

Protective Covenants

1. Land use shall be restricted to residential and agricultural use and home occupation use as defined in Oglethorpe County, Georgia, Unified Code. No multifamily dwellings are allowed. No manufactured homes or mobile homes shall be permitted nor shall any placed thereon as a residence, but only conventionally constructed permanent dwellings shall be erected on site. The ground floor heated area of the main structure, exclusive of one-story open porches and garages, shall not be less than 1,200 square feet for a one-story dwelling, nor total less than 1,700 square feet for a dwelling of more than one story.
2. All buildings shall be located at least 150 feet from centerline of public road and at least 50 feet from side and back property lines.
3. There shall be no storage of material within 50 feet of property lines nor within 200 feet of public road. The property shall not be used as a dumping ground for trash or garbage. There shall be no storage of inoperative vehicles or vehicles without current license plates unless stored in a closed building or shielded from view from interior road and adjacent landowners by vegetation. Any materials, buildings, or structures used in a business or trade shall be shielded from view from adjacent lots, interior road, and public road by vegetation. The intent of this restriction is to prevent conditions visually offensive to neighbors.
4. Intensive animal husbandry of any kind is prohibited. It is the intent of this restriction to prohibit intensive animal operations which are offensive to neighbors from an odor, visual, or noise standpoint. Commercial dog kennels, poultry farms, and swine farms are specifically prohibited.
5. No well or septic tank system shall be located closer than 50 feet to a property line.