

WALKER'S CROSSING PROTECTIVE COVENANTS

As recorded with said plat, Grantor has retained for itself, its successors and assigns, a perpetual easement with respect to the areas, if any, which are designated on said plat as "Easement Areas" (a) for use for the construction, maintenance, repair, operation, replacement and alteration in size or otherwise of sanitary sewers, electric lights and power and telephone lines, gas, water drainage and storm sewer service, and other utilities or services which Grantor may determine to be necessary or proper; (b) for use for landscaping, including selected planting of trees and other vegetation; (c) for recreational purposes and facilities, including footpaths and bicycle and car paths; and (d) to beautify the property. By said reservation, Grantor has the right to control and/or prevent obstructions in said areas and the right to take insect and other pest control measures therein.

1. The Lot shall be used solely for residential purposes and no structure other than one detached single-family residence and an accompanying private garage shall be erected or placed on the Lot.
2. No residence shall exceed two stories in height, exclusive of basement and attic. Such residence shall have a minimum of 1,150 square feet of habitable living space exclusive of open porches, steps, garages, carports, terraces, and coves.
3. No structure shall be erected or placed on the Lot nor shall any structure be altered, until the architectural plans, drainage and grading plans, specifications and a plot plan for such structure, or such alteration have been approved in writing by Southern U.S. Realty Corporation, its successors and assigns, which approval shall not be unreasonably withheld. All structures which are erected or placed on the Lot and all alterations which are made to such structure shall conform to such plans, specifications, and plot plans.
4. The exterior of all houses and other structures must be completed within one (1) year after the construction of same shall have commenced, except where such completion is impossible or would result in great hardship to the owner or builder due to strikes, fires, national emergency or natural calamities.
5. No garage apartments shall be erected or placed on the Lot.
6. Exterior paint color on the residence shall not be changed unless the change has been approved in writing by Southern U.S. Realty Corporation.
7. No fuel tanks or similar storage receptacles may be exposed to view, and may be installed only within the main dwelling house, within an accessory building, or buried underground.
8. No large trees measuring six (6) inches or more in diameter at ground level may be removed without the written approval of Southern U.S. Realty Corporation, unless located within ten (10) feet of the main dwelling or within ten (10) feet of the approved site for such building.