

**Builder's Original**  
**Declaration of Covenants, Conditions, and Restrictions**  
**For Country Lake Farm Subdivision**

Recorded in Cobb County Superior Court on 4 Dec 1991

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County Lake Farm Swim & Tennis Association  
2851 Overlake Run  
Powder Springs, GA 30127  
[www.countrylakefarm.org](http://www.countrylakefarm.org)

TEL 1 404 424-1749

9.00

PROTECTIVE COVENANTS  
COUNTRY LAKE FARM  
LOCATED IN LAND LOTS 570,614,615,644  
OF THE 18TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA

Jay C. Stephenson  
COBB SUPERIOR COURT CLERK

1991 DEC - 4 PM 3:48

FILED AND RECORDED

THE FOLLOWING RESTRICTIONS AND COVENANTS SHALL APPLY TO THE PROPERTY KNOWN AS COUNTRY LAKE FARM SUBDIVISION, AS PER PLAT DATED AUGUST 6, 1991, RECORDED IN PLAT BOOK 135, PAGE 80, CLERK'S OFFICE, SUPERIOR COURT, COBB COUNTY, GEORGIA. THE RESTRICTIONS AND COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES, ALL PERSONS OWNING A LOT OR LOTS IN COUNTRY LAKE FARM SUBDIVISION, AND ALL PERSONS CLAIMING THEM FOR A PERIOD OF TWENTY FIVE YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR TWO SUCCESSIVE PERIODS OF TEN YEARS SUBJECT TO A TOTAL OF TWENTY YEARS, UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

1. ALL LOTS IN THE TRACT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY. NO STRUCTURE SHALL BE ERECTED, PLACED, ALTERED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE SINGLE-FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT, EXCLUSIVE OF BASEMENT.
2. SAID PROPERTY IS NOT TO BE USED AS A LOCATION FOR, OR IN CONNECTION WITH A BOARDING HOUSE, A ROOMING HOUSE, A HOSPITAL, A SANITARIUM, INFIRMARY, CEMETERY, PUBLIC GARAGE, OR FILLING STATION, PROFESSIONAL OR BUSINESS OFFICE, NOR SHALL ANY APARTMENT, DUPLEX, OR STORE BUILDING BE ERECTED OR PLACED THERE ON, NOR SHALL ANY BUILDING INCLUDING THE MAIN BUILDING BE USED FOR A HOME INDUSTRY FOR ANY COMMERCIAL PURPOSE.
3. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT IN COUNTRY LAKE FARM SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED IN WRITING BY THE DEVELOPER, HIS AGENTS, SUCCESSORS, OR ASSIGNS AS TO CONFORMITY AND HARMONY OF EXTERNAL DESIGN AND GENERAL QUALITY WITH THE EXISTING STANDARDS OF THE NEIGHBORHOOD, AND AS TO LOCATION OF THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATIONS.
4. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SET-BACK LINES SHOWN ON SAID RECORDED PLAT. NO BUILDING ON ANY LOT SHALL BE LOCATED NEARER THAN TWENTY FEET TO ANOTHER DWELLING.
5. NO SATELLITE DISHES OR ABOVE GROUND POOLS SHALL BE ALLOWED ON ANY LOT; NO FENCING OF ANY KIND ALLOWED IN FRONT YARD. FENCING THAT IS VISIBLE FROM ANY STREET SHALL BE CHAIN LINK VINYL CLAD GREEN OR AS OTHERWISE APPROVED BY THE ARCH. CONTROL COMMITTEE.
6. NO BARN, TRAILERS, OR OUTBUILDINGS SHALL BE ALLOWED ON ANY LOT, TEMPORARILY OR PERMANENTLY.

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FOR RE-RECORDING SEE DBK 7/48 P. 413

7. NO HORSES, COWS, CHICKENS, SHEEP, GOATS SHALL BE RAISED, BRED, OR KEPT ON ANY LOT. DOGS, CATS, OR OTHER HOUSEHOLD PETS, HOWEVER MAY BE KEPT PROVIDED THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSES. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE DONE THEREON WHICH MAY BE OR BECOME ANY ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
8. ANY ONE-STORY OR SPLIT LEVEL DWELLING ON ANY LOT IN COUNTRY LAKE FARM SUBDIVISION SHALL COVER A GROUND AREA OF NOT LESS THAN 1200 SQUARE FEET, ANY ONE AND ONE HALF STORY OR TWO STORY DWELLING SHALL HAVE A COMBINED FOOTAGE OF BOTH LEVELS OF NOT LESS THAN 1200 SQ. FT. THE SQUARE FOOTAGE MENTIONED ABOVE IS EXCLUSIVE OF AREAS CONTAINED IN OPEN PORCHES, CARPORTS AND GARAGES.
9. CARPORTS AND GARAGES TO BE DOUBLE IN SIZE AND SHALL BE ENCLOSED ON THREE SIDES. ENTRANCE TO CARPORTS AND GARAGES SHALL BE LOCATED SO AS NOT TO FACE THE STREET UNLESS ENCLOSED WITH GARAGE DOORS.
10. NO CONCRETE BLOCKS EITHER IN BUILDINGS OR WALKS SHALL BE USED ABOVE FINISHED GROUND ELEVATIONS UNLESS SAID BLOCKS ARE COVERED WITH BRICK OR STONE OR STUCCO AND PAINTED.
11. ALL DRIVEWAYS SHALL BE PAVED WITH CONCRETE OR ASPHALT MIX AND ALL YARDS LANDSCAPED INCLUDING SHRUBBERY COMPARABLE TO OTHER HOMES IN COUNTRY LAKE FARM.
12. ADEQUATE OFF-STREET PARKING IS PROVIDED WITH EACH LOT AND NO LONG TERM PARKING IS ALLOWED ON THE STREET.
13. ALL RESIDENCES IN THE SUBDIVISION SHALL HAVE STANDARD MAILBOXES (RURAL BOX NO. 1, BLACK) CONFORMING TO POSTAL REGULATIONS AND THE GUIDELINES FOR SUCH MAILBOXES ADOPTED BY THE ARCHITECTURAL CONTROL COMMITTEE WHICH REQUIRES WOODEN POSTS.
14. NO OUTSIDE CLOTHESLINES SHALL BE PLACED ON ANY LOT.
15. CONSTRUCTION AND SALES PERIOD: IT SHALL BE EXPRESSLY PERMISSIBLE FOR ANY BUILDER/DEVELOPER TO MAINTAIN AND CARRY ON CONSTRUCTION AND SALES ACTIVITIES RELATING TO DEVELOPMENT OF COUNTRY LAKE FARM SUBDIVISION, INCLUDING BUT NOT LIMITED TO: THE RIGHT OF ACCESS, INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER, UNDER, ON OR IN THE SUBDIVISION; THE RIGHT TO TIE INTO AND/OR OTHERWISE CONNECT AND USE (WITHOUT A TAP-ON OR ANY OTHER FEE FOR DOING SO) REPLACE; RELOCATE, MAINTAIN AND REPAIR ANY DEVICE WHICH PROVIDES UTILITY OR SIMILAR SERVICES INCLUDING, WITHOUT LIMITATION, ELECTRICAL, TELEPHONE, NATURAL GAS, WATER, SEWER AND DRAINAGE LINES AND FACILITIES CONSTRUCTED OR INSTALLED IN, OR UNDER AND/OR OVER THE SUBDIVISION; THE RIGHT TO CARRY ON SALES AND PROMOTIONAL ACTIVITIES IN THE SUBDIVISION; AND THE RIGHT TO CONSTRUCT AND OPERATE BUSINESS OFFICES, SIGNS, CONSTRUCTION TRAILERS, MODEL RESIDENCES AND SALES OFFICES. REASONABLE STEPS SHALL BE TAKEN TO PROTECT SUCH PROPERTY AND DAMAGE SHALL BE REPAIRED BY THE PERSON CAUSING THE DAMAGE AT ITS SOLE EXPENSE.
16. ALL EXTERIOR PAINT COLORS BEFORE AND AFTER CLOSING MUST BE APPROVED BY DEVELOPER'S ARCHITECTURAL CONTROL COMMITTEE UNTIL PROJECT IS COMPLETED.
17. ALL LAWNS MUST BE KEPT MOWED AND FREE FROM DEBRIS THROUGHOUT MARKETING OF

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THE SUBDIVISION. ANY LAWN NOT MAINTAINED SHALL BE MOWED BY DEVELOPER AND THE HOMEOWNER SHALL BE ACCESSED FOR CHARGES INCURRED.

18. AFTER COUNTRY LAKE FARM SUBDIVISION IS COMPLETE, THE HOMEOWNERS SHALL HAVE RIGHT TO INGRESS AND EGRESS FOR PURPOSE OF MAINTAINING THE SUBDIVISION ENTRANCE. AT THE COMPLETION OF THE SUBDIVISION, THE HOMEOWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE ENTRANCE.

19. IF THE PARTIES HERETO OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN COUNTRY LAKE FARM SUBDIVISION, TO PROSECUTE ANY PROCEEDINGS AT LAW OR INEQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, AND EITHER TO PREVENT HIM OR THEM FROM SO DOING, OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION. THE FAILURE OF ANY PROPERTY OWNER TO ENFORCE PROPTLY THE PROVISIONS OF THESE COVENANTS SHALL, AT NO TIME, BE CONSIDERED AS A WAIVER OF FUTURE RIGHTS TO ENFORCE COMPLIANCE.

20. INVALIDATION OF ANY ONE OF THESE COVENANTS OR ANY PART THEREOF BY JUDGEMENT OR COURT SHALL IN NO WAY EFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

21. ALL DEEDS AND CONVEYANCES AFFECTING THE LOT OR LOTS HEREIN DESCRIBED SHALL CONTAIN THE FOREGOING RESTRICTIONS OF A CLAUSE MAKING SPECIFIC REFERENCE TO THESE RECORDED COVENANTS.


THE PROTECTIVE COVENANTS ARE ADOPTED AS COVENANTS RUNNING WITH LAND BY THE OWNERS OF SAID LOTS IN COUNTRY LAKE FARM SUBDIVISION.



CORNERSTONE INVESTMENT COMPANY  
MICHAEL ELLIS, PRESIDENT



  
WITNESS

  
NOTARY PUBLIC *My Commission expires January 29, 1994.*

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