

SWAN LAKE ESTATES AND COUNTRY CLUB
Henry County, Georgia

Building and zoning restrictions for the 5th Section of Swan Lake Estates,
District 12, Land Lots 127, 128, and 130.

All lots in the tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential lot other than detached, single family dwelling, not to exceed two stories in height.

Not inclusive in above paragraph are all lots used by Swan Lake Country Club for beaches, club house, or other recreational buildings or facilities.

No building shall be erected, placed, altered or be permitted to remain on any building lot in this sub-division until the building plans, specifications and plot plan showing the location of the building has been approved in writing by the developer or his or their successors in title to lots not sold by developer, or by a committee appointed by said developer or his or their successors in title as aforesaid, subsequent to partial or total development of said sub-division. In the event said developer or committee or successors in title as aforesaid, fail to approve or disapprove such building plans, design, location of specification within 30 days after submission, then such approval will not be required, provided the design, location and specifications are in harmony with existing structures located on the tract and do not violate any restriction.

No dwelling shall be erected, placed, altered or permitted to remain on any lot in the tract with a ground floor area of less than 750 square feet for summer houses and cottages, and 950 square feet for permanent homes, exclusive of open porches and garages.

The aforesaid requirements applies to all lots not fronting on the lake. Dwelling erected on lake front lots must contain a floor area of 850 square feet for summer houses and cottages, and 1,200 square feet for permanent homes. It is expressly understood that the designation, "summer houses or cottages" is for the occupancy of the owner on a temporary basis and to be used from time to time only, and will not constitute a permanent domicile. The permanent home as described above is for permanent occupancy of the owner of each individual lot or lots and may be used as his permanent domicile.

No building of any nature shall be erected, placed, altered or allowed to remain nearer than thirty-five (35) feet to the front lot lines or within ten (10) feet of any side or rear lot line.

No permanent home dwelling shall be erected on any one lot containing less than approximately ten thousand square feet.

No fence shall be erected, placed, altered, or allowed to remain having a height or more than four (4) feet, and such fences must be decorative and complimentary to the general construction of the area. No closed fencing of any nature or solid walls of brick, rock, cement block or any material of a height of over two (2) feet shall be placed, erected, altered or allowed to remain on any lot in this sub-division.

No privies or unsightly out-buildings shall be erected on any lot, and the out-buildings providing for herein shall be consistent and harmonious with the style and construction of residence buildings.

At no time shall any tent, garage, barn or other out-building erected on any lot, nor any trailer or basement, be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

Residential and out-buildings may be constructed of any type material except asphalt siding, which is expressly prohibited, and all dwellings must be completely finished before they are occupied as such.

Q. C. Book 1190 Pge. 356

No livestock of any nature or classification whatsoever may be kept or maintained by any person or persons, property owner or tenant, within this sub-division. Poultry may be kept in reasonable numbers provided same are kept securely fenced on rear of lot only. Household pets are excluded from the provisions of this covenants, provided, however, they are not raised for commercial purposes.

It is expressly understood that all prospective and future property owners must be approved by Swan Lake Development Company, its successors in title as aforesaid, or by the committee of Swan Lake Country Club.

It is expressly understood that the lake and all its facilities shall not be available to the general public. Only owners of property in Swan Lake Estates shall be permitted to use Swan Lake and its facilities.

It is expressly understood that Swan Lake Development Company, its successors in title, as aforesaid, or the committee of Swan Lake Country Club shall have the legal right to control all activities in connection with the enjoyment and facilities of the lake.

These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until the year of 1979, at which time said covenants shall be automatically extended for successive periods of ten years, unless by vote of a majority of the then owners of the lots, it is agreed to change the said covenants in whole or in part. If the owners of any of the lots in this sub-division or any of their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or sub-division to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from doing so, or to recover damages or other redress for such violation.

Victor Romano

Sworn and subscribed before me this 18th day of July, 1959.

Mary P. Norton (Notarial Seal)
Notary Public, Georgia, State at Large
My Commission Expires Oct. 23, 1960

SWAN LAKE DEVELOPMENT COMPANY

BY: Louis Greene
Swan Lake Development Company
a limited partnership composed
of Louis Greene, general partner,
and Lorna Greene, and
Betty R. Ebner, limited partners

Recorded July 20, 1959

Ree Tausch
(CLERK)

STATE OF SOUTH CAROLINA }
COUNTY OF RICHLAND }

PARTIAL RELEASE OF LIEN

(Bank Loan No. G 252-171/172

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One (\$1.00) dollar and other considerations ----- receipt whereof is hereby acknowledged, The Federal Land Bank of Columbia, the owner and holder of the security instrument hereinafter referred to and of the note thereby secured does, subject to the conditions hereinafter stated, hereby release from the lien of that certain security instrument from ----- T. M. Steele ----- to The Federal Land Bank of Columbia, securing the payment of the principal sum of Twenty four thousand ----- (\$24,000.00) Dollars, dated the 18 day of September 1958, and recorded in the public records of Henry and Clayton County, State of Georgia, in deed Book 59 at pages 131-2, the following described property, to-wit:
503

All that certain parcel or tract of land containing forty three and four-tenths (43.4) acres, being the east 1805 feet of that part of Land Lot 166 of the 6th District of Henry County which lies north of Old State Route No. 41, the west line of this tract two being parallel to the east line of said land lot, this tract two being more particularly described as shown on and by a certain plat made by W. Royston, Surveyor, in March, 1946, and recorded in Plat Book 2, page 132, of Henry County records.

ture
than
beaches,
ilding
ng the
r succ-
veloper
lopment
e as
cifica-
ed the
n the
n the
tages,
g erect-
and cot-
e desig-
basis
The
ividual
nearer
or rear
pproxi-
or more
al con-
, cement
red or
ldings
on of
nor any
struc-
lt sid-
re they