

other pollutants from entering into the said streams and/or branches.

6. No above ground pools permitted.
7. No large antenna or satellite dishes of more than 18 inches in diameter are permitted.
8. All propane tanks must be placed underground.
9. No structure of a temporary character, such as a basement, trailer, tent, shed, garage, barn or other outbuilding may be used as a residence whether temporarily or permanently.
10. The property may not be used as a school, church or business/commercial enterprise of any type.
11. No animals, livestock, cattle, goats, pigs or poultry shall be raised, bred, kept or maintained on the property, except for dogs, cats or other ordinary household pets, provided that they are not kept, bred or maintained for commercial purposes.
12. No trees shall be greater than 8 inches in diameter, three feet from the ground shall be cut except where necessary to build a drive clear for the building site.
13. No towers of any kind shall be permitted on the property.
14. The property must be maintained in a neat and orderly manner.
15. Grantee shall have standing to prosecute any proceeding at law or in equity against any person(s) or entity(ies) violating any of the restrictions included on their respective deeds who own property described in the in Plat Book F373 Page 8 and Plat Book F374, Page 1, Fannin County, Georgia Clerk of Superior Court; or as described in deeds recorded in Deed Book 1491, Page 552, Deed Book 1386, Page 598-600 and Deed Book 1386, Page 601, Fannin County, Georgia records from such violation of these restrictions and is subject to the same.

The property is being conveyed subject to all easements, covenants, restrictions, agreements, permits, rights of ways, government regulations, zoning ordinances and all matters of record affecting subject property.

Grantor grants to Grantee, their successors, heirs and assigns a non-exclusive, perpetual, ingress/egress and access easement to the aforesaid lot along, over and across White Oak Circle (County Road 334) from GA Hwy 5 along and through The Landings at Blue Ridge subdivision roads.