TIME 9 AM  
RECORDED 12-31-90  
BOOK 250 PAGE  
Dandy C. Gordon  
Deputy Clerk

## 1. Restrictions

A. The property is for residential use only. No commercial or business use of the property or any structure placed upon the property is allowed.

B. Only stick built, site built, single family dwellings are allowed. Any dwelling placed upon the parcel of land shall have a minimum of 1800 heated square feet on the first (ground) floor, excluding all garages, porches, decks or other attached structures. The residence must be constructed so as to conform with the type of residences in Section II of Riverbend Subdivision.

C. All associated structures or out buildings shall be limited to those which are stick built, site built, and are approved by the Jones County Land Use Act for R1 zoned property and shall in no event include any modular, mobile, or otherwise constructed in any way off site, except for storage buildings which must be located to the rear of the residence.

D. Only one dwelling is allowed to be placed on the parcel of land described in this contract, regardless of the acreage.

E. Any structure constructed or placed on the parcel of land described shall be no less than one hundred (100) feet from any road frontage.

F. Wire fencing is only allowed starting at the rear of any residence. All other fencing must be wood.

G. Antenna shall be placed to the rear of the residence if possible. Any other placement must be approved by Riverbend Property Owners Association.

H. Yards shall be kept neat, grass cut. No trash, litter, or junk vehicles shall be allowed to be stored or kept on the property.

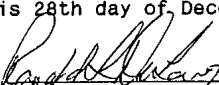
I. No farm animals, such as goats, chickens or pigs are allowed to be placed on the property.

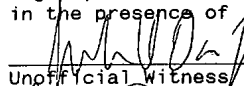
J. The property owner may apply for a variance to these restrictive covenants, if a hardship would be created by compliance. Any variance would require approval of Riverbend Property Owners Association.


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IN WITNESS WHEREOF, Ronald Stevens Dulong, DEVELOPER, has  
hereunto set his hand and seal this 28th day of December,  
1990.

Signed, sealed and delivered  
in the presence of

  
Ronald Stevens Dulong

  
Unofficial Witness

  
Notary Public  
State of Georgia

MY COMMISSION EXPIRES OCTOBER 29, 1993

