

STATE OF GEORGIA

COUNTY OF LINCOLN

SD Capital Partners LLC, being the owner to Crooked Bridge Subdivision containing thirteen (13) lots being described on plats with the Clerk of Superior Court, Lincoln County, Georgia, in Plat Cabinet _____, SD Capital Partners 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 containing a minimum of 1,500 sq. ft. of heated area and be approved by an architectural control committee. This restriction shall expressly permit Guest Houses designed in substantial similarity to the main dwelling, however, they are not to be included in the above minimum sq. ft. area. The property may be used for all recreational purposes that are 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, ponds, basketball courts, barns, greenhouses, fences, pastures, 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.
2. 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.
3. No house trailer, or mobile home shall be permitted on any lot at any time. Camper, travel-trailer, or recreational vehicle will be permitted as long as said vehicles are not displayed in an unsightly manner, do not hinder traffic or spoil the aesthetic beauty of said property.
4. All structures to be built with a minimum of a 100 ft setback and requires a natural buffer to be maintained at front of road
5. 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.
6. 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.
7. The Architectural Committee will be composed of John DeFoor and Jeff DeFoor.
8. Horses, cows, mules, fowls, and other farm animals are allowed with the exception of swine. There will be a maximum of one horse or cow per acre. Any barns or outbuildings will have to be approved by the Architectural Control Committee.
9. Clear-cutting a lot for the purpose of selling timber for monetary gain is prohibited.
10. 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-five (25) years from date.

11. All requirements of Lincoln 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.