

27746  
0348GEORGIA, FULTON COUNTY  
FILED AND RECORDED

99 OCT -6 AM 10: 54

JUANITA HICKS  
CLERK OF SUPERIOR COURTState Of Georgia  
Fulton County  
City Of Fairburn**PROTECTIVE COVENANTS**

Subdivision: Meadow Glen

Location: Land Lot 12 of the 9-F District, Fulton County Georgia

The following covenants apply to lots in Meadow Glen Subdivision, as shown in plat book 209 page 63 thru 66 Fulton County Records, together with any revision of said plat which may hereafter be recorded:

1. Unless otherwise designated on the plat by the developer, all lots shown thereon shall be used for single-family residential purposes only.
  - a. No lot nor any building thereon shall be used for a kindergarten, nursery, church, boarding house, or any like business.
  - b. No buildings shall be erected on any lot except the residence and suitable appurtenances such as a separate garage, and no such building shall be used for commercial sales, storage, or repairs of any nature.
  - c. No metal building of any type may be erected on any lot.
2. No residence or improvements shall be located nearer to the street than the minimum set-back building line as shown on the plat for that lot; nor shall any building be located nearer than the established sideline to any lot line unless so waived in writing by the developer.
3. No house or dwelling shall be erected on any said lots with less than 1200 square feet of floor space, exclusive of carports, porches, breezeways, and patios.
4. Before construction of any dwelling is commenced the owner must submit a copy of plans and specifications to the developer for approval for compliance with these covenants and general conformity to the neighborhood standards.

BOOK 27746 PAGE 348

27746  
0349

5. No residence may be occupied as a dwelling until it is fully completed and the grounds landscaped. It is the specific intent of this restriction to prohibit the occupancy of basements and/or other partially completed residences until construction is complete.
6. No house trailer, tent, shack, garage, camper, or other such shall be used either temporarily or permanently as a dwelling; no house trailer or camper, converted bus, dump truck, or other such vehicle shall be stored on the lot in an exposed manner, such as parked trailers or campers in the front or back yard. They may be stored in inside garages or carports.
7. No business activity, nor business of any nature shall be carried on that shall be a nuisance or noxious, offensive, or a nuisance to the neighborhood. This is intended to cover such activities as commercial raising of pets, music instructions given in the residences, and like activities which are prohibited.
8. No signs may be erected or maintained on the premises except those that comply with the Fulton County Sign Ordinance and the following:
  - a. One 'for sale' sign when needed; said sign not to be more than 24 inches in height, and 30 inches in width.
  - b. A name plate or sign attached to or made a part of the mailbox.
  - c. No other signs shall be permitted, this is to particularly prohibit the erection of political signs, charity drives and business or advertising signs of all natures.
9. Pets: no owner or resident shall keep or maintain large animals on the premises such as horses, ponies, cows, etc. No lot shall be used for the commercial breeding or raising of pets or animals. Small family or household pets are permitted, but same must not become a nuisance to the neighborhood.
10. No fence of any nature shall be permitted in the front of any residence. Any fence design must be approved by the developer. The fence design approved by the Architectural Control Committee consists of a wood fence facing all streets. The remaining sides may be either wood or brown vinyl coated chain link. No fence or wall shall be created, placed or altered on any lot nearer to any street than the rear of the structure. Maximum fence height shall be six (6) feet for wood and four (4) feet for vinyl.
11. The exterior finish of all houses, garages or other out buildings must be brick, stucco, stone, vinyl or masonite siding; all roofs are to be covered by shingles, tile or asphalt tile, or other permanent roofing. No roll roofing will be permitted.
12. All driveways will be finished with permanent material such as asphalt or concrete

BOOK 27746 PAGE 349

27746  
0350

- 13. All mailboxes will be erected in the area designated by postal authorities, kept attractive, and may carry the owners name, address, and where proper, the professional identification of owner.
- 14. The owners covenants with the developers to maintain and keep their individual lots attractive, with well-kept lawns and shrubbery, free of debris, junked, wrecked, or inoperative vehicles, large trucks, used furniture or other unsightly objects. No earth satellite receivers may be placed on the front or side of any lot.
- 15. By these covenants the entire residential area is designated as a bird and game preserve: the use of firearms for hunting is prohibited, this to include 'B-B Guns', Pellet Guns and small arms of all types.
- 16. All lots at street intersections will be so landscaped as to permit safe sight across the street corners : no fences, signs, or high shrubbery or trees to be located at the corner of said lot that would create a traffic or sight problem.
- 17. These covenants are to run with land, and shall be binding upon all purchasers of lots, and their heirs, successors or assigns, including future owners, and all persons or parties claiming under them until the year 2020 AD, after which time these Covenants shall be automatically extended for 20 (twenty) year periods unless an instrument signed by a majority of the lot owners has been recorded agreeing to change, or modify said covenants in whole or in part.
- 18. No basketball goals, portable or permanent, allowed where the street will be a part of the playing surface.

IN WITNESS WHEREOF, the undersigned Developer, has herunto affixed his hand and seal.  
Signed, sealed and delivered  
in the presence of:

*Nancy J. Sides*  
Witness

*Virginia*  
Notary public

*Nancy J. Sides*  
Witness

*Virginia*  
Notary public



Developers  
*[Signature]*  
The Knight Group, Inc.

Builders  
*[Signature]*  
The Knight Group, Inc.



BOOK 27746 PAGE 350