

UNRECORDED
SEP 11 10 55 AM '80
DONNIE J. TANKERSLEY
R.M.C.

BOOK 1133 PAGE 107

RESTRICTIONS AND PROTECTIVE COVENANTS

CAMERON WOODS

- 1. The following building restrictions and protective covenants are imposed on the above described property, as described in Plat Book 7 X, Page 38.

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 2005, at which time said covenants shall automatically be extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

- 2. The number of lots as shown on said property shall be used solely and exclusively for single family, detached residential dwellings and shall not be used for commercial or business purposes, provided, however, that nothing herein shall be construed to prevent the owner, that is to say, McElrath & Tucker, Inc. , from maintaining temporary offices and storage on any lot, or lots while the subdivision is being developed.
- 3. No building shall be located nearer to the front lot line than the building setback line shown on the recorded plat. All residences shall face toward the front of the lot with the exceptions of the corner lots may face either street or the point of junction of the streets. No building shall be located nearer than 25 feet to any inside lot line, except one-story detached garages and other outbuildings which shall not be located nearer than 100 feet to the front lot line nor nearer than five feet to any side or rear lot line.
- 4. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- 5. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently nor shall any structure of a temporary character be used as a residence.
- 6. The following floor space requirements shall apply to all residences in this subdivision. In calculating the minimum floor space requirement there shall be included only heated area of such residence. Porches, garages and breezeways shall be excluded from the calculation.

One story residence	1800 square feet
Two story residence	2400 square feet (1500 sq. ft. main floor)
One and one-half story	2400 square feet (1500 sq. ft. main floor)

Split level residence shall have a minimum of 2400 square feet, 1800 square feet of which shall be on the main and upper level.

SECTION 1080 925

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