

FUTURE  
GEORGETOWN  
LIMIT

*Kings Grant - Pl. 11-A*

Minimum Lot Sq. Ft.	7350
Minimum House Sq. Ft.	1360
Front Set Backs	30'
Rear Set Backs	25'
Side Set Backs	7.5'
Other: Side Street Set Backs	15'

RED FOX DRIVE

60' R/W

*Kings Grant  
Pl. 11-A*

RECEIVED FOR RECORD  
94 MAR 25 PM 3:35  
DORIS S STEPHENS  
CLERK, S.C.C.C.GA.

SUPPLEMENTARY DECLARATION OF  
COVENANTS AND RESTRICTIONS FOR  
GEORGETOWN

KINGS GRANT PHASE XI-A

271

For Record At 3:35 P  
By 25 March 1994  
On This 25 March 1994  
SUPERIOR COURT, CHATHAM COUNTY, GEORGIA

THIS SUPPLEMENTARY DECLARATION, made this 31st day of December, 1993, by WILD HERON DEVELOPERS LIMITED PARTNERSHIP, a Georgia Limited Partnership, hereinafter referred to as the "Developer".

W I T N E S S E T H:

WHEREAS, Developer is the owner of those certain lots located in the Subdivision known as KINGS GRANT PHASE XI-A and more particularly described on Exhibit "A" hereto (said KINGS GRANT PHASE XI-A is hereinafter referred to as the "Subdivision" and the lots in the subdivision are hereinafter referred to as "Lots"); and

WHEREAS, on June 7, 1974, a Declaration of Covenants and Restrictions for GEORGETOWN was recorded in the office of the Clerk of the Superior Court of Chatham County, Georgia, in Record Book 106-E, Page 521, (hereinafter referred to as the "Declaration"); and

WHEREAS, an Agreement dated May 12, 1987 between Murray Marshall; Atlantic Investors, Ltd. - Series II (and others) and the Association, wherein property owned by said Atlantic Investors, Ltd. - Series II was subjected to the Declaration, said Agreement being recorded in Deed Book 136-I, Page 89, Chatham County records; and

WHEREAS, the Subdivision is a part of the property subjected to

442520A001 03/25/94TOTAL

13.00

said Declaration; and

WHEREAS, the Declaration is silent as to certain matters such as the minimum size of lots and the minimum size of houses that may be constructed in the Subdivision; and

WHEREAS, the Association has taken the position that it can control such matters through its Architectural Review Board; and

WHEREAS, the Developer and the Association have agreed that it is in the best interest of both for the Developer to execute Supplementary Declarations which the Association will accept by acknowledgment;

NOW, THEREFORE, the Developer hereby declares that the Lots shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges, and liens set forth in the Declaration, and subject to the Covenants, Restrictions, Easements, Charges and Liens set forth in this Supplementary Declaration.

1. Dwelling Costs, Quality and Size. No dwelling shall be permitted on any Lot if cost of construction is less than \$35,000.00 based upon cost levels prevailing on the date these Covenants are recorded and adjusted from time to time to reflect any increase in the cost of living as promulgated by the U.S. Commerce Department, it being the intention and purpose of this paragraph to insure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on

the date these Covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor living area of a single-story dwelling located on any Lot in the Subdivision (except as provided hereinafter) shall not be less than 1,360 square feet. In case of a two-story or a one and one-half story dwelling located on any Lot, the ground floor living area shall not be less than 800 square feet.

The ground floor living area shall not include carports, garages, porches, patios, exterior storage rooms or other unfinished areas. Dwellings must have a minimum of an attached single car enclosed garage plus an adjacent durable surfaced area sufficient in size to hold at least one standard automobile (or as an alternative, a two car enclosed garage), exclusive of a durable surfaced driveway connecting the parking space with a street and permitting ingress and egress of an automobile.

2. Lot Area and Width. No dwelling shall be erected or placed on any Lot having an area of less than 7,350 square feet. The minimum width of any Lot at the front set back line shall be 60 feet.

4. Minimum Set Back Lines. No permanent structure shall be placed on a lot nearer than thirty (30') feet from the front property line; fifteen (15') feet from a side street; twenty-five (25') feet from a rear property line; or seven and one-half (7½') feet from an

interior side lot line.

IN WITNESS WHEREOF, the Developer has caused these presents to be duly executed, under seal, effective the date and year first above written.

WILD HERON DEVELOPERS LIMITED PARTNERSHIP, a Georgia Limited Partnership

By its General Partner,

AMERICAN HOUSING ASSOCIATES, L.C., a Virginia Limited Liability Company

LaDonna Tomberlin  
Witness

By: [Signature]  
Member

Jazie H. Ingram  
Notary Public

My Commission expires:

JAZIE H. INGRAM  
Notary Public, Chatham County, Ga.  
My Commission Expires June 16, 1995



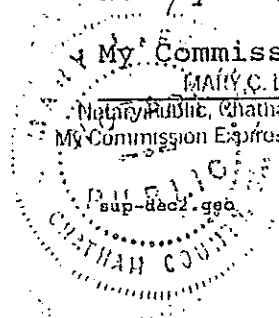
LaDonna Tomberlin  
Witness

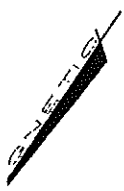
Acknowledged and Accepted by  
Georgetown Community Services  
Association, Inc.

By: Mentia E. [Signature]

Mary C. Lefevre  
Notary Public

My Commission expires:  
MARY C. LEFEVRE  
Notary Public, Chatham County, Georgia  
My Commission Expires December 26, 1994





IRIS O IRON ROD SET  
PROPERTY LINE

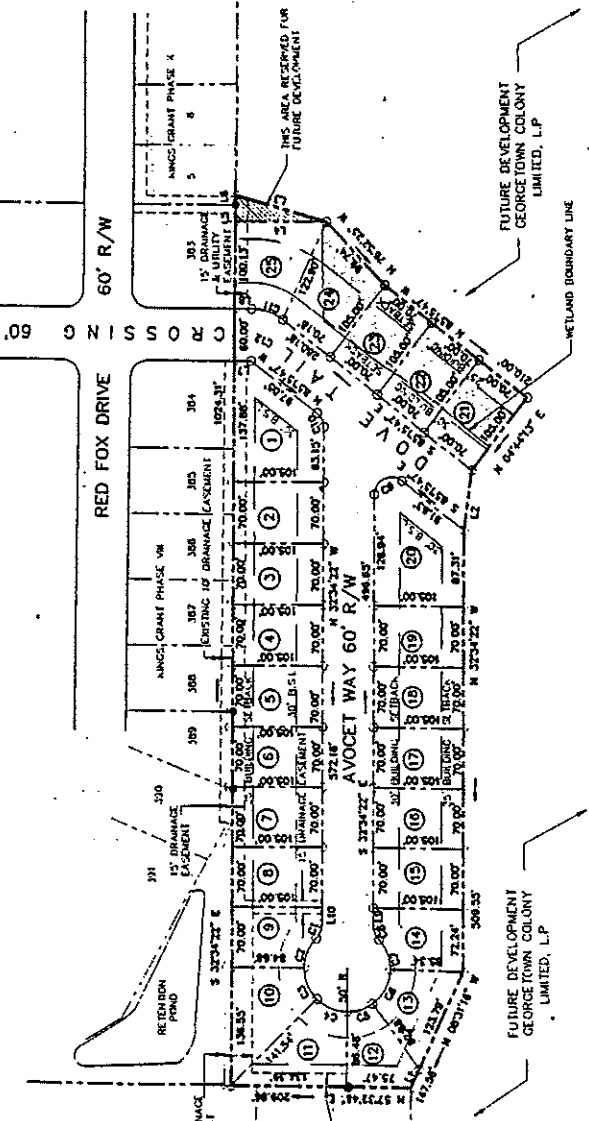
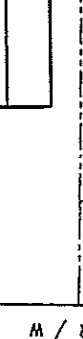
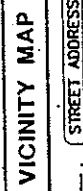
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C11	50.00'	39.41'	39.41'	N 90°00'00" E	90°00'00"
C12	50.00'	39.41'	39.41'	N 90°00'00" E	90°00'00"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	50.00'	19.71'	19.71'	S 11°00'00" E	17°00'00"
C2	50.00'	19.71'	19.71'	N 10°45'00" W	23°58'47"
C3	50.00'	19.71'	19.71'	S 79°00'00" W	108°00'00"
C4	50.00'	19.71'	19.71'	S 79°00'00" W	108°00'00"
C5	50.00'	19.71'	19.71'	S 79°00'00" W	108°00'00"
C6	50.00'	19.71'	19.71'	S 79°00'00" W	108°00'00"
C7	50.00'	19.71'	19.71'	S 79°00'00" W	108°00'00"
C8	50.00'	19.71'	19.71'	S 79°00'00" W	108°00'00"
C9	50.00'	19.71'	19.71'	S 79°00'00" W	108°00'00"
C10	50.00'	19.71'	19.71'	S 79°00'00" W	108°00'00"
C11	50.00'	19.71'	19.71'	S 79°00'00" W	108°00'00"

LOT NO.	STRUCTURE	CARPACE
1	15.00	15.00
2	15.00	15.00
3	15.00	15.00
4	15.00	15.00
5	15.00	15.00
6	15.00	15.00
7	15.00	15.00
8	15.00	15.00
9	15.00	15.00
10	15.00	15.00
11	15.00	15.00
12	15.00	15.00
13	15.00	15.00
14	15.00	15.00
15	15.00	15.00
16	15.00	15.00
17	15.00	15.00
18	15.00	15.00
19	15.00	15.00
20	15.00	15.00
21	15.00	15.00
22	15.00	15.00
23	15.00	15.00
24	15.00	15.00
25	15.00	15.00

LOT NO.	STREET ADDRESS
1	NO. 1 AVOCET WAY
2	NO. 2 AVOCET WAY
3	NO. 3 AVOCET WAY
4	NO. 4 AVOCET WAY
5	NO. 5 AVOCET WAY
6	NO. 6 AVOCET WAY
7	NO. 7 AVOCET WAY
8	NO. 8 AVOCET WAY
9	NO. 9 AVOCET WAY
10	NO. 10 AVOCET WAY
11	NO. 11 AVOCET WAY
12	NO. 12 AVOCET WAY
13	NO. 13 AVOCET WAY
14	NO. 14 AVOCET WAY
15	NO. 15 AVOCET WAY
16	NO. 16 AVOCET WAY
17	NO. 17 AVOCET WAY
18	NO. 18 AVOCET WAY
19	NO. 19 AVOCET WAY
20	NO. 20 AVOCET WAY
21	NO. 21 AVOCET WAY
22	NO. 22 AVOCET WAY
23	NO. 23 AVOCET WAY
24	NO. 24 AVOCET WAY
25	NO. 25 AVOCET WAY

LINE	DIRECTION	LENGTH
1	N 32°34'22" W	508.35'
2	N 32°34'22" W	508.35'
3	N 32°34'22" W	508.35'
4	N 32°34'22" W	508.35'
5	N 32°34'22" W	508.35'
6	N 32°34'22" W	508.35'
7	N 32°34'22" W	508.35'
8	N 32°34'22" W	508.35'
9	N 32°34'22" W	508.35'
10	N 32°34'22" W	508.35'
11	N 32°34'22" W	508.35'
12	N 32°34'22" W	508.35'
13	N 32°34'22" W	508.35'
14	N 32°34'22" W	508.35'
15	N 32°34'22" W	508.35'
16	N 32°34'22" W	508.35'
17	N 32°34'22" W	508.35'
18	N 32°34'22" W	508.35'
19	N 32°34'22" W	508.35'
20	N 32°34'22" W	508.35'
21	N 32°34'22" W	508.35'
22	N 32°34'22" W	508.35'
23	N 32°34'22" W	508.35'
24	N 32°34'22" W	508.35'
25	N 32°34'22" W	508.35'



**GENERAL NOTES:**

- THIS SUBDIVISION CONTAINS 258,279.54 SF (5.85 ACRES) AND IS DIVIDED INTO 25 LOTS.
- LOTS TO BE SERVED BY CITY OF SAVANNAH WATER AND SANITARY SEWER SYSTEMS.
- BASED ON THE MOST RECENT FLOOD HAZARD MAPS DATED MAY 19, 1987, PORTIONS OF THIS PROPERTY ARE WITHIN FLOOD HAZARD ZONE AE (ELEV. 13.0) COMMUNITY AND PANEL NUMBER 13000-0075-C. FLOODS WILL BE MAINTAINED BY THE COMMUNITY SERVICES ASSOCIATION (C.S.A.).
- ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA. COPIES OF NATURAL RESOURCES CONSERVATION SERVICE (NRCS) FIELD OFFICE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL.
- THE SUBDIVISION SHALL PROVIDE SIDEWALKS ALONG BOTH EXTENDED AND AVOCET WAY.
- U.S. ARMY CORPS OF ENGINEERS APPROVAL IS REQUIRED PRIOR TO ANY ACTIVITY ON LOTS 21, 22, 23, AND 24.
- IN ACCORDANCE WITH THE STREET LIGHT DISTRICT HAS BEEN ESTABLISHED FOR ALL LOTS IN THIS SUBDIVISION. THE ANNUAL ASSESSMENT RATE IS \$2.00 PER LOT. THIS AMOUNT IS SUBJECT TO CHANGING TAX STATEMENT. THIS AMOUNT IS SUBJECT TO CHANGE.
- ALL STREETS, RIGHT-OF-WAYS, EASEMENTS AND AREAS FOR PUBLIC USE ARE HEREBY DEDICATED FOR THE USE INTENDED.

**SPECIAL NOTE:**

I, HEREBY CERTIFY THAT THE LOCATIONS AND CONTENTS OF ALL UNPAID TAXES AND UNPAID LIENS HAVE BEEN FULLY REVEALED AND ADJUSTMENT MADE THEREON AND ON FILE WITH THE COUNTY ENGINEER'S OFFICE.

*Cherry McFarlan*

APPROVED BY CHATHAM COUNTY ENGINEERING  
*Cherry McFarlan* 8/23/1994

APPROVED BY CHATHAM COUNTY DEPARTMENT OF PUBLIC HEALTH IN CHARGE OF ENGINEERING AND SANITATION  
*Charles A. Boley* 8/23/1994

APPROVED BY METROPOLITAN PLANNING COMMISSION  
*Cherry McFarlan* 3-2-1994

APPROVED BY OPEN COUNTY  
*Cherry McFarlan* 11/19/1994

CHATHAM COUNTY COMMISSION  
*Cherry McFarlan* 8/23/1994

**REFERENCE PLATS:**

- P.R.B. 3 P. 101 PAGE 8
- THE WILD HORSE PLANTATION (ALSO KNOWN AS WILD HERON PLANTATION), PREPARED FOR ATLANTIC INVESTORS, LTD. BY HUSSEY, GAY AND BELL.
- PLAT OF KINGS GRANT PHASE III.
- PLAT OF KINGS GRANT PHASE V.
- PLAT OF KINGS GRANT PHASE VII.
- PLAT OF KINGS GRANT PHASE VIII.
- S.A.H. 10 'S', PAGE 8.

AREA FIELD, ADJUSTMENT EQUIPMENT USED  
258,279.54 SF (5.85 ACRES)  
MUSKOGEE  
ADJUSTMENT  
EQUIPMENT USED  
258,279.54 SF

**REVISIONS:**

NO.	DATE

**DESIGN:** \_\_\_\_\_  
**GRAPHICS:** \_\_\_\_\_  
**REVIEW:** \_\_\_\_\_  
**DATE:** OCT. 11, 1994  
**SCALE:** 1" = 400'  
**PROJECT:** \_\_\_\_\_  
**SHEET:** 1

GEORGIA REGISTERED PROFESSIONAL ENGINEER  
No. 2468  
TERRY M. COLEMAN

I, HEREBY CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978 AND IS SUITABLE FOR RECORDING.

*Terry M. Coleman*  
TERRY M. COLEMAN  
CA REG. L.S. 2468