

The undersigned owner and proprietor of the land described in the accompanying plat and certificate, hereby certifies that it has caused the said survey and subdivision thereof to be made as shown on the accompanying plat to be known as WEE-MA-TUK HILLS, Section 1; it acknowledges said survey to be correct to the best of its knowledge and belief; and it hereby dedicates the streets shown thereon to the public use forever.

Each lot or part thereof in said subdivision, except as hereinafter provided, shall be subject to the following restrictions for the benefit of each of the other such lots or part thereof which restrictions shall run with the land and be specifically enforceable.

Each contract for sale, conveyance, or lease of any such lot or part thereof, shall be made expressly subject to these restrictions, and each purchaser, grantee, or lessee by the acceptance of such contract, conveyance or lease, shall thereby subject himself, his heirs, executors, administrators, successors, and assigns to said restrictions.

1. No part of any building or porch, and other attached structures, open or enclosed, shall be closer to the street line than 40 feet and the side lot lines than 25 feet, unless variance is approved in writing by the undersigned.

2. No noxious or offensive trade shall be carried on in said subdivision, nor shall the same be used for the sale or manufacture of intoxicating liquor.

3. No trailers, garages, basements, or structures of a temporary nature shall be used or occupied as a residence. Every home must be modern and all basic exterior construction must be completed by a competent person in a period not to exceed 150 days from beginning of construction. Only new materials to be used in the construction. Each owner must install an incinerator for disposal of paper, debris & garbage, the design of which will be supplied by the present owners. This rule is in effect until a standard garbage pick-up has been provided for the subdivision. No lot may be subdivided and in the case of a re-sale, the names of the new purchasers must be submitted to the proper authorities designated by the owner for approval.

4. An individual sewage disposal system shall be installed by each owner on his land, located as directed by the proprietors or their approved representatives. The size and design of the tank and number of feet of tile to be installed to be approved by Wee Ma-Tuk Hills, Inc. and Fulton County Health Officer.

5. All fuel tanks must be buried or landscaped and screened from public view by shrubbery.

6. No dwelling shall be erected on Lots 1 through 61; 77 through 80; 93 through 124 in said subdivision having a front of not less than 30 feet and a square foot living area of not less than 600 sq. ft. exclusive of garage, breezeway and porches. No dwelling shall be erected on Lots 62 through 76; 81 through 92 in said subdivision having a front of not less than 40 feet and a square foot living area of not less than 1000 sq. ft. exclusive of garage, breezeway and porches.

7. All plans of homes, elevations and grades of lots, must be approved by a committee of 2 men, one selected by Traders Development Corp. and one by Wee-Ma-Tuk Hills, Inc.

8. The undersigned reserves the right to alter, amend, or repeal any or all of these restrictions so long as it is the record owner of the majority of the lots in this subdivision.

9. Only domestic pets, no chickens or fowl of any sort, or livestock, will be permitted.

10. Docks may be built only 10 feet into lake from water line, or ¼ the width of the lake or connecting channel, at the location of the dock whichever be the lesser.

11. No surface or under water fences or obstacles may be placed in the lakes.

12. The undersigned reserves all water rights, including the right to regulate and designate lake usage

13. No motors may be used on any lake except those specifically designated by the undersigned.

14. No weeds or grass more than 12 inches in height shall be permitted to grow or stand upon any lot in said subdivision. The undersigned, so long as it shall own all or any part of any lot or lots in said subdivision, hereby reserves the right to enter upon any lot or lots and to cut or trim, and keep trimmed, any weeds or grass allowed to grow or stand in violation of this restriction, which cutting or trimming shall be done at the expense of the record owner or owners of such lot or lots.

15. Easements & roadways as shown on the accompanying plat of said subdivision are hereby reserved for the use of utility companies and property owners to install, lay, construct, renew, operate and maintain gas pipes, conduits, cables, poles and wires, either overhead or underground with all necessary braces, guys, anchors and other appliances for the purpose of serving the subdivision and adjoining property with water, gas, electric and telephone service, and to overhang all lots with aerial service wires to serve adjoining lots, together with the right to enter upon the lots to install, lay, construct, renew, operate and maintain said gas or water pipes, conduits, cables poles, wires, braces, guys, anchors and other appliances, and to trim and keep trimmed any trees, shrubs or saplings that may interfere with said public utility equipment. A five foot easement is hereby reserved on each side of all lot lines on accompanying plat of Wee Ma-Tuk Hills Section 1 for the use of the electric and telephone companies to construct and maintain poles, cables, braces, guys, anchors and other appurtenances necessary to serve this area. No permanent buildings or trees may be placed upon said easements but the same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the use of said easements.