



**DECLARATION OF RESTRICTIONS
FOR
CHALYBEATE COUNTRY ESTATES
PLAT CABINET 2, SLIDE 369**

The undersigned developers of Chalybeate Country Estates do hereby impose, declare and direct the following restrictive covenants to create and maintain certain minimum standards and for the benefit of each property owner and their successors in interest, as follows:

- 1. All lots in this development shall be for single family residential use, only.**
- 2. All dwellings shall have a minimum of 1600 square feet of living area (not including porches, decks or garage). Each residence shall have no less than a two car garage.**
- 3. Any residence, garage or outbuilding not constructed by Starnes Construction, LLC shall be required to have blueprints and specifications specifically approved by Starnes Construction, LLC.**
- 4. No trailers, mobile homes or modular homes shall be allowed as residences.**
- 5. All residences shall have a stone or bricked foundation; and exterior wall of stone or brick or same combined with vinyl or other material to be approved by the developer.**
- 6. Any outbuilding on the premises must have an exterior that matches the residence exterior. Metal building will be acceptable (only if approved by the developers). These buildings need to be of such material and size that the finished structure will have curb appeal.**
- 7. Building set back lines shall be as per the plat referenced above.**
- 8. All lots shall comply with all sanitary sewage regulations and requirements.**
- 9. All lots shall be kept in a neat and orderly fashion with no collection of refuse, junk, junk vehicles or parts.**
- 10. All improved lots shall be kept mowed on a regular basis such that the**

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grass height not exceed six (6) inches. All unimproved lots shall be kept mowed on a sufficiently regular basis to maintain the height of ten (10) inches or less. Any such lot not so maintained may be mowed by the developer at the cost of \$100.00 per mowing and the developer shall have a lien enforceable as a mechanic's lien for each mowing.

11. All residences shall have a paved walkway from the driveway to the front porch and shall have blacktop, concrete or paved driveways.

12. Each residence shall have a brick or stone mailbox to match the residence.

13. There shall be no livestock or poultry bred or raised on any lot for any purpose. Household pets are permitted, provided that no more than two of any kind may be kept and any such pet shall be confined to the lot by means of fencing or a pen.

14. Each lot owner shall have regular weekly trash pickup by a sanitation service approved by the county.

15. Severance or invalidation of any one or more of these restrictions by a court of competent jurisdiction shall not invalidate any of the remaining restrictions.

16. No noxious or offensive activities shall be carried out upon any lot, nor shall the lot owner permit any nuisance to neighboring lot owners.

17. These restrictions shall apply to all lot owners and their successors in interest and shall be enforceable by any lot owner or the developer. These restrictions shall remain in force for a period of twenty-five (25) years from June 29, 2005 and shall continue to automatically remain in effect for successive 25 years periods unless a unanimous vote by all of the current lot owners is obtained to revoke or amend same.

This the 15th day of June, 2007.


DON STARNES


BRIAN A. STARNES