

The undersigned owner and proprietor of the land described in the annexed plat and certificate, hereby certifies that it has caused the resurvey and resub-division to be made as shown on the annexed plat and is to be known as WEE-MA-TUK HILLS, Section 2A, and to its best knowledge and belief, the said plat is a true and correct representation of said resurvey and resub-division of Lots 128 to 133 inclusive of WEE-MA-TUK HILLS, Section 2, and does hereby dedicate the street shown thereon to the public use forever.

The undersigned owner and proprietor does hereby reserve for the use of the public a 5 foot easement for a walkway on each side of the lot line between lots R6 & R7 of the replatted lots as shown on the annexed plate.

Each lot of said resub-divided lots, shall be subject to the same Protective Covenants restricting the use of said lots as were the originally platted lots in WEE-MA-TUK HILLS, Section 2, Recorded Instrument No. 364532 in Book No. 4, Page No. 24 of Fulton County Land Records. For the purpose of clarification, the 5 foot easements designated along each side of the lot lines shall now be construed to mean along the lines of the resub-divided lots where applicable, and that the easements originally granted in that part of WEE-MA-TUK HILLS, Section 2, resub-divided shall be revoked. 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 themselves, their heirs, executors, administrators, successors, and assigns to said Protective Covenants 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 and 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 125 through 246 in said subdivision having a square foot living area of not less than 900 sq. ft. exclusive of garage, breezeway and porches.

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

8. No part of any seepage bed, tile line, which is part of a private sewage system or waste system may be closer to the lake than 100 ft. Variation from this policy will come in writing from a 2/3 approval of the Board of Governors. Septic tank installations must be approved in writing before being backfilled.

9. 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.

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

11. 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.

12. No surface or underwater fences or obstacles may be placed in the lakes.

13. The undersigned reserves all water right, including the right to regulate & designate lake usage.

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

15. 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 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.

16. 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 2A, for the use of the electric and telephone companies to