

FOR PLAT SEE PLAT BOOK 22, PAGE 211

PROTECTIVE COVENANTS
LAKESHORE WOODS SUBDIVISION

1. Each lot in Lakeshore Woods shall be for single family, private dwellings only. No more than one dwelling shall be placed on any lot.
 2. There shall be no subdividing of any lot.
 3. No mobile home, modular home, shack or temporary dwelling shall be placed on any lot.
 4. No structure shall be constructed on any lot to be used as a school, church, or kindergarten.
 5. No lot or structure shall be used for any type of business or commercial enterprise.
 6. No accumulations of garbage, discarded personal effects, debris, waste, or other unsightly objects shall be permitted on any lot.
 7. No inoperable vehicles, or vehicles without current, valid tags may be parked or stored on any lot.
 8. No obnoxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance to the neighborhood.
 9. No swine, poultry, or livestock other than normal household pets, such as dogs or cats, shall be allowed. No commercial breeding or boarding of animals shall be permitted.
 10. Homes constructed within Lakeshore Woods shall have a minimum heated living area of not less than 1,500 square feet.
 11. During any construction on any lot, silt barriers must be erected, and proper drainage arranged, in order to prevent silt or mud from washing into the lake.
-

12. The lake is for the recreational use and enjoyment of the Lakeshore Woods landowner/residents of lots designated on the plat as suitable for home construction, and their guests only. Prior to construction of a dwelling, only one family per lot (and their guests) can access the lake by virtue of ownership of the lot. Developer shall not be held responsible for accidents or their results.
13. Docks shall not extend more than 20 feet from the designated shoreline as per plat of survey or actual shoreline, if it should be significantly different.
14. Owners of lakefront or lakebottom lots shall grant access to others entitled to access under =12 above, to that portion of the lake within the boundaries of the designated shoreline being covered with water. There shall be no navigational obstructions.
15. There shall be no internal combustion motors, turbines, engines, or jets allowed on the lake. Electric motors are permitted.
16. Construction on any home, once begun, must be completed within 180 days.
17. No fences of plywood or other materials not suitable for permanent exterior fencing shall be erected. No wire or chain link fence shall be placed on the front of any lot.
18. No detached structures shall be erected that are not first approved through the Jackson County Building Inspector's Office and erected in accordance with all Jackson County Building Code requirements. All detached structures shall be built on a permanent foundation and shall be constructed of like materials of the dwelling. This restriction shall not apply to docks.
19. Invalidation of any one of these covenants by judgement, or court order, shall in no way affect any of the other provisions, which shall remain in full force and effect.
20. The Developer reserves the right to make reasonable amendments and modifications to the subdivision plat, and to reasonably amend these restrictive covenants.

These covenants in effect until 12:00 pm, Nov 5, 2026

Upon filing/recording, return to
DAVIDSON, HOPKINS & ALEXANDER, P.C.
P. O. Box 429
Jefferson, GA 30549

FILED
SUPERIOR COURT
JACKSON COUNTY, GA

2006 NOV -2 AM 10:06

CAMIE W. THOMAS

NOTICE OF CONTINUATION OF DECLARATION OF PROTECTIVE

COVENANTS FOR DEED BOOK 46E PAGE 519-
LAKESHORE WOODS SUBDIVISION 523

Original Covenants Deed Reference:
Deed Book 9-M, Page 289-290 (the "Original Covenants")

Pursuant to O.C.G.A. § 44-5-60(d)(1), at least two-thirds (2/3) of the record owners of plots affected by the Original Covenants desire to continue the Original Covenants in full force and effect and extend the Original Covenants for an additional period of Twenty (20) years.

Legal Description:

All that tract or parcel of land lying and being in the 245th District, G.M., Jackson County, Georgia, being designated as Lakeshore Woods Subdivision, recorded in Plat Book 22, Page 211, Jackson County records, said plat being incorporated herein by reference thereto.

List of Names of all Record Owners of Plots Affected by the Original Covenants:

Deborah Killip
Joseph E. Martin and Elizabeth Martin
Michael H & Denise Buffington
Charlie P. Underwood, Jr. and Hazel G. Underwood
Emily Guthrie
Kay Guthrie Autry
Larry C. Benton, Sr.
Karl Felton Odom
Gerard P. Cummings and Jessica Collette Cummings
William C. Gibson, Sr. and Lynn Ford Gibson
Ronald K. Hopkins and Judy W. Hopkins
James R. Shaw, Jr. and Donna J. Shaw
Denise Jenson

Ronald C. Bond and Sara F. Bond
Luther G. Standridge and Janet M. Standridge
Christine M. Henderson
Peter H. Guthrie and Beverly D. Guthrie
Carroll Ivester
Barry J. Holman
Robert Wayne Melton
Cheryl K. Melton
Andrew P. Totten and Kelly N. Totten
Dwayne Stacey Ansley and Renee S. Ansley
Burton H. Baldwin and Leona C. Baldwin
Richard E. Cathey

Description of the Original Covenants to be Continued for a Period of Twenty (20) additional Years:

Each and every provision of that certain declaration of "Protective Covenants Lakeshore Woods Subdivision" filed for recording with the Clerk of the Superior Court of Jackson County on November 6, 1986 and recorded at Deed Book 9-M, Pages 289-290, which is incorporated herein by reference thereto.

Clerk to Index this Notice Under All Names Herein.

Pursuant to O.C.G.A. § 44-5-60(d)(2), the Clerk of the Superior Court shall Index this document under the name of each record owner appearing in the document and under the Original Covenants.

Evidenced by their signatures below, at least two-thirds (2/3) of the record owners of plots affected by the Original Covenants have executed this Notice and thereby duly approve, ratify, and agree that the Original Covenants on the entire subdivision shall be continued in full force and effect and extended **from 12:00 a.m. on November 6, 2006 up through and including 12:00 p.m. on November 5, 2026.**

[Signatures Contained on Following Pages]

Deborah Killip

Deborah Killip

Joseph E. Martin

Joseph E. Martin

Michael H. Buffington

Michael H. Buffington

Charlie P. Underwood, Jr.

Charlie P. Underwood, Jr.

Emily Guthrie

Emily Guthrie

Kay Guthrie Autry

Kay Guthrie Autry

Larry C. Benton, Sr.

Larry C. Benton, Sr.

Karl Felton Odom

Karl Felton Odom

Gerard P. Cummings

Gerard P. Cummings

William C. Gibson, Sr.

William C. Gibson, Sr.

Ronald K. Hopkins

Ronald K. Hopkins

James R. Shaw, Jr.

James R. Shaw, Jr.

Elizabeth Martin

Elizabeth Martin

Denise Buffington

Denise Buffington

Hazel G. Underwood

Hazel G. Underwood

Jessica Collette Cummings

Jessica Collette Cummings

Lynn Ford Gibson

Lynn Ford Gibson

Judy W. Hopkins

Judy W. Hopkins

Donna J. Shaw

Donna J. Shaw

Denise Jensen
Denise Jensen

Ronald C. Bond
Ronald C. Bond

Luther G. Standridge
Luther G. Standridge

Christine M. Henderson
Christine M. Henderson

Peter H. Guthrie
Peter H. Guthrie

Carroll Ivester

Barry J. Holman
Barry J. Holman

Robert Wayne Melton
Robert Wayne Melton

Cheryl K. Melton
Cheryl K. Melton

Andrew P. Totten
Andrew P. Totten

Dwayne Stacey Ansley
Dwayne Stacey Ansley

Sara F. Bond
Sara F. Bond

Janet M. Standridge
Janet M. Standridge

Beverly D. Guthrie
Beverly D. Guthrie

Kelly N. Totten
Kelly N. Totten

Renee S. Ansley
Renee S. Ansley

Burton H. Baldwin
Burton H. Baldwin

Leona E. Baldwin
Leona E. Baldwin

Richard E. Cathey
Richard E. Cathey

Mary Ella Trapp
Witness
Karen Hemphill
Notary Public

