

# Ridge Place

Welcome home to a prestigious neighborhood nestled in Southern Lowndes County.  
A tranquil place offering lot's in the \$30,000's and homes in the \$180's

## ARTICLE I DEFINITIONS

**1.01** "Association" shall mean and refer to **Ridge Place** HOMEOWNERS ASSOCIATION, INC., its successors and assigns.

**1.02** "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

**1.03** "Properties" shall mean and refer to that certain real property hereinbefore described in the recitals of this Declaration, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

**1.04** "Common Area" shall mean all areas (including the improvements thereto) owned by the Association for the common use and enjoyment of the Owners, including without limitation walking trails, playgrounds, easements, detention areas, signage within the property, and common acreage held as green space that cannot be developed, and all other areas requiring gardening, mowing or other cleaning to maintain the appearance of the Properties. The Common Area is any of the Properties prepared for common parking or other common amenities showing the Association as the owner of record by deeds recorded with the Lowndes County Clerk of Court. Declarant reserves the right to dedicate additional parcels to the Common Area.

**1.05** "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties but not including the Common Area.

**1.06** "Declarant" shall mean and refer to **Ridge Place**, LLC, and its subsequently appointed successors and assigns.

**1.07** "Party Wall" shall mean the wall that divides two adjoining Properties or Lots and in which each of the Property or Lot owners share the rights.

**1.08** "Construction Review Board ('CRB')" shall initially mean and refer to the Declarant, or an assigned representative of Declarant.

## ARTICLE II PROPERTY RIGHTS

**2.01 Owner's Easements of Enjoyment.** Every Owner shall have a right and easement of enjoyment in and to the Common Area that shall be appurtenant to and shall pass with the title to every Lot. The Association reserves the right to suspend the voting rights of an Owner for any period during which any assessment against his Lot remains unpaid. Also, the Association reserves the right to suspend the rights and privileges of an Owner to the use of the Common Area until such time as the Owner corrects any infraction of the published rules and regulations or provides adequate restitution for any misuse or destruction of the property of the Association or Declarant. Additionally, the Association reserves the right to suspend the Owner's rights and privileges to the use of the Common Area for an additional period not to exceed thirty (30) days after such restitution or correction of any infraction of its published rules and regulations, including, but not limited to, misuse or destruction of the Common Area or non-payment of any assessment has occurred.

**2.02 Declaration of Use.** Any Owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Area and facilities to the members of his family or his tenants who reside on the property.

### **ARTICLE III MEMBERSHIP AND VOTING RIGHTS**

**3.01** Every Owner of a Lot that is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot that is subject to assessment.

**3.02** The Association has two classes of voting membership:

**Class A.** Class A members shall include all Owners, with the exception of the Declarant.

**Class B.** The Class B membership shall be comprised by the Declarant and shall be entitled to vote on all matters and all events. The Class B membership shall automatically terminate and cease to exist at such time as the Declarant has sold ninety percent (90%) of all platted Lots in **Ridge Place** subdivision, or as Declarant may designate earlier by notice in writing delivered to the Association, in which event each Class B member shall be and become a Class A member.

**Voting.** Class A members shall be entitled to one vote for each Lot owner. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot. The Class B member(s) shall be entitled to six (6) votes for each Lot owned.

### **ARTICLE IV COVENANT FOR MAINTENANCE ASSESSMENTS**

**4.01 Creation of the Lien and Personal Obligation for Assessments.** Each owner of any Lot by acceptance of a deed therefore, except with respect to lots owned by Declarant, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them. The Declarant shall not be liable for annual assessments or charges for any Lot owned by Declarant during any time at which the Declarant is the owner of Class B membership. At such time as Declarant's Class B membership is converted to Class A membership as provided in Article III, Declarant shall thereafter be liable for annual assessments and charges in the same manner as all other Class A members.

**4.02 Purpose of Assessments.** The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvements and maintenance of the Common Area. Annual assessments may include, and the Association may require and pay for out of the funds derived from annual assessments, as applicable, the following:

**(a)** Ground maintenance, landscaping and repair of the Common Areas and unsold Lots.

**(b)** Water, sewer, garbage, electrical, lighting, telephone, gas, and other necessary utility service for the Common Area, including, but not limited to, maintenance charges associated with any lift station, which is required to provide sewer service to any portion of the Properties.

**(c)** Acquisition of furnishings and equipment for the Common Area as may be determined by the Association, including, without limitation all equipment and furnishings necessary or proper for use of the entrance areas.

**(d)** Fire insurance covering the full insurable replacement value of the Common Area with extended coverage.

**(e)** Liability insurance insuring the Association against any and all liability to the public, arising out of their occupation and/or use of the Common Area. The policy limits shall be set by the Association, and shall be reviewed at least annually and increased or decreased in the discretion of the Association.

**(f)** Workmen's compensation insurance to the extent necessary to comply with Georgia law, and any other insurance deemed necessary by the Board of Directors of the Association.

**(g)** A standard fidelity bond covering all members of the Board of Directors of the Association and all other employees of the Association in an amount to be determined by the Board of Directors.

**(h)** Any other materials, supplies, furniture, labor, services, maintenance, repairs, structural alterations, insurance, taxes, or assessments which the Association is required to secure or pay pursuant to the terms of this Declaration or by law, or which shall be necessary or proper in the opinion of the Board of Directors of the Association for the operation of the Common Area, for the benefit of Lot Owners, or for the enforcement of these restrictions.

**(i)** In the event the need for exterior maintenance or repair is attributable to the willful or negligent act of the Owner of a Lot, his family, guests, or invitees, the cost of such maintenance or repairs shall be added to and become part of the assessment to which such Lot is subject.

**(j)** For the purpose of general community improvements and maintenance for such items as playground equipment, tennis courts, etc.

**4.03 Maximum Annual Assessment.** The initial maximum annual assessment shall be One Hundred and 00/100 Dollars (\$100.00) per Lot (exclusive of any assessment imposed pursuant to **4.02 (i)** above). The annual assessment shall be due on January 1 of each year. In the event of a conveyance of a Lot, a prorated assessment shall be paid for the remaining portion of the year. Annual assessments may be paid on a monthly or other basis as determined by the Board of Directors of the Association. The maximum annual assessment may be increased each year by the Board of Directors by not more than ten percent (10%) above the maximum assessment for the previous year without a vote of the membership of the Association. The maximum annual assessment may be increased above ten percent (10%) by a vote of a majority of all votes of all classes of members who are voting in person or by proxy, at a meeting duly called for this purpose.

**4.04 Special Assessments for Capital Improvements.** In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixture and personal property related thereto, provided that any such assessment shall have the assent of a majority of all votes of all classes of members who are voting in person or by proxy at a meeting duly called for this purpose.

**4.05 Notice and Quorum for Any Action Authorized Under Sections 3 and 4.** Written notice of any meeting called for the purpose of taking any action authorized under Section 3 and 4 shall be sent to all members not less than ten (10) days nor more than fifty (50) days in advance of the meeting. At such meeting, the presence of members or of proxies entitled to cast a majority of all the votes of all classes of membership shall constitute a quorum.

**4.06 Uniform Rate of Assessment.** Both annual and special assessments must be fixed at a uniform rate for all Lots except as provided by **4.02 (i)**.

**4.07 Certificate as to Assessments.** The Association shall, upon demand by any Lot Owner, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on

a Lot is binding upon the Association as of the date of its issuance.

**4.08 Effect of Nonpayment of Assessments; Remedies of the Association.** Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of eighteen percent (18%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot. No Owner shall convey, sell, or encumber any Lot which has an outstanding assessment, without first satisfying the assessment, or paying the same at closing.

**4.09 Subordination of the Lien to Mortgages.** The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. The sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to the mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments that thereafter become due or from the lien thereof.

## **ARTICLE V USE RESTRICTIONS**

**5.01** No building, fence or other structure shall be erected, placed or altered on any Lot in the subdivision, including but not limited to buildings, walks, drives, swimming pools, and tennis courts, until the building plans, specifications, exterior color and finish, plot and site plans (showing the proposed location of such building or structure, drives and parking area) and construction schedule have been approved in writing by the CRB, or its successors or assigns, as to quality of design, workmanship, materials, harmony of designs with existing structures, location with respect to topography and finish grade elevation. Refusal or approval of plans, location or specifications by the CRB may be based upon any reason, including purely aesthetic reasons, which in the sole and uncontrolled discretion of the CRB shall be deemed sufficient. No alterations in the exterior appearance of any building or structure shall be made without like approval. One copy of all plans and related data shall be furnished to the CRB for their records. A fee of fifty (\$50.00) dollars will be assessed for the first submission of plans to the CRB for approval of the construction of a primary dwelling. If for any reason the CRB disallows the plans on the first submission, another \$50.00 fee must be paid at the time the second set of plans is resubmitted for approval. For a third or subsequent submission of plans to the CRB because the CRB disapproved the previously submitted plans, a fee of \$100.00 must be paid at the time of the additional submissions. When plans are submitted to the CRB for any other improvements or modifications, no fee will be assessed for the first submission. If the first set of plans is disapproved, a \$25.00 fee will be assessed for the second submission. If the second set of plans is disapproved, a \$50.00 fee must be submitted for each additional submission of plans. In the event of failure to approve or disapprove any plans within thirty (30) days after the same have been submitted to the CRB, as required herein, approval shall be presumed and the provisions of this paragraph shall be deemed to have been complied with.

**5.02** No Lot may be subdivided, except where two Owners join to subdivide the Lot adjacent to both of their Lots for the purpose of increasing the size of each adjacent Owner's Lot. Once a subdivision of the adjacent Lot has occurred, no future subdivision of the two enlarged Lots may occur.

**5.03** Each Lot shall be used for single family residential purposes exclusively. No business of any kind shall be conducted on any Lot with the exception of the business of Declarant and the transferees of Declarant in developing all of the Lots.

**5.04** No portion of any Lot, other than that covered by buildings or other structural improvements approved as hereinbefore specified, shall be used for any purpose other than that of a lawn; nothing herein contained, however, shall be construed as preventing the use of the same for walks, drives, and other appropriate private facilities, the planting of trees or shrubbery, the growing of flowers, or ornamental plants, or statuary, fountains or similar ornamentations, for the purpose of beautifying said premises; but no vegetables or grains of the ordinary garden or field variety shall be grown on the front or side yards. No weeds, underbrush, or other unsightly objects shall be placed or suffered to remain anywhere thereon.

**5.05** It shall be the responsibility of each Lot Owner to prevent the development of any unclean, unsightly, or unkempt conditions of buildings or grounds on such Lot that shall tend to destroy the beauty of the neighborhood as a whole or the specific area.

**5.06** No trailer, basement, tent, shack, garage, barn or other outbuilding erected on a Lot shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence, nor shall such temporary building or trailer be erected or allowed to remain on any Lot except during the construction of the main dwelling.

**5.07** The following construction requirements must be complied with for the construction of any primary dwelling. This is not an exclusive list and Declarant reserves the right to impose additional requirements.

**(a)** For any residences located on any Lot, the living area of the main structure, exclusive of porches and garages, shall not be less than 1750 heated square feet.

**(b)** The primary finished floor elevation shall be 18" above natural grade (the highest elevation within the proposed buildable area) along the front elevation. The roof slope must be a minimum of 8/12, and there must be variations in the roofline incorporating gables and hips. Roofing materials must be architectural asphalt shingles.

**(c)** All exterior walls shall be covered in stucco, brick veneer, stone, concrete siding or wood. Aluminum and vinyl siding are acceptable for the soffit areas only.

**(d)** Only fully enclosed garages are allowed. Any garage shall be at least 20' by 20' in area, with at least two (2) 7' by 9' overhead doors or one (1) 7' by 16' overhead door. All garages shall be equipped for, and shall only be opened by, automatic or remote garage door operators.

**(e)** Special exceptions will be made for home designs that accommodate special needs and, as such, these special exceptions will be addressed on a case-by-case basis by the CRB.

**(f)** Each builder of a residence on a Lot shall be responsible for implementing erosion control measures in accordance with the National Pollutant Discharge Elimination System, as a secondary permittee.

**(g)** Fences shall be constructed of wood or wrought iron only, but may include brick columns. Fences may not be taller than six feet in height. Chain link, PVC, vinyl or any other fencing material is prohibited. The fence shall have the finished side facing the exterior of the lot.

**5.08** Except for cats, dogs, and other household pets, which total number of pets should not exceed 4, no livestock, fowl or animals of any kind shall be kept or harbored upon any Lot. If a dog pen is desired, it should be hidden from view from any road or Lot and approved by the CRB prior to construction or installation.

**5.09** All motor homes, non-operating vehicles, campers, boats, and other recreational vehicles shall be kept, garaged or stored in such a manner as to not be visible from any road or Lot, except that temporary visible storage not to exceed fourteen (14) days is allowed. No non-operating vehicle will be kept on any property for more than fourteen (14) consecutive days, and at no time that a non-operating vehicle is on the Property will it be stored as to be visible from any road or Lot.

**5.10** Each Lot Owner shall provide receptacles for garbage in an area not generally visible from any road.

**5.11** Declarant reserves unto itself and its successors and assigns, a perpetual, alienable and releasable easement and right on, over, and under the ground to erect, maintain and use electrical and telephone poles, wires, cables, conduits, sewers, water mains, ground water dispersing systems, and other suitable equipment for the conveyance and use of electricity, telephone, gas, sewage, water, storm water drainage, or other public conveniences or utilities on, in or over the rear ten (10) feet and front twenty (20) feet of each Lot and ten (10) feet along the side of each Lot and all such areas as are shown on the subdivision plat recorded in Plat Cabinet A, Pages 3704-3706, Lowndes County, Georgia Deed Records. These easements expressly include the right to cut any trees, or bushes, et cetera, grading, ditching and like action reasonably necessary to provide economical utility installation and adequate drainage of surface waters.

**5.12** No living tree more than 5 inches in diameter shall be cut on any of the Lots without first submitting a

landscaping plan and having such plan approved in writing by the CRB. Any Lot Owner who violate this provision through his own acts, or through his agent's acts, shall pay a \$1,000.00 penalty per tree to the CRB, plus any court costs, attorney fees, or other costs incurred by the CRB, its successors or assigns, or other Lot Owners or parties that may bring any action against the violator to enforce the provisions of this paragraph.

**5.13** No building shall be located on any Lot nearer to the front Lot line, the rear Lot line or the side street line than the minimum building set back lines provided in applicable zoning ordinances or as shown on the plats of the subdivision.

**5.14** No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon (including but not limited to the harboring of dogs outside which bark excessively or dogs or other household pets which pose a danger to persons or property) which may be, or may become, an annoyance or nuisance to the neighborhood.

**5.15** The Common Areas are reserved for pedestrian use. The use of any gas-powered vehicle of any kind, including, but not limited to, motorcycles and four-wheelers, is not allowed.

**5.16** Along with the submission of building plans to the CRB, a basic description of a landscape plan for the Lot must be submitted.

**5.17** Invalidation of any one of these covenants or any part thereof by judgment or court order shall in no way affect any of the other provisions that shall remain in full force and effect.

**5.18** Declarant or the transferees of Declarant shall undertake the work of developing all Lots included within the Properties. The completion of that work, and the sale, rental, or other disposition of Lots, is essential to the establishment and welfare of the property as an ongoing residential community. In order that such work may be completed and the property be established as a fully occupied residential community as soon as possible, nothing in this Declaration shall be understood or construed to:

**(a)** Prevent Declarant, Declarant's transferees, or the employees, contractors, or subcontractors of Declarant or Declarant's transferees from doing on any part or parts of the property owned or controlled by Declarant or Declarant's transferees or their representatives whatever they determine may be reasonably necessary or advisable in connection with the completion of such work;

**(b)** Prevent Declarant, Declarant's transferees, or the employees, contractors, or subcontractors of Declarant or Declarant's transferees from constructing and maintaining on any part or parts of the property owned or controlled by Declarant, Declarant's transferees, or their representatives such structures as may be reasonably necessary for the completion of such work, the establishment of the property as a residential community, and the disposition of Lots by sale, lease or otherwise;

**(c)** Prevent Declarant, Declarant's transferees, or the employees, contractors, or subcontractors of Declarant or Declarant's transferees from conducting on any part or parts of the property owned or controlled by Declarant or Declarant's transferees or their representatives the business of completing such work, of establishing the property as a residential community, and of disposing of Lots by sale, lease, or otherwise; or

**(d)** Prevent Declarant, Declarant's transferees, or the employees, contractors, or subcontractors of Declarant or Declarant's transferees from maintaining a sign or signs on any of the Lots owned or controlled by any of them as may be necessary in connection with the sale, lease, or other disposition of property Lots.

As used in this Section, the words "its transferees" specifically exclude purchasers of Lots improved with completed residences.

## **ARTICLE VI OWNER'S OBLIGATION TO REPAIR**

**6.01** Each Owner shall, at his sole cost and expense, repair his improvements, keeping the same in a condition comparable to the condition of such improvements at the time of their initial construction, excepting only normal wear and tear.

**6.02** Each Owner shall, at his sole cost and expense, repair all damages to roads, grounds, or utilities caused by construction, ingress or egress of equipment, or for deliveries to or from an Owner's Lot.

## **ARTICLE VII OWNER'S OBLIGATION TO REBUILD**

**7.01** If all or any portion of the improvements on any Lots are damaged or destroyed by fire or other casualty, it shall be the duty of the Owner thereof, with all due diligence, to rebuild, repair, or reconstruct such improvements in a manner which will substantially restore it to its appearance and condition immediately prior to the casualty. Reconstruction shall be undertaken within three (3) months after the damage occurs, and shall be completed within nine (9) months after the damage occurs, unless prevented by cause beyond the control of the Owner or Owners. In the event of foreclosure on the property by the entity holding the mortgage on the property, then the party purchasing the property has ninety (90) days from the date he acquires ownership to undertake reconstruction and twelve (12) months to complete construction.

**7.02** When two Lots are adjoining and separated only by a Party Wall, the Owners of the Lots share equal rights to that Party Wall. In the event said Party Wall is damaged or destroyed by events emanating from a single Lot, that Property Owner is responsible for repair or replacement, within the above three month period, of said Party Wall. Any other repair costs are to be shared by the adjoining Lot Owners.

## **ARTICLE VIII GENERAL PROVISIONS**

**8.01 Enforcement.** The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

**8.02 Duration and Amendment.** The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded. The covenants and restrictions of this Declaration shall automatically renew at the end of each twenty (20) year period, unless a majority of the votes held by members entitled to vote who are voting in person or by proxy at a duly called meeting for the purpose of terminating such automatic renewals vote to forever terminate such automatic renewals. In order to terminate such automatic renewal, the meeting called for such purpose must be called and held no more than twelve (12) months prior to the expiration of the then-current twenty (20) year term of the covenants.

This Declaration may be amended by an amendment receiving the assent of two-thirds (2/3) of the votes held by the members entitled to vote who are voting in person or by proxy at a duly called meeting for the purpose of amending this Declaration. Any amendment must be recorded in the office of the Clerk of the Superior Court of Lowndes County, Georgia.

**8.03 Annexation.** Additional residential property and Common Area may be annexed to the Properties by the Declarant, its successors, and assigns.

**8.04 Utilities Easements.**

**(a)** Easements for installation and maintenance of utilities and drainage facilities are reserved on the recorded subdivision plat. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may damage, interfere with, or change the direction of flow of drainage facilities in the easements. The easement area of each Lot and all improvements therein shall be continuously maintained by the Owner of such Lot, except for improvements for maintenance of which a public authority or utility company is responsible.

**(b)** No dwelling unit or other structure of any kind shall be built, erected, or maintained on any such easement, reservation, or right of way, and such easements, reservations, and rights of way shall at all times be open and accessible to public and quasi-public utility corporations, their employees and contractors, and shall also be open

and accessible to Declarant, its successors and assigns, all of whom shall have the right and privilege of doing whatever may be necessary in, on, under, and above such locations to carry out any of the purposes for which such easements, reservations, and rights of way are reserved.

**8.05 Option to Submit Additional Property.** Declarant hereby reserves unto itself, its successors and assigns, the option, to be exercised at its sole discretion, to submit additional property contiguous to the Properties which additional property shall be future phases of Ridge Place Subdivision to the provision of this Declaration and thereby cause said property to be and become a part of the subdivision. The reservation of this right includes the right to submit property contiguous to the Properties and contiguous to those additional phases for the purpose of constructing additional phases over a period of twenty (20) years. This option may be exercised by the Declarant only upon the execution by it of amendments detailing the property to be annexed to this Declaration, which shall be filed for record in the Office of the Clerk of the Superior Court of Lowndes County, Georgia, with all annexations to the subdivision to occur not later than twenty (20) years from the date hereof. Each amendment shall expressly submit the property constituting the additional phase(s) to all of the provisions of this Declaration and the By-Laws of the Association, as either or both may be amended. Upon the exercise, if any, of this option, the provisions of this Declaration shall then be understood and construed as embracing the Properties and the property submitted together with all improvements then constructed thereon. Should this option not be exercised within the terms specified, it shall in all respects expire and be of no further force or effect. In such event, the Declaration shall not be obligated to impose on any additional properties of the Declarant, any covenants, conditions or restrictions, unless Declarant exercises its option to submit such additional property to the provisions hereof.

**8.06 Hidden Service Court.** If a service court or drying yard area is desired, then it shall be hidden from view from any adjacent street and adjoining Lot, and must be approved in writing by the CRB prior to erection or construction, and constructed so as to provide space for garbage and trash cans, wood piles, clothes drying area or other similar usage.

**8.07 Signs.** No sign of any kind shall be displayed to the public view on any Lot except one sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale.

**8.08 TV Antenna.** No television antenna, dish antenna or satellite receiving antenna may be constructed or used on any Lot or on any structure built on a lot without the written approval of the CRB.

**8.09 Sod.** Each and every Lot must be sodded, sprigged or seeded before occupancy.

**8.10 Driveways.** All driveways and/or parking pads shall be paved with concrete or asphalt. No residence shall be occupied prior to the driveway or parking pad being completed with the hereinabove stated material.

**8.11 Basketball goals.** Basketball goals, either temporary or permanent, as well as all implements or structures used for entertainment, athletic or such other related purposes are prohibited in the front yard. This will be strictly enforced.

**8.12 Mailboxes.** All mailboxes must be installed by the builder. The mailboxes should reflect like-kind construction. Installation of two boxes, one for mail and one for newspaper delivery, is preferred.

**8.13 Lighting.** Exterior flood lights shall not be permitted to shine directly on a neighbor's residence or Common Areas and must be angled or shielded so as to illuminate the area around the residence itself.

**8.14 Controlled Burning.** Controlled burning will not be allowed on any Lots in the subdivision.

**8.15 Accessory Buildings.** Accessory buildings are allowed. They must reflect like-kind construction to the primary building on the Lot, or be constructed of wood, with maximum size limitations, as imposed by the CRB. Any accessory building must be approved by the CRB prior to placement or construction.

**8.16 Swimming Pools.** In-ground swimming pools are preferred. If an above-ground pool is constructed or installed, it must be hidden from view from any road or Lot and must be encompassed by a permanent structure or decking. All pools must be approved by the CRB prior to construction or installation.

**8.17 Operation of Mini-Bikes, Etc.** The operation of mini-bikes, motorcycles, go-carts, three-wheelers, or four-

wheelers on any Lot is prohibited.

**8.18 Construction of Playground**. No later than upon occupancy of the fortieth (40<sup>th</sup>) owner-occupied residence within the Subdivision, Declarant shall construct a playground, with equipment, upon the Common Area at Declarant's sole expense. Following completion of the playground by the developer, maintenance and further improvement of the playground shall be the responsibility and obligation of the Association.

THIS DECLARATION is made this 28<sup>th</sup> day of July 2010 by **Ridge Place** LLC, a Georgia limited liability company, hereinafter referred to as "Declarant".

**Ridge Place** Subdivision Plat is recorded in Plat cabinet A, pages 3704 -3706, Lowndes County Georgia deed records.

Ridge Place Restrictive Covenants are recorded in Deed Book 4623, page 16 and cross referenced in Deed book 3812 page 119 and Deed book 3849 page 99 which are hereby reflected in their entirety. Lowndes County Georgia Deed Records.