

CROSS Reference BK 11413 PG 0031  
BK 11450 PG 0043  
BK 11492 PG 0100

PROTECTIVE COVENANTS

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.  
95 JUL 19 PM 2:23  
GARY R. YATES, CLERK

Lots as shown on Exhibit "A" which is attached hereto and made a part hereof are subject to the following restrictions which are covenants running with this land and may be enforced by the owner of any lot in the subdivision and shall remain in full force and effect until the 5th day of January, 2015.

1.

Lots shown shall be for single family residences only.

2.

No lot shall be subdivided, no more than one house shall be erected on any one lot.

3.

No house shall be nearer a fronting street than the building line shown on plat nor nearer than 10 feet to any side lot line (20 feet between structures).

4.

No building shall be erected on any lot to be used as a school, church, or a kindergarten.

5.

No temporary house, shack, tent, or trailer shall be occupied on any lot as a residence, school, church, or kindergarten.

6.

No residence of less than 1,200 square feet shall be erected on any lot.

LANDSTAR CORP.  
PO BOX 472  
Buford GA 30518  
(404) 945-7327

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7.

No junk vehicles, commercial, or industrial vehicles, including but not limited to moving vans, trucks, tractors, trailer, wreckers, hearses, compressors, concrete mixers, or buses shall be regularly or habitually parked in front of any lot. Storage for boating equipment or travel trailers shall be so that they are not visible from the street.

8.

No swine, poultry, or livestock shall occupy any lot.

9.

A non-mandatory homeowners association has been established for ownership of pool, tennis courts, recreation area, and pedestrian walkways and continual maintenance and landscaping of front entrance and all common areas.

10.

All television antennas will be required to be either in the rear of home or in the attic. Satellite dishes shall be required to be located in the rear yards and COMPLETELY screened from view from any street.

11.

All fences shall be of wooden construction or similar architectural appeal. The Architectural Control Committee or designee shall review and approve all fences prior to installation.

BK11492 PG0102

12.

All mailboxes are to be black. All mail box posts shall be constructed in conformity to design for subdivision. All posts shall be painted uniform color to be selected by developer. No paper boxes allowed.

13.

Home builder shall be held responsible for implementation of and conformance with county soil erosion control ordinance.

14.

Home builder shall be required to maintain cleanliness of building site, removing all debris and construction materials after completion of construction. He shall be required to remove transported soils from street gutters and catch basins abutting developed lot. He shall seed all disturbed earth with a permanent vegetative cover.

15.

No residence shall be erected on any lot without a double car garage.

16.

All residence to be brick, stucco, or stone veneer, or a masonite siding or equivalent thereof. THERE SHALL BE NO EXPOSED CONCRETE BLOCK. No wood stoops shall be allowed on front of houses. These requirements include all out buildings. Any out buildings shall be constructed in like style and materials as main residence.

BK11492 PG0103

17.

All structures erected shall be completed within one year of when work begun.

18.

Exterior elevations are to be submitted to the Architectural Control Committee, redlined and approved prior to start. House elevations, exterior colors, brick, stucco, and stone, and site placement MUST be approved by the Developer's Architectural Control Committee.

19.

All front yards to be sodded.

20.

All vertical wood visible from street on front of house shall be painted, including but not limited to all railings, pickets, etc.

21.

No permanent above ground swimming pools.

22.

Electrical meter base installed on side of homes are to be painted the same color as siding.

23.

No ATV or motorized vehicle allowed in easement, common areas, or pedestrian walks. No ATV or motorized vehicle allowed in parking area with the exception of passenger vehicles.

BK11492 PG0104

24.

Without exception, no clothes lines of any nature are allowed in the subdivision.

25.

Window treatments throughout the subdivision are to have either white or neutral backings.

26.

All lots on both sides of the road are to have sidewalks.

27.

The interior walls of all garages must be painted.

28.

Front gable roof pitches shall be no less than 8/12.

29.

Signage in Chathamwood Place Community shall be limited to For Sale Signs, For Lease Signs, and Garage Sale Signs.

BK11492 PG0105

30.

Any review by Architectural Control Committee must be submitted and approved 72 hours prior to construction.

31.

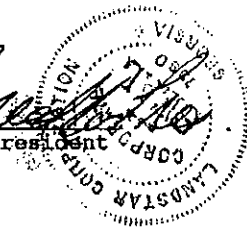
Any of these may be altered by the Developer with the approval of Architectural Control Committee.

WITNESS, the hand and seal of the undersigned, this 5th day of January 1995.

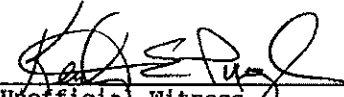
DEVELOPER:  
LANDSTAR CORP.

BY:   
Keith R. Breedlove, President

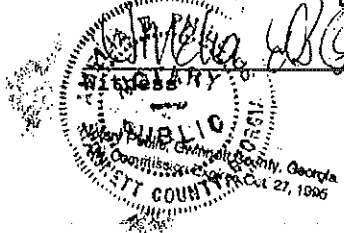
P.O. BOX 472  
Buford, GA 30518



Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

  
Notary Public



JK11492 PG0106

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EXHIBIT "A"  
CHATHAMWOOD PLACE  
LEGAL DESCRIPTION

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Lots subject to the protective covenants of Chathamwood Place Subdivision are as follows: All that tract or parcel of land lying and being in Land Lots 230, 231 & 257 in the 7th District of Gwinnett County, Georgia, more fully described as Unit I, Block A, Lots 1-20, 33, 52, 53, 79 - 96 as reflecting on the final plat recorded on January 12, 1995 in Plat Book 65 Page 48 and re-recorded, January 24, 1995, in Plat Book 65 Page 80 of Gwinnett County records.

Also, Unit II, Block A, Lots 21 - 32, 34 - 51, 54 - 78 as reflected on the final plat recorded on May 16, 1995 in Plat Book 66 Page 173 of Gwinnett County records.