

**RESTRICTIVE COVENANTS:** Highway 46  
Emanuel County, Georgia  
Dixon Bowen Land Company, LLC

1. All lots shall be for single-family dwelling with customary outbuildings. No building shall be erected on this lot to be used as a school, church, kindergarten, or business.
2. Singlewide mobile homes, doublewide mobile homes and site built homes are permitted, *except that all mobile homes must be 1994 or newer.*
3. Any mobile home placed on this lot must be underpinned before the occupant may move on the lot.
4. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on this lot.
5. No junk vehicles or part of the same shall be permitted on this lot. Any motor vehicle parked on this lot shall be registered and licensed.
6. No livestock or other animals may be raised or kept for commercial purposes. All swine are prohibited.
7. No dwelling shall be nearer than 50 feet from the road right-of-way or 20 feet from a side line or 15 feet from a rear line. It shall comply with county regulations.
8. The developer reserves the right to adjust lot lines to insure the usability of a lot or group of lots.

Buyer Signature: \_\_\_\_\_

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