

**Restrictive Covenants**  
**Bowen Manor Subdivision**  
**Dodge County, Georgia**

1. These covenants shall be in effect for twenty (20) years.
2. All lots shall be for single-family dwelling with customary outbuildings. No buildings shall be erected on this lot to be used as a school, church kindergarten, or business.
3. Mobile homes are prohibited, except for modular homes and site built homes, which are permitted. All building plans must be approved by the seller/developer prior to construction.
4. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on this lot including inoperable riding mowers and inoperable water craft.
5. No junk vehicles or part of the same shall be permitted on this lot. Any motor vehicle parked on this lot shall be registered and licensed.
6. No livestock or other animal may be raised or kept for commercial purposes. All swine are prohibited.
7. No dwelling shall be nearer than 50 feet from the right-of-way or 20 feet from a sideline or 15 feet from a rear line. It shall comply with county regulations.
8. The developer reserves the right to adjust lot line on unsold lots to insure the usability of a lot or group of lots.
9. No lot may be subdivided except adjoining property owners may exchange or convey property for the purpose of relocating dividing lines between their respective lots.
10. No dwelling shall have less than 1,500 square feet of heated living area, exclusive of car ports and porches.
11. At such time as ten (10) lots have been purchased, the owners of the subdivision lots may create a homeowner's association. Subject to the following:
  - a. Every owner of one (1) lot or more shall be a member and have one vote, regardless of the number of lots owned,
  - b. The association shall meet at least twice a year.
  - c. There shall be a Board of Directors elected by a majority vote of members.
  - d. The Board may adopt bylaws consented to by a majority of the members and not in conflict with the covenants.
  - e. The Board may set a reasonable yearly assessment found necessary to cover the expenses of the association.
  - f. The Owner's Association or any lot owner may proceed in law or equity to enforce compliance with these covenants or prevent continuation of any violation thereof.
  - g. Every covenant or restriction is declared independent and servable from the other; whereas, the invalidity of one does not affect the others.

Buyer: \_\_\_\_\_