

PROTECTIVE COVENANTS

AND ALL HEREBY HERETOFORE

MADE BY THE

being owners of Lots Two (2) to Fifty-five (55) inclusive, Cascade Sub-division Number One (1), a subdivision in Early County, Georgia, do hereby declare that all of the said lots in said subdivision are and shall be owned, held and conveyed under and subject to the covenants, conditions, and restrictions herein set forth:

1. The covenants and restrictions herein set forth shall be binding upon all persons for a period of twenty-five years from and after the date of recording of this instrument. At the expiration of said period, said covenants and restrictions shall automatically be extended for successive periods of ten years unless they are changed in whole or in part by the vote of the majority of the owners of the lots.

2. All lots in said subdivision shall be known, described and used solely as residential lots, and no structure shall be erected on any of said lots other than one detached single family dwelling not to exceed two stories in height with an attached or built-in garage or car port.

3. None of the said lots shall be re-subdivided into two or more smaller lots. Nothing in this paragraph shall restrict any lot owner from conveying any part of his lot to an adjoining lot owner, provided however, that no lot, as a result of a sale, shall be reduced to an area of less than 12,000 square feet.

4. No dwelling shall be permitted which has a ground floor square area, exclusive of carports and porches, but including 40% of attached garage floor area, of less than 1600 square feet in the case of a one story structure, nor less than 1900 square feet in the case of a one and one-half or two story structure, on any of the lots numbered 1, 11, 21, 31, 41, 51, 61, 71, 81, 91, 101, 111, 121, 131, 141, 151, 161, 171, 181, 191, 201, 211, 221, 231, 241, 251, 261, 271, 281, 291, 301, 311, 321, 331, 341, 351, 361, 371, 381, 391, 401, 411, 421, 431, 441, 451, 461, 471, 481, 491, 501, 511, 521, 531, 541, 551, or which has a ground floor square area exclusive of carports and porches, but including 40% of attached garage floor area, of less than 1300 square feet in the case of a one story structure, nor less than 1500 square feet in the case of a one and one-half or two story structure on any other lot.

5. No building shall be erected on any of the said lots nearer than 35 feet from the front lot line nor nearer than ten feet to any side lot line, except that any residence built on a corner lot may be built as near as, but not nearer than 25 feet <sup>to the</sup> street side lot line.

Witness my hand and seal of said County this 2<sup>nd</sup> day of Sept 1930