

**Protective Covenants
Summertown
Blocks A, B, C, D, E**

Lots shown on this plot are subject to the following restrictions, which are covenants running with the land and may be enforced by the owner of any lot in the subdivision and shall remain in force and effective until the 30th day of January 1999.

1. Lots shown shall be used for single family residence purposes only.
2. No lot shall be subdivided, nor shall more than one house be erected on any one lot.
3. No house shall be built nearer a fronting street than building line shown on plot, nor nearer to any side than 10 feet, and a total minimum width of 26 feet on both side yards.
4. No building shall be erected on any lot to be used as a school, church, or kindergarten.
5. No temporary house, shack, tent or trailer shall be erected or occupied on any lot as a residence, school, church, or kindergarten.
6. No residence shall be erected on any lot to have less than 1800 sq. ft. of floor space for single story dwellings & 2300 sq. ft. for two story dwellings.
7. Streets to be paved by developer in accordance with Gwinnett County specifications.
8. All houses shall have a minimum of a double carport. No house shall have any exposed concrete block foundations or retaining walls. All carports facing the street shall have garage doors.
9. Home builders shall keep construction areas cleaned of wasted material during and after construction of house. Developer has the right to insist this be done.
10. Developer shall approve all house plans and revisions thereof prior to construction.

The above protective covenants have been established this 30th day of January, 1974.

Ja-Don, Inc.
Developer

Protective Covenants
Summertown
Blocks F, G, H

Lots shown on this plot are subject to the following restrictions, which are covenants running with the land and may be enforced by the owner of any lot in the subdivision and shall remain in force and effective until the 23th day of June, 1001.

1. Lots shown shall be used for single family residence purposes only.
2. No lot shall be subdivided, nor shall more than one house be erected on any one lot.
3. No house shall be built nearer a fronting street than building line shown on plot, nor nearer to any side than 10 feet, and a total minimum width of 26 feet on both side yards.
4. No building shall be erected on any lot to be used as a school, church, or kindergarten.
5. No temporary house, shack, tent or trailer shall be erected or occupied on any lot as a residence, school, church, or kindergarten.
6. Residences shall have the following minimum square footage requirements: single story ranch (excluding basement rooms) 2000 sq. ft., two story dwellings (excluding basement rooms) 2360 sq. ft., split level 2390 sq. ft. (not to include basement rooms).
7. Streets to be paved by developer in accordance with Gwinnett County specifications.
8. All houses shall have a minimum of a double carport. No house shall have any exposed concrete block foundations or retaining walls. All carports facing the street shall have garage doors.
9. Home builders shall keep construction areas cleaned of wasted material during and after construction of house. Developer has the right to insist this be done.
10. Developer shall approve all house plans and revisions thereof prior to construction.
11. No chain link fence shall be erected to extend into the front yard.
12. No drive under split level garages in basement of one story dwellings shall be permitted.

The above protective covenants have been established this 23 day of June, 1976.

Ja-Don, Inc.
Developer
Paul D. Wilson

Protective Covenants Rockbridge Acres

Lots shown on this plot are subject to the following restrictions, which are covenants running with the land and may be enforced by the owner of any lot in the subdivision and shall remain in force and effective until the 16th day of February, 1990

1. Lots shown shall be used for single family residence purposes only.
2. No lot shall be subdivided, nor shall more than one house be erected on any one lot.
3. No house shall be built nearer a fronting street than building line shown on plot, nor nearer to any side than 10 feet.
4. No building shall be erected on any lot to be used as a school, church, or kindergarten.
5. No temporary house, shack, tent or trailer shall be erected or occupied on any lot as a residence, school, church, or kindergarten.
6. No residence shall be erected on any lot to have less than 1250 sq. ft. of floor space.
7. Streets to be paved by developer in accordance with Gwinnett County specifications.

The above protective covenants have been established this 16 day of February, 1965.

J. C. Pounds
Developer