

STATE OF GEORGIA

COUNTY OF COLUMBIA

C Dub Development, LLC ., organized and existing under the laws of Georgia, being the owner of Chigoe Landing, containing seventeen (17) lots being described on plats with the Clerk of Superior Court, Columbia County, Georgia, in Plat Cabinet E2019 , pg. 0445. C Dub Development, LLC does hereby impose upon said property the following restrictions, and said conveyance is made expressly subject to the following:

1. The property shall be exclusively for residential purposes and no main dwelling structures shall be built thereon except detached single family residences approved by an architectural control committee and contain the following sq footage:
Lots 1, 2, 3, 4, 5, 6, 7, 8, 15, 16, & 17 shall have a minimum of 3,000 heated sq ft.
Lots 9, 10, 11, 12, 13 will have a minimum of 2,000 heated sq ft.
2. All new lots inside the gate (lots 7, 8, 15, 16, 17) will pay the annual maintenance fee of \$550.00
3. All home fronts will be a minimum of 100' set back.
4. A 7.47 acre community area with pond can be accessed by lots 7, 8, 15, 16, and 17 and existing owners inside gate only, and these owners will have access to 1 acre paved storage area on a first come, first serve basis.
5. Home plans for lots, 7, 8, 15, 16 and 17 must be approved by Chigoe Association.
6. The property may be used for all recreational purposes compatible with detached single family residential use and any recreational facilities or structures related to such use may be constructed including but not limited to swimming pools, handball courts, tennis courts, greenhouses, fences, vegetable gardens and similar facilities. In all other respects, the use of the property for commercial, manufacturing or other non-residential purposes shall be prohibited.
7. It shall be the responsibility of each owner of any portion of the property to prevent the development of any unclean, unsightly or unkempt conditions of buildings or grounds on that portion of the property, in which the owner has an interest.
8. No noxious or offensive activity shall be carried on upon any portion of the property nor shall anything be done thereon which creates an annoyance or nuisance to the owners and residents of other areas of the property. Any fences fronting the primary road systems shall be constructed of wood, stone, brick or a combination of these.

- 9.. No portion of the property shall be used or maintained as a dumping ground for rubbish, trash or garbage. Trash, garbage or other waste shall be stored only temporarily awaiting pickup and must be kept in adequate sanitary containers.
- 10 The Architectural Committee will be composed of members appointed solely by the developer until all of the lots which have been made subject to these protective covenants have been improved by the construction of a residential building.
11. All Covenants, restrictions and rights set forth in this declaration shall run with the land and shall be binding on all grantees of the owners and persons claiming under them specifically including but not limited to their heirs, devisees, personal representatives, successors and assigns, for a period of twenty (20) years from date.
- 12 All requirements of Columbia County, Georgia, govern and control any restrictions contained herein. In the event of any conflict of any zoning ordinances and these covenants, the more restrictive provision shall apply.