

*Instrument Cov See DB 686 Pg 181*

Filed May 27 1997 Recorded May 27 1997 VOL 0638 PAGE 283

RESTRICTIVE COVENANTS  
FOR  
DEER RIDGE SUBDIVISION

GEORGIA, TIFT COUNTY:

THIS DECLARATION OF RESTRICTIVE COVENANTS is made this 22nd  
day of May, 1997, by TIMOTHY L. BUTLER AND RICKY D. GRIFFIS ("Owners"),

WITNESSETH:

WHEREAS, TIMOTHY L. BUTLER AND RICKY D. GRIFFIS are the owners  
of 35.114 acres, more or less, located in Land Lot 360, 6th Land District, Tift County,  
Georgia, and more particularly shown and delineated upon a plat of survey recorded in  
Plat Book 27, Page 84, Clerk's Office, Tift County, Georgia Records, which plat is by  
this reference incorporated herein; and

WHEREAS, Owners are about to sell and convey lots in the above-referenced  
tract and desire to denominate the said tract as "Deer Ridge Subdivision" and further  
desire to impose upon said lots mutual and beneficial covenants, restrictions and  
conditions governing and regulating the use and occupancy of the lots;

NOW THEREFORE, the undersigned Owners hereby declare the following  
restrictive covenants to be covenants running with the land, which covenants shall be  
effective immediately upon recording in the Office of the Clerk of Tift Superior Court  
and shall be binding upon the Owners and upon all parties having or acquiring any right,  
title or interest in and to lots in Deer Ridge Subdivision.

- (1) Lots shall be used for residential purposes only.

RECEIVED  
TIFT COUNTY  
CLERK'S OFFICE  
MAY 27 AM 8:00

WESLEY STATE  
CLERK  
B. S. [unclear]

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COVENANTS

OR

SUBDIVISION

RECTIVE COVENANTS is made this 22nd

LER AND RICKY D. GRIFFIS ("Owners"),

ESSETH:

ER AND RICKY D. GRIFFIS are the owners

Land Lot 360, 6th Land District, Tift County,

d delineated upon a plat of survey recorded in

Tift County, Georgia Records, which plat is by

to sell and convey lots in the above-referenced

tract as "Deer Ridge Subdivision" and further

ual and beneficial covenants, restrictions and

use and occupancy of the lots;

assigned Owners hereby declare the following

running with the land, which covenants shall be

in the Office of the Clerk of Tift Superior Court

and upon all parties having or acquiring any right,

Ridge Subdivision.

residential purposes only.

P.C., P. O. DRAWER 7170, TIFTON, GA 31793-7170

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(2) Travel trailers, campers, motor homes and tents shall not be permitted to remain on any lot longer than 90 days per year; however, an owner with a permanent dwelling on his lot will be allowed to maintain or park a travel trailer or motor home on his lot.

(3) Conventional site built homes shall be allowed, provided there is a minimum of 1500 square feet of heated living area, excluding carports. The term "conventional site built homes" shall be defined according to the Southern Building Code.

(4) No swine whatsoever shall be raised, bred, or kept on any lot. No other livestock or poultry shall be raised, bred or kept on any lot for commercial purposes. Horses and other livestock, not held for commercial purposes, shall be allowed only on lots at least as large as 1.5 acres and then only so long as the same does not create a nuisance.

(5) No business enterprises whatsoever shall be conducted on the property. No junk or abandoned automobiles shall be allowed to remain on any lot.

(6) All lots shall be kept neat and free of trash, garbage and other unsightly material.

(7) No mobile homes shall be used for any reason either temporarily or permanently upon any of the said lots.

(8) No carport opening shall face the street.

(9) Only chain link or rail fencing shall be allowed.

(10) The architectural design and construction of any storage barn or shop shall complement the residential dwelling situated on the same lot.

(11) No ponds shall be constructed on any lot.

ALLEN, KELLEY & SOWELL, P.C., P. O. DRAWER 7170, TIFTON, GA 31793-7170

Should any of the foregoing covenants be violated, any person or persons owning any lot or the undersigned owners, shall have the right to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate such covenants to prevent such violations or to cover damages.

If any covenants contained herein shall be held invalid by judgment or other court order, such holding shall not affect any of the other provisions and covenants and the same shall remain in full force and effect.

IN WITNESS WHEREOF, TIMOTHY L. BUTLER AND RICKY D. GRIFFIS have caused these Restrictive Covenants to be executed and have hereunto set their hand and affixed their seal on this the 27<sup>th</sup> day of May, 1997.

Signed, sealed and delivered in the presence of:

*Timothy L. Butler*

*Timothy L. Butler* [LS]

*Ricky D. Griffiths*

*Ricky D. Griffiths* [LS]

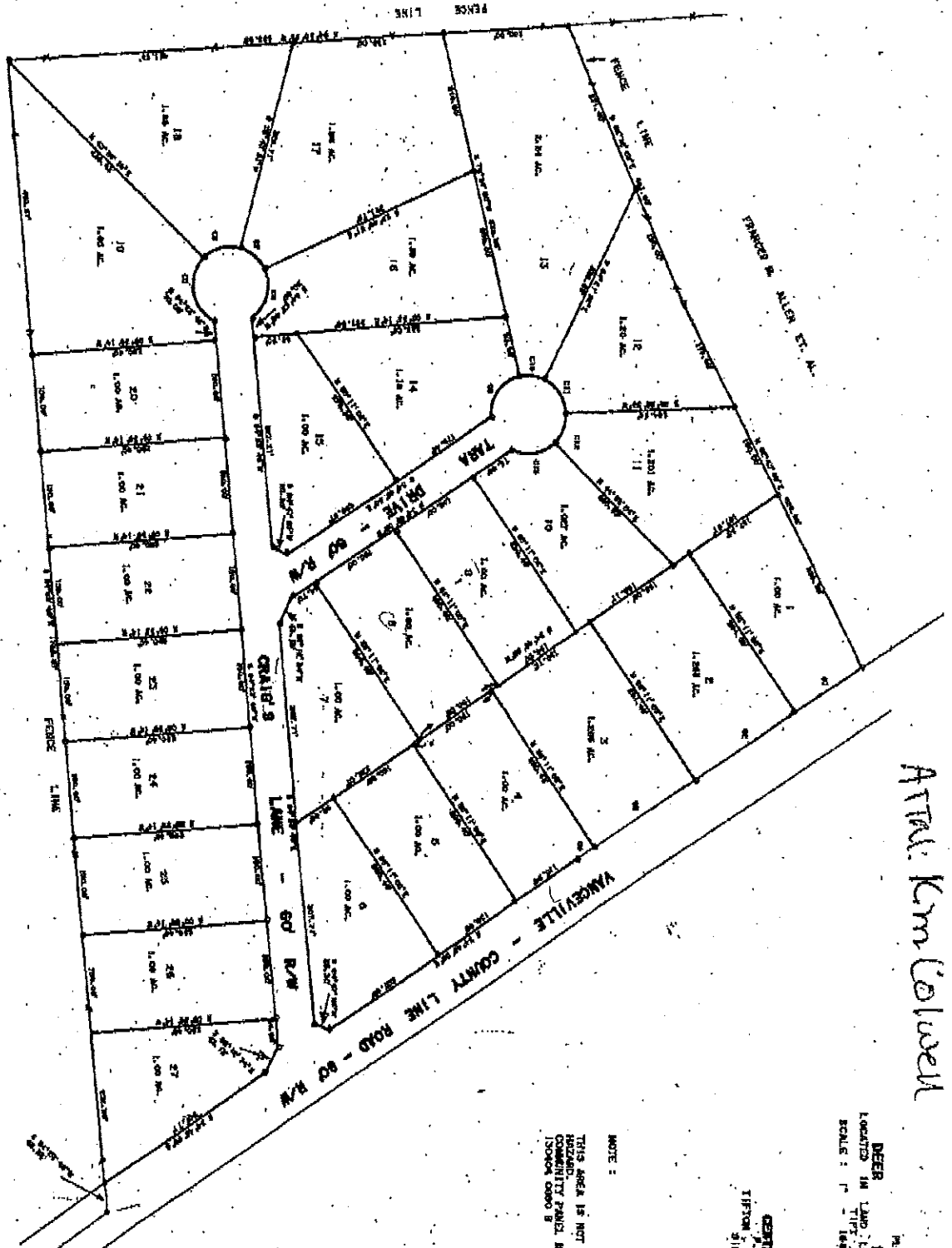
Notary Public

G. C. SOWELL  
Notary Public, Tift County, Georgia  
My Commission Expires Aug 6, 1999

STATE OF GEORGIA, TIFT COUNTY  
CLERK'S OFFICE, SUPERIOR COURT  
Case No. 27 day of May, 1997  
8:00 A.M. Received 27  
BY of May 1997  
Deed Book 1688 Page 285  
even clerk Clerk

RAYMOND CARPENTERS

1.00 AC. 18  
 1.00 AC. 17  
 1.00 AC. 16  
 1.00 AC. 15  
 1.00 AC. 14  
 1.00 AC. 13  
 1.00 AC. 12  
 1.00 AC. 11  
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 1.00 AC. 4  
 1.00 AC. 3  
 1.00 AC. 2  
 1.00 AC. 1



Attal: Km Colwell

PLAN OF  
 DEER RANGE SUBDIVISION  
 LOCATED IN LAND LOT # 200 - 21ST DISTRICT  
 TIFP COUNTY GEORGIA  
 SCALE: 1" = 100' DATE: DECEMBER 20, 1900

CENTRAL MAPPING  
 11510 N. D. ROAD  
 TIFTON, GEORGIA 31794  
 912-382-8874

NOTE:  
 THIS AREA IS NOT SUBJECT TO FLOOD  
 HAZARD  
 COMMUNITY PANEL B  
 130004 0000 B

THIS PLAN HAS BEEN QUALIFIED  
 FOR A FEE OF \$100.00 PER  
 ANIMATE WITHIN ONE FOOT IN  
 100,000'

IN ANY SECTION THIS PLAN IS A COMPLETE AND  
 EXHAUSTIVE STATEMENT OF THE RIGHTS AND OBLIGATIONS  
 OF THE PARTIES AND SHALL BE CONSIDERED AS  
 THE ENTIRE AGREEMENT AND NO OTHER INSTRUMENTS  
 SHALL BE REQUIRED TO ENFORCE THE SAME

