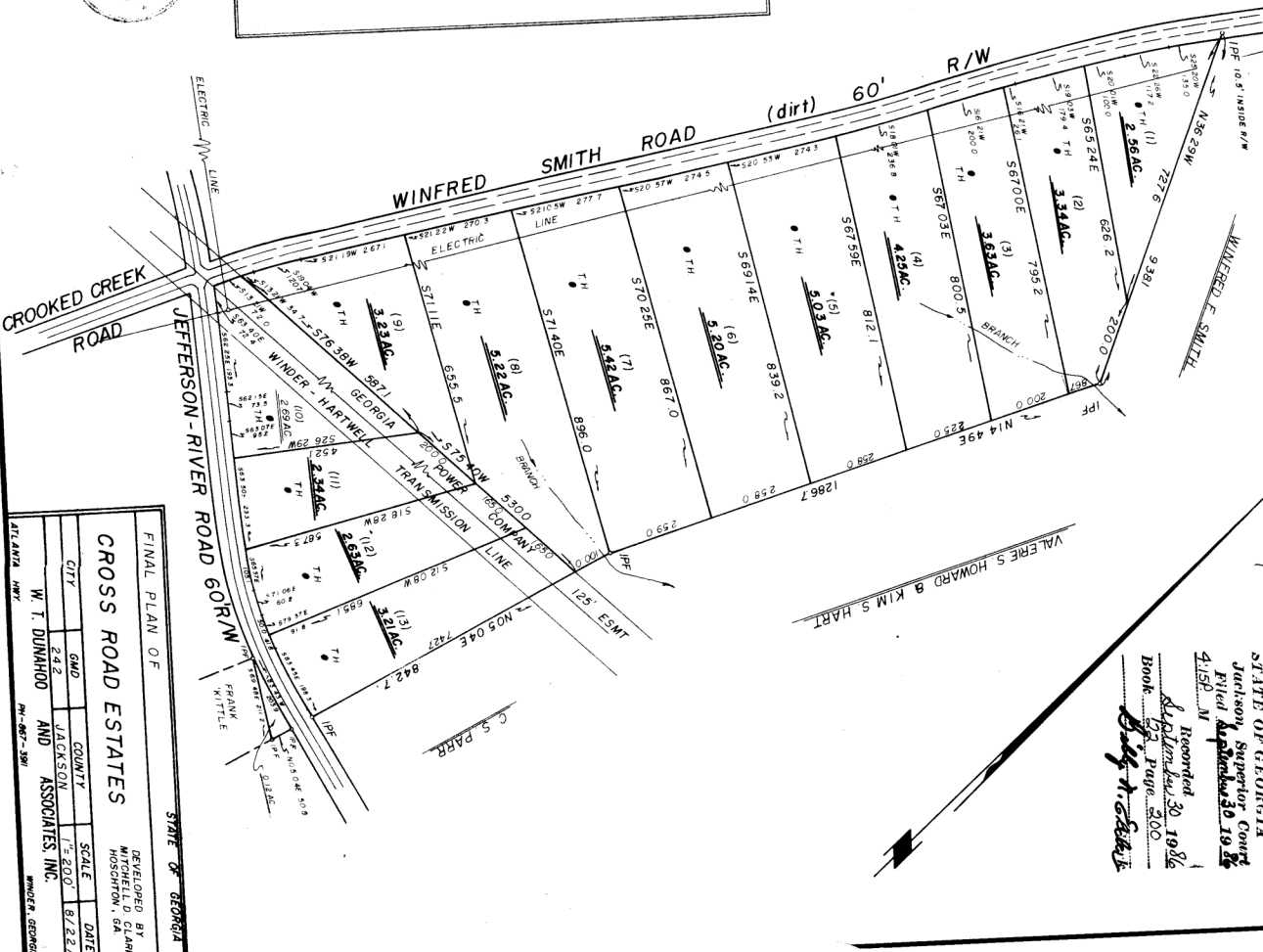


RESTRICTIVE COVENANTS

1. This deed is subject to Restrictive Covenants as follows:
2. Lots shall be used for residential purposes only.
3. Mobile homes may be located on property, but must be 1980 model or newer, and must be manufactured with memory or official mobile home manufacturer's identification for that property, within 180 days of locating on property.
4. All lots shall have a gravel or paved drive within any 180 days of locating on property.
5. No lot shall be subdivided except as a matter of original sale.
6. Only one residence will be allowed per lot.
7. Utility buildings and detached buildings shall be used and attractive (no utility use, or used unattractive buildings) and located in the rear of any lot, or on the side of the lot, and shall be set back from the rear or side of the lot by a minimum of 10 feet. Any building located in front of the lot shall be set back from the front of the lot by a minimum of 10 feet.
8. No junk vehicles shall be allowed on property.
9. No junk items may be cut down, except as necessary to locate residence or mobile home, unless otherwise stated by seller.
10. Lots shall be kept free and clear of all utility poles, junk, trash or unsightly items of similar nature.
11. Houses and outbuildings must be located at least 10 feet from front, side or rear of lot, and must be set back from the rear or side of the lot by a minimum of 10 feet. Any building located in front of the lot shall be set back from the front of the lot by a minimum of 10 feet.
12. Exterior of any mobile home located on property must be kept in state of good repair, including underpinning, painting, roof, etc.
13. Any home built on property must contain a minimum of 1000 square feet of heated area, and must be set back from the rear or side of the lot by a minimum of 10 feet. Any building located in front of the lot shall be set back from the front of the lot by a minimum of 10 feet.



FINAL PLAN OF			
CROSS ROAD ESTATES			
CITY	COUNTY	SCALE	DATE
W. T. DUNAHOO	JACKSON	1"=200'	8/22/85
AND ASSOCIATES, INC.			
ATLANTA, GEORGIA			

STATE OF GEORGIA
 Jackson, Superior Court
 Filed September 30, 1986
 4:50 P.M. Recorded
 Book 30, Page 300
 City of Atlanta