

After Recording Return To:
Garcia Law
Miguel A. Garcia, Jr. Attorney at Law, LLC
3200 Riverside Dr. B200
Macon, GA 31210

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Filed: 01/22/2010 at 02:23:00 PM
Fee Amt: \$18.00 Page 1 of 5
Bibb County Superior Court
Dianne Brannen Clerk
BK 8234 PG 159-163

DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
BRIDGEWOOD COVES

STATE OF GEORGIA
COUNTY OF BIBB

THIS DECLARATION of covenants, conditions and restrictions made and published this 15th day of January, 2010, by Mike L. Moon Enterprises, LLC, hereinafter referred to as "Declarant", as follows:

WITNESSETH:

THAT DECLARANT is the owner of the Subdivision described as follows:

All that tract or parcel of land situate, lying and being in Bibb County, Georgia, being in Land Lot No. 165 of the 4th Land District of Bibb County, Georgia, and being known shown on a Plat of a property survey for Moon Family Properties, made by Brandon C. Register of Donaldson, Garrett & Associates Inc., Georgia registered Land Surveyor No. 3135, dated November 6, 2008 and recorded February 20, 2009 in Plat Book 92, Page 863-873, this Outparcel is more particularly shown on Page 863, Clerks Office, Bibb Superior Court, which Plat by this reference thereto is incorporated herein for a more complete accurate description of said property.

LESS AND EXCEPT: All that tract or parcel of land situate, lying and being in Bibb County, Georgia, being in Land Lot No. 165 of the 4th Land District of Bibb County, Georgia, and being known and designated as "OUTPARCEL OWNED BY DEVELOPER 111,175 sq. ft. 2.552 acres" of Bridgewood Coves Subdivision, as shown on a Plat of a property survey for Moon Family Properties, made by Brandon C. Register of Donaldson, Garrett & Associates Inc., Georgia registered Land Surveyor No. 3135, dated November 6, 2008 and recorded February 20, 2009 in Plat Book 92, Page 863-873, this Outparcel is more particularly shown on Page 863, Clerks Office, Bibb Superior Court, which Plat by this reference thereto is incorporated herein for a more complete accurate description of said property.

1. The protective covenants, conditions and restrictions set forth herein shall apply to the Property and shall be covenants running with the land and shall be binding on all parties, persons or entities owning the property for a period of twenty years from the date hereof, or longer as may be allowed by law.

2. The property shall be known and described as residential and shall be used for residential purposes only. The property shall not be subdivided nor have more than one single family dwelling erected on it.

3. The dwelling shall have not less than 1,800 square feet of heated, enclosed floor area, exclusive of the garage and basement.

4. All house plans shall be approved by Declarant(s) before construction of house begins.

5. Exterior siding, paint colors and foundation walls shall be approved by the Declarant(s).

6. No duplex or other multi-family residences shall be constructed on the property.

7. All homes must have an 8-12 minimum roof pitch.

8. No carports will be allowed; houses must have garage attached or garage detached.

9. All houses will be constructed to face the interior roads of the subdivision.
10. The property shall have minimum front, side and rear set back lines as shown on the subdivision plat.
11. All outbuildings shall be of the same quality and materials as the dwelling erected on the property and no used or metal outbuildings shall be allowed.
12. No playground equipment, swings or privacy or chain link fences will be allowed closer to the street than the rear of the house. No fences may be erected or maintained within the boundary of any drainage easements as designated on the subdivision plat. Corner lots shall have no fence of any kind without prior approval from declarant.
13. No mobile homes, moveable homes, modular homes, trailers, moved-in houses, or prefabricated houses shall be placed upon the property.
14. No temporary house, camper, trailer, or tent shall be placed or put upon the property for use as a residence.
15. No satellite dish, including the small or mini-dishes, shall be located closer to the street than the rear of the house, and any such satellite dish shall not be visible from the street.
16. Every yard shall be maintained in a proper fashion at all times in accordance with Bibb County, Georgia requirements. The property shall not be prepared for the purpose of providing, or used for, a track for off road all terrain vehicles or motorcycles.
17. Declarant constructed all roads, sediment detention and drainage areas in compliance with Gordon County standards and specifications. Declarant is in no way responsible to the lot owner for any of such areas if any alteration to said areas was caused by the lot owner or builder.
18. All drainage areas must be maintained, mowed, and generally well-kept at all times.
19. All driveways must be concrete.
20. No junk cars, or cars without a current year tag, will be placed or put upon any lot at any time.
21. No vehicles with more than 10 wheels will be allowed on the property.
22. No Recreational vehicles or campers will be located closer to any street than the rear of the house.
23. No "on the street" parking will be permitted except for special occasions such as

holidays when larger crowds are expected.

24. No above ground swimming pools.

25. No antennas shall be placed on homes.

26. Garbage shall not be burned in trash barrels, but placed in trash cans for garbage pickup on the day of actual pick up.

27. No exposed garbage bags shall be placed in visible areas around the home.

28. Gas tanks (propane) shall be placed in rear of house, not visible from interior roads of subdivision.

29. No signs whatsoever shall be installed, altered or maintained on any lot, or on any portion of a structure visible from the exterior thereof, except:

- (i) such signs as may be required by legal proceedings;
- (ii) not more than one "For Sale" or "For Rent" sign; provided, however, that in no event shall any such sign be larger than four square feet in area; and provided further that the language contained on any such sign shall be restricted to advertising the fact that the property is for sale or rent and for no other purpose; following the consummation of the sale or rental of any lot, the "for sale" or "for rent" sign located thereon shall be removed immediately;
- (iii) directional signs for vehicular or pedestrian safety; and
- (iv) such signs as may be required by Declarant(s).

30. No business, commercial, trade or manufacturing activity shall be conducted on the property.

31. No animals or poultry other than household pets shall be kept or maintained on the property.

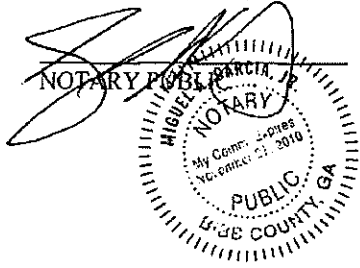
IN WITNESS WHEREOF, DECLARANT has caused these protective covenants, conditions, and restrictions to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Mike L. Moon Enterprises, LLC

Susan Garcia
WITNESS


[Signature] (SEAL)
Mike L. Moon, Managing Member



After recording return to:
Garcia Law
Miguel A. Garcia, Jr. Attorney at Law LLC
3200 Riverside Dr. B200
Macon, GA 31210

Indexing Note: Index in Grantor Index under Owner's Names:
Klassix Home Designs, Inc.
Overlook at Arkwright, LLC

Cross Reference to Declaration: Bibb County Book: 8234
Page: 159


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Fee Amt: \$14.00 Page 1 of 3
Bibb County Superior Court
Dianne Brannen Clerk
BK **8234** PG **206-208**

STATE OF GEORGIA
COUNTY OF BIBB

**OWNERS CONSENT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR BRIDGEWOOD COVES**

THIS CONSENT is made and entered into on the 15th day of January, 2010.

WITNESSETH

WHEREAS, Mike L. Moon Enterprises, LLC recorded that certain Declaration of Covenants, Conditions and Restrictions for Bridgewood Coves in Deed Book 8234, Page 159 of the Bibb County, GA records ("Declaration"); and

WHEREAS, Owners are the record owners and holders of title in fee simple to the real property located in the Bridgewood Coves Subdivision more particularly described on Exhibit "A" attached hereto, by this reference incorporated herein (hereinafter "Property"), and Owners desire to consent to the Declarations and submit the Property to the Declarations;

NOW THEREFORE, Owners do hereby consent to the Declarations on behalf of Owner, Owner's successors and assigns, and consent that from and after the date of this Consent, the Property shall be owned, held, transferred, sold, conveyed, used, occupied, mortgaged, or otherwise encumbered subject to all of the terms, provisions, covenants, and restrictions contained in the Declarations, all of which shall run with the title to the Property and shall be binding upon all persons having any right, title, or interest in the Property, their respective heirs, legal representatives, successors, successor-in-title, and assigns.

IN WITNESS WHEREOF, the undersigned Owners have executed this Consent on this 15th day of January, 2010.

Owner: **Klassix Home Designs, LLC**

BY: William J. Moly

ITS: _____

BY: [Signature]

ITS: _____



Owner: **Overlook at Arkwright, LLC**

BY: [Signature]

ITS: Member

BY: [Signature]

ITS: Managing member

Signed, sealed and delivered this 15th day of January, 2010.

Susan Garcia
Witness

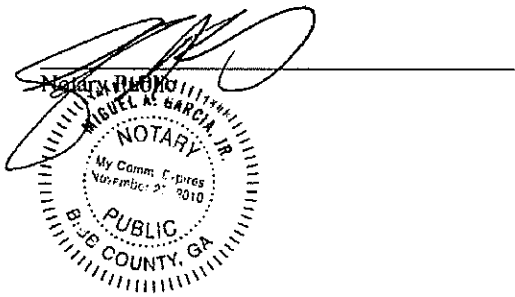


Exhibit A for Overlook at Arkwright, LLC:

All that tract or parcel of land situate, lying and being in Bibb County, Georgia, being in Land Lot No. 165 of the 4th Land District of Bibb County, Georgia, and being known and designated as Lots 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 74, 76, 78, 80, 82, 84, 86, 88, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, and 143 of Bridgewood Coves Subdivision as shown on a Plat of a property survey for Moon Family Properties, made by Brandon C. Register of Donaldson, Garrett & Associates Inc., Georgia registered Land Surveyor No. 3135, dated November 6, 2008 and recorded in Plat Book 92, Page 863-873, Clerks Office, Bibb Superior Court, which Plat by this reference thereto is incorporated herein for a more complete accurate description of said property.

Subject, however, to all easements, restrictions, and rights of way of record.

Deed Reference: Deed Book 7142, Page 110, Clerk of Superior Court, Bibb County, GA.

Exhibit A for Klassix Home Designs, Inc.:

All that tract or parcel of land situate, lying and being in Bibb County, Georgia, being in Land Lot No. 165 of the 4th Land District of Bibb County, Georgia, and being known and designated as Lots 1, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 75, 77, 79, 81, 83, 85, 87, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, and 142 of Bridgewood Coves Subdivision as shown on a Plat of a property survey for Moon Family Properties, made by Brandon C. Register of Donaldson, Garrett & Associates Inc., Georgia registered Land Surveyor No. 3135, dated November 6, 2008 and recorded in Plat Book 92, Page 863-873, Clerks Office, Bibb Superior Court, which Plat by this reference thereto is incorporated herein for a more complete accurate description of said property.

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