

DECLARATION OF PROTECTIVE COVENANTS

PAULDING COUNTY, GEORGIA
PAULDING COUNTY COURT
FILE IN OFFICE

HIRAM COVE - PHASE I & II

9th JUL 31 AM 8:18

STATE OF GEORGIA - COUNTY OF PAULDING

SYLVIA G. STRICKLAND
CLERK

THIS DECLARATION OF PROTECTIVE COVENANTS is made and published this 10th day of May, 1990,
by H & K PROPERTIES.

The following restrictions shall apply until December 31, 2010, to the property known as
HIRAM COVE SUBDIVISION, PHASES I & II, and being all that tract or parcel of land described in
a warranty deed to Harry L. Keener, Sr. and Dean Hardy DBA H & K Properties recorded in Deed
Book 188, Pages 129 through 133, Paulding County Records.

1. DWELLING SIZE AND USE. No lot shall be used for any purpose other than a single family dwelling, and no single family dwelling containing less than 1,150 square feet of heated space shall be erected on any lot. Each dwelling shall have a drive-under and/or attached garage. Each lot shall have a concrete driveway.
2. MASONRY. Any masonry construction used above ground level shall be either brick, stone or stucco. There shall be no exposed concrete block.
3. LIVESTOCK AND POULTRY. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes.
4. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
5. SIGNS. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.
6. VEHICLES. No vehicles shall be parked, stored or operated on any lot or residence not having a current license plate. All vehicles parked and/or stored on any lot or residence must be operational and capable of being operated on public roads according to the laws of the State of Georgia. No material, equipment, or business vehicles may be stored or parked on the premises of any lot or residence except that one business vehicle (the carrying capacity of which shall not exceed one ton) used exclusively by the resident may be parked in the carport, garage, or rear or side yard except vehicles used during the construction and sales period of the lots and residences.
7. FENCES. No fences of plywood or other materials not suitable for exterior permanent fencing shall be erected. No barbed wire fences, electric fences or other fences dangerous to children shall be erected or maintained. No chain-link fences shall be erected in front yard.
8. DETACHED STRUCTURES. No detached structures shall be erected that are not first approved through the Paulding County Permit Office and erected in accordance with all Paulding County Building Code requirements. All detached structures shall be build on a permanent foundation and shall have a shingle roof or other roof covering of the type of the dwelling. No satellite disc shall be erected in front yard.
9. DRAINAGE AND UTILITY EASEMENTS. A perpetual easement is reserved over the rear five feet and five feet along each sideline of each lot for drainage and for utilities.
10. ENFORCEMENT. Any person who violated, attempts to violate or threatens to violate any of the terms hereof shall be subject to such equitable relief as may be deemed appropriate by a court of competent jurisdiction and any person who willfully violates the terms hereof after receiving notice from an interested person of his opposition to such violation shall be liable to pay the reasonable attorney's fees of any person or firm having legal standing who obtains equitable relief against such violator.

Sworn to and subscribed before me
this 28th day of May, 1990.

RECORDED 7-31-90
SYLVIA G. STRICKLAND, CLERK
SUPERIOR COURT, GEORGIA

Judith W. Hardy

Judith W. Hardy
WITNESS

Harry L. Keener Sr
HARRY L. KEENER, SR.

Teresa Laird
N.P.

Teresa Laird
NOTARY PUBLIC
PAULDING COUNTY, GEORGIA
9-22-92

Dean Hardy
DEAN HARDY