

Return to:
Thomas M. Green, P.C.
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Roberta, GA 31078
(A-5132)

Twigg County, State of Georgia
Clerk's Office, Superior Court
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Recorded in Book 10 Page 639
19 May 2005
Karen J. Burke
Deputy Clerk of Superior Court
Twigg County, GA

PROTECTIVE COVENANTS

Whereas the undersigned is the owner of the following described property:

All those tracts or parcels of land lying and being in Land Lots 26, 46, 47, 48 and 51, Twenty-Eighth Land District, Twigg County, Georgia, and being shown and designated as Tracts 1 through 23 on a plat entitled "Survey for Pronghorn Development, Ltd." drawn by Brent Cunningham, GRLS No. 2097, dated April 22, 2005, recorded in Plat Book 10, page 639, Clerk's Office, Twigg Superior Court; and

Whereas, the undersigned desires the protection, for itself and tract purchasers, of mutual and beneficial restrictions and covenants,

NOW, THEREFORE, the property described above is hereby made subject to the following restrictions, to-wit:

1. No single-wide mobile or single-wide manufactured home shall be placed on any tract.
2. No tract may be used as a dump site or a storage site for surplus property, old equipment, vehicles, supplies or trash of any kind. This restriction is to be interpreted in the broadest sense and is intended to promote aesthetics as well as health and safety.
3. No tract may be re-subdivided within one year of sale by Pronghorn or prior to payment in full of any security deed and note in favor of Pronghorn Construction, Ltd. Keogh.
4. No lake may be used by any persons other than the owners of the tract or tracts adjoining the lake and their invited guests.
5. The owners (and their invited guests) of Tracts 1 through 7 will share the use and enjoyment of the entire lake which forms part of those tracts, but no person shall have any easement for access across the unflooded portion of another lot. For example

the owner of Tract 4 may use that portion of the lake which lies in Tract 1, but may access it only by means of a boat (not by walking or riding across other tract). No motorized craft may be used on the lake except electric trolling motors.

6. The thirty-foot private road shown by its centerline running from Point 66 through 99 shall serve Tracts 7 through 18 and 20 through 23 for access and for maintenance of any utilities which may be located on the 30-ft. utility easement located on the westerly side of said road. There will be no public maintenance of said road; all expenses of maintenance shall be borne by the owners of tracts served by said road and only with the consent of each owner.
7. Notwithstanding the foregoing, Tracts 15, 16 and 17 shall not be subject to any of the above-stated covenants except that set forth in paragraph 6.

In witness whereof the undersigned has, acting through its proper officers, executed and sealed this instrument this 25th day of April, 2005.

Pronghorn Development, Ltd.

Signed, sealed and delivered
in the presence of:

Jimmy T. McHugh
Unofficial Witness

Gretchen N. McHugh
Notary Public

By: Marcin Bernard Lowery, Jr.
Member

