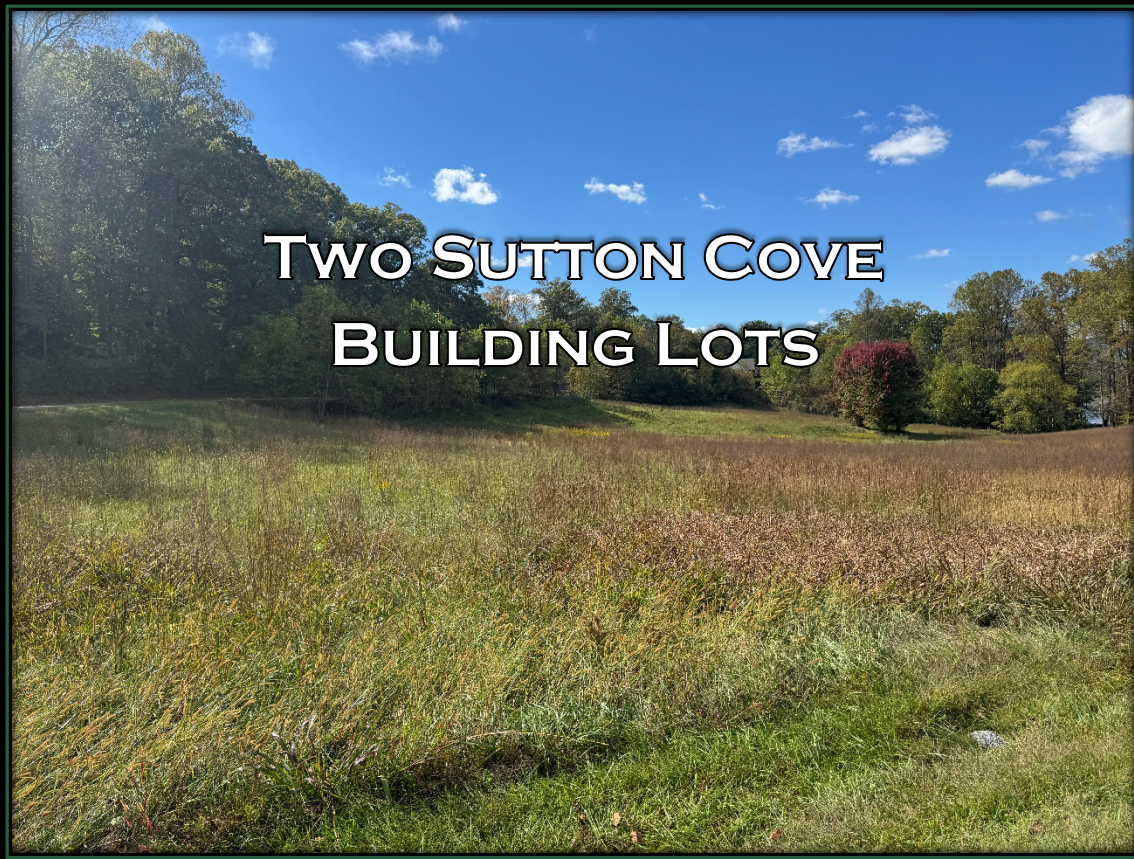




Mountain and Lake Chatuge Views

These two building lots in Phase II of Sutton Cove subdivision are nestled in the North Georgia mountains and offer a perfect mix of beauty, convenience, and investment potential. Located just minutes from downtown Hiawassee, they feature gentle terrain with year-round mountain views and limited views of Lake Chatuge. Each lot has paved road access within a peaceful, well-kept neighborhood. Residents can enjoy nearby public boat ramps, marinas, shopping, dining, and recreation. Whether purchased individually or together, these lots are ideal for a mountain getaway, full-time home, or investment property.

Online Only
Auction

December 2, 2025,
at 2 pm

Final Contract to
Include a 10%
Buyer's Premium

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INTRODUCTION

Dear Perspective Bidders,

Wiregrass Auction Group is pleased to announce the public, online auction of these Two Sutton Cove Building Lots with Mountain and Lake Chatuge Views.

Nestled in the heart of the North Georgia mountains, these two exceptional building lots in phase II of the Sutton Cove subdivision offer the perfect blend of natural beauty, convenience, and investment potential. Located just minutes from downtown Hiawassee, both tracts feature gentle terrain and stunning year-round views of the surrounding Blue Ridge Mountains and limited views of the shimmering waters of Lake Chatuge. Each property offers paved road access and a quiet neighborhood atmosphere surrounded by well-maintained homes. Enjoy easy access to Lake Chatuge's public boat ramps, marinas, and recreation areas, along with nearby shopping, dining, and entertainment. Whether you are planning to build your dream mountain getaway, a full-time residence, or an investment property, these lots provide an ideal opportunity to enjoy the best of mountain and lake living in a highly desirable location. Offered individually or together, both parcels provide a rare combination of scenic views, build-ready topography, and convenient access to all that Hiawassee and Lake Chatuge have to offer.

Bidding for this property will open on November 18, 2025, at 10:00 am and continue to December 2, 2025. Bidding will begin closing at 2:00 pm subject to auto extensions. All bidding for this property will be conducted on the Wiregrass Auction Group online bidding platform at www.WiregrassAuctionGroup.com. Prior to placing any bids, please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase contract. All documents can be found online under the "Documents" tab.

Please do not hesitate to contact me if you have any questions about the property, the auction process, or if you would like to schedule a private showing of the property.

Sincerely,

Wiregrass Auction Group, Inc.

Mark L. Manley

Mark L. Manley, CAI, AARE, MPPA
President/ Broker

AUCTION INFORMATION



 Auction Date and Time: Tuesday, December 2, 2025 at 2 pm

 Open House Dates and Times: Drive by at any time!

 For More Information Contact: Mark L. Manley, CAI, AARE, MPPA
Wiregrass Auction Group, INC.
(229) 890-2437 – Office
(229) 891-1377 – Cell
Mark@Bidwiregrass.com

PROPERTY INFORMATION

Property Address:

-  Lot 13 Sutton Cove Subdivision Ph. II - 1402 Holly Point Drive, Hiawassee, Georgia 30546
-  Lot 14 Sutton Cove Subdivision Ph. II - 1288 Cedar Cliff Road, Hiawassee, Georgia 30546

Auction Date: Tuesday, December 2, 2025, at 2 pm

Property Size:

-  Lot 13 Sutton Cove Subdivision Ph. II - 0.907 +/- Acres
-  Lot 14 Sutton Cove Subdivision Ph. II - 0.976 +/- Acres

Assessor's Parcel Numbers:

-  Lot 13 Sutton Cove Subdivision Ph. II - 0029 313
-  Lot 14 Sutton Cove Subdivision Ph. II - 0029 314

2024 Property Taxes:

-  Lot 13 Sutton Cove Subdivision Ph. II - \$193.48
-  Lot 14 Sutton Cove Subdivision Ph. II - \$193.48

Important Selling Features:

-  Two scenic building lots in Phase II of the Sutton Cove subdivision
-  Year-round views of the Blue Ridge Mountains and limited views of Lake Chatuge
-  Gentle, build-ready topography ideal for various home designs
-  Paved road access with public utilities available
-  Peaceful neighborhood setting surrounded by quality homes
-  Minutes from downtown Hiawassee, restaurants, and shopping
-  Easy access to Lake Chatuge marinas, public boat ramps, and recreation areas

Lot 13 Tax Card

Towns County, GA

Summary

Parcel Number 0029 313
Location Address 1402 HOLLY POINT DR
Legal Description LOT 13 SUTTON COVE PH 2
 (Note: Not to be used on legal documents)
Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning
Tax District County (District 03)
Millage Rate 13.831
Acres 0.91
Neighborhood N/A
Homestead Exemption No (S0)
Landlot/District 54 / 17

[View Map](#)

Owner

[LEDFORD BLAKE RAY](#)
 1293 TAYLOR ROAD
 HIAWASSEE, GA 30546

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Sutton Cove Base	Lot	0	0	0	0.91	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/1/2020	662 292	30 294	\$85,000	Land Market - Vacant	WALDROUP J J	LEDFORD BLAKE RAY
		30 295	\$0	Unqualified Sale	WALDROUP JJ 29-79A	WALDROUP J J

Valuation

	2024	2023	2022	2021	2020
Previous Value	\$50,000	\$50,000	\$42,000	\$37,000	\$37,000
Land Value	\$50,000	\$50,000	\$50,000	\$42,000	\$37,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
* Current Value	\$50,000	\$50,000	\$50,000	\$42,000	\$37,000

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sketches.



[User Privacy Policy](#) [GDPR Privacy Notice](#)
 Last Data Upload: 10/12/2025, 9:04:57 AM

LOT 14 TAX CARD

Towns County, GA

Summary

Parcel Number 0029 314
 Location Address 1288 CEDAR CLIFF RD
 Legal Description LOT 14 SUTTON COVE PH 2
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning
 Tax District County (District 03)
 Millage Rate 13.831
 Acres 0.98
 Neighborhood N/A
 Homestead Exemption No (\$0)
 Landlot/District 54 / 17

[View Map](#)

Owner

[LEDFORD BLAKE RAY](#)
 1293 TAYLOR ROAD
 HIAWASSEE, GA 30546

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Sutton Cove Base	Lot	0	0	0	0.98	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/1/2020	662 292	30 294	\$85,000	Land Market - Vacant	WALDROUP J J	LEDFORD BLAKE RAY
		30 295	\$0	Unqualified Sale	WALDROUP JJ 29-79A	WALDROUP J J

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+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
Current Value	\$50,000	\$50,000	\$50,000	\$42,000	\$37,000

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[User Privacy Policy](#) [GDPR Privacy Notice](#)
 Last Data Upload: 10/12/2025, 9:04:57 AM

LOT 13 TAX MAP

 **qPublic.net**™ Towns County, GA



Overview



Legend

-  Parcels
-  Roads
-  Cities

Parcel ID	0029 313	Owner	LEDFORD BLAKE RAY	Last 2 Sales			
Class Code	Residential		1293 TAYLOR ROAD	Date	Price	Reason	Qual
Taxing District	County		HIAWASSEE, GA 30546	12/1/2020	\$85000	LM	Q
Acres	0.91	Physical Address	1402 HOLLY POINT DR	n/a	0	n/a	n/a
		Assessed Value	Value \$50000				

(Note: Not to be used on legal documents)

Date created: 10/12/2025

Last Data Uploaded: 10/12/2025 9:04:57 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

LOT 14 TAX MAP

 **qPublic.net**TM Towns County, GA



Overview



Legend

-  Parcels
-  Roads
-  Cities

Parcel ID	0029 314	Owner	LEDFOORD BLAKE RAY	Last 2 Sales			
Class Code	Residential		1293 TAYLOR ROAD	Date	Price	Reason	Qual
Taxing District	County		HIAWASSEE, GA 30546	12/1/2020	\$85000	LM	Q
Acres	0.98	Physical Address	1288 CEDAR CLIFF RD	n/a	0	n/a	n/a
		Assessed Value	Value \$50000				

(Note: Not to be used on legal documents)

Date created: 10/12/2025

Last Data Uploaded: 10/12/2025 9:04:57 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

LOT 13 TAX BILL

2024 Property Tax Statement

Michael Anderson -
taxcommissioner@townscountyga.com
TOWNS COUNTY TAX COMMISSIONER
48 RIVER ST
SUITE H
HIAWASSEE, GA 30546

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2024-9222	01/10/2024	\$207.00	\$0.00	\$0.00	\$207.00

Map: 0029 313
Location: 1402 HOLLY POINT DR
Account No: 4783

Printed: 10/31/2025

MAKE CHECK OR MONEY ORDER PAYABLE

TO:

Towns County Tax Commissioner

(Interest will be added monthly if not paid by due date)

LEDFOORD BLAKE RAY
1293 TAYLOR ROAD
HIAWASSEE, GA 30546

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Michael Anderson
TOWNS COUNTY TAX COMMISSIONER
48 RIVER ST
SUITE H
HIAWASSEE, GA 30546
taxcommissioner@townscountyga.com
Phone: (706) 896-2267
Fax: (706) 896-6980



Tax Payer: LEDFOORD BLAKE RAY
Map Code: 0029 313 Real
Location: 1402 HOLLY POINT DR
Bill No: 2024-9222
District: 03

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	50,000.00	0.9100	\$50,000.00	01/10/2024			

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE	\$50,000	\$20,000	\$0	\$20,000	0.000000	\$0.00	\$0.00	\$0.00
SCHOOL	\$50,000	\$20,000	\$0	\$20,000	7.784000	\$155.68	\$48.08	\$107.60
Sales Tax Rollback	\$50,000	\$20,000	\$0	\$20,000	-2.404000	\$0.00	\$0.00	\$0.00
Sales Tax Rollback3	\$50,000	\$20,000	\$0	\$20,000	-1.800000	\$0.00	\$0.00	\$0.00
COUNTY	\$50,000	\$20,000	\$0	\$20,000	5.728000	\$114.56	\$36.00	\$78.56
FIRE	\$50,000	\$20,000	\$0	\$20,000	0.366000	\$7.32	\$0.00	\$7.32
TOTALS					9.674000	\$277.56	\$84.08	\$193.48

** If a bill is paid by mail and a receipt is desired, please include a stamped self-addressed envelope.

** If paid after the due date, please call our office for the full amount due

** THIS BILL MAY BE PAID ONLINE AT: www.townscountypay.com

Current Due	\$193.48
Penalty	\$0.00
Interest	\$13.52
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$207.00

LOT 14 TAX BILL

2024 Property Tax Statement

Michael Anderson -
taxcommissioner@townscountyga.com
TOWNS COUNTY TAX COMMISSIONER
48 RIVER ST
SUITE H
HIAWASSEE, GA 30546

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2024-9223	01/10/2024	\$207.00	\$0.00	\$0.00	\$207.00

Map: 0029 314
Location: 1288 CEDAR CLIFF RD
Account No: 4784

Printed: 10/31/2025

MAKE CHECK OR MONEY ORDER PAYABLE TO:

Towns County Tax Commissioner

(Interest will be added monthly if not paid by due date)

LEDFORD BLAKE RAY
1293 TAYLOR ROAD
HIAWASSEE, GA 30546

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Michael Anderson
TOWNS COUNTY TAX COMMISSIONER
48 RIVER ST
SUITE H
HIAWASSEE, GA 30546
taxcommissioner@townscountyga.com
Phone: (706) 896-2267
Fax: (706) 896-6980



Tax Payer: LEDFORD BLAKE RAY
Map Code: 0029 314 Real
Location: 1288 CEDAR CLIFF RD
Bill No: 2024-9223
District: 03

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	50,000.00	0.9800	\$50,000.00	01/10/2024			

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE	\$50,000	\$20,000	\$0	\$20,000	0.000000	\$0.00	\$0.00	\$0.00
SCHOOL	\$50,000	\$20,000	\$0	\$20,000	7.784000	\$155.68	\$48.08	\$107.60
Sales Tax Rollback	\$50,000	\$20,000	\$0	\$20,000	-2.404000	\$0.00	\$0.00	\$0.00
Sales Tax Rollback3	\$50,000	\$20,000	\$0	\$20,000	-1.800000	\$0.00	\$0.00	\$0.00
COUNTY	\$50,000	\$20,000	\$0	\$20,000	5.728000	\$114.56	\$36.00	\$78.56
FIRE	\$50,000	\$20,000	\$0	\$20,000	0.366000	\$7.32	\$0.00	\$7.32
TOTALS					9.674000	\$277.56	\$84.08	\$193.48

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Current Due	\$193.48
Penalty	\$0.00
Interest	\$13.52
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$207.00

DEED

Towns County, Georgia
Real Estate Transfer Tax
Paid 85.00
12-1-20

Towns County, Georgia
Clerk's Office Superior Court
File for Record 12-1
20 20 at 11:00 A M
Recorded 12-1 20 20
In Book No. 662 Page 292
Cecil Dye, Clerk 293

This Deed was Prepared by: Stephanie W. McConnell, 231 Chatuge Way, Hiawassee, Georgia 30546.

After recording, please return to Post Office Box 367, Hiawassee, Ga 30546

Limited Warranty Deed

STATE OF GEORGIA, TOWNS COUNTY

THIS INDENTURE, Made this 30th day of November, in the year of our Lord Two Thousand and Twenty (2020) between **J. J. Waldroup**, of the first part, and **Blake Ray Ledford**, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, and executors, administrators, and successors-in-interest, all the following described property, to wit:

*All that tract or parcel of land lying and being in Land Lot 54, 17th District, 1st Section, Towns County, Georgia, and being known as **Lot Thirteen (13)**, containing 0.907 acres, more or less and **Lot Fourteen (14)**, containing 0.976 acres, more or less, of **Sutton Cove Subdivision, Phase II** as shown on a plat of survey entitled "Final Plat for Sutton Cove, Phase II", by LandTech Services, Inc., dated September 5, 2005, and recorded at Plat Book 30, Page 294-295, Towns County, Georgia records, which plat is incorporated herein by reference hereto.*

The property is conveyed with and subject to the subdivision road easements, the 50 foot right of way of Cedar Cliff Road and all other matters and conditions as shown on the above referenced plat of survey.

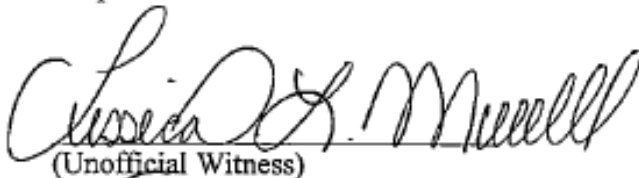
The property is conveyed subject to the Covenants and Restrictions for Sutton Cove Subdivision, Phase II, and recorded in Deed Book 291, Pages 704 706, Towns County, Georgia records.

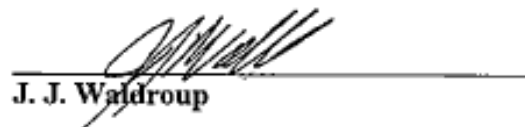
TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns, executors, administrators, and successors-in-interest, forever in **Fee Simple**.

And the said parties of the first part will warrant and forever defend the right and title to the above described property unto the said party of the second part, their heirs and assigns, executors, administrators, and successors-in-interest, against the lawful claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part have hereunto set their hands and affixed their seal and delivered these presents the day and year first above written.

Signed, sealed and delivered in
the presence of:


(Unofficial Witness)


J. J. Waldroup


Notary Public
My Commission Expires: _____

Affix Notary (seal/stamp)

STEPHANIE W. McCONNELL
NOTARY PUBLIC
Towns County
State of Georgia
My Comm. Expires November 16, 2022

PLAT

FINAL PLAT FOR SUTTON COVE PHASE II

14.624 ACRES (17 LOTS)
1.451 ACRES (AREA IN R/W)
TOTAL AREA 16.075 ACRES

REFERENCE:
1. PARASURVY DEED RECORDED IN DEED BOOK NO.
PAGE 380, RECORDED IN THE RECORDS OF TOWNS
COUNTY, GEORGIA.

NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS
BASED, WAS A CLUSTER MEASUREMENT OF
ONE FOOT IN LESS THAN ONE FOOT, PER
AND AN ANGLE ERROR OF .001 DEGREES
PER ANGLE AND WAS ADJUSTED USING A
LEAST SQUARE ADJUSTMENT. EQUIPMENT
USED WAS A TOPCON 225.

THIS PLAT HAS BEEN CALCULATED FOR A
CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 1000 FEET.

THIS PLAT HAS BEEN PREPARED WITH OUT
THE BENEFIT OF A TITLE REPORT.

THIS SURVEY IS SUBJECT TO ALL
RIGHTS-OF-WAY, EASEMENTS, EPPERS,
AND EASEMENTS SHOWN OR NOT SHOWN.
TOTAL NUMBER OF LOTS = 17

THE PROPERTY SHOWN HEREON
DOES NOT LIE WITHIN A FLOOD HAZARD
ZONE AS PER TOWNS COUNTY FLOOD PANEL
MAP 1525500020 C, DATED JULY 8, 1995.

BUILDING SETBACKS:
FRONT = 30'
SIDE = 15'
REAR = 25'

WATER SERVICE TO BE PROVIDED BY TOWNS COUNTY
WATER AND SEWER AUTHORITY.

SEWER SERVICE TO BE PROVIDED BY INDIVIDUAL
SEPTIC SYSTEMS.

NO PORTION OF THIS PROPERTY LIES ABOVE
THE 3300 ELEVATION CONTOUR, AND THEREFORE
IS NOT SUBJECT TO THE MOUNTAIN PROTECTION ACT.



Towns County, Georgia
Enrolled
18-18-03
Dick Dye
Clerk Superior Court

DEVELOPER / 24 HOUR CONTACT:

JEFF HALDROUP
P.O. BOX 215
HAWKSWOOD, GA. 30546
706-846-2140

LAWTECH
SERVICES, INC.

P.O. Box 669
Hawswood, Georgia 30546
706-846-2140
P.O. Box 1781
Blairsville, Georgia 30514
706-745-0032

FINAL PLAT
FOR
SUTTON COVE PHASE II

LOCATED IN
LAND LOT 54, 17th DISTRICT, 1st SECTION
TOWNS COUNTY, GEORGIA

FIELD DATE	8/24/02	PLAT DATE	9/05/02
SCALE	1" = 100'		
JOB #	22276		
FILE #	22276.PRO	POINTS #	22276.GRD
SHEET #	1	OF	2
DRAWN BY:	MEH	CHECKED BY:	JLA





COVENANTS AND RESTRICTIONS

Towns County, Georgia
Clerk's Office Superior Court
File for Record 12-10
2003, at 3:00 P: M
Recorded 12-10 2003
In Book No. 291 Page 104 - 106
Cecil Dye, Clerk

RETURN TO: RUSSELL M. STOOKEY, P. C.
P. O. Box 310
Hiawassee, Georgia 30546

GENERAL COVENANTS AND RESTRICTIONS FOR SUTTON COVE SUBDIVISION PHASE II

THIS DECLARATION, made this 4th day of December, 2004 is made by J. J. WALDROUP (hereinafter referred to as the "Developer").

WITNESSETH:

WHEREAS, Developer is the owner of property known as Sutton Cove Subdivision, described as follows:

All that tract or parcel of land lying and being in Land Lot 54, 17th District, 1st Section, Towns County, Georgia, containing 16.075 acres, and being Lots One (1) through Seventeen (17) of Sutton Cove Subdivision Phase II as shown on a plat of survey by Land Tech Services, Inc., R. S. #2653, dated September 5, 2003, recorded in Plat Book 30 page 294 - 295 Towns County records which description on said plat is incorporated herein by reference and made a part hereof.

WHEREAS, it is to the interest, benefit and advantage of the Developer and of each and every owner who shall hereafter purchase a lot of said property, that certain protective covenants, conditions, restrictions, and easements governing and regulating the use and occupancy of the same be established, set forth and declared.

NOW THEREFORE, Developer declares that the real property described above is and shall be held, transferred, sold, mortgaged, conveyed, leased, occupied and used subject to the covenants, conditions, restrictions, and easements hereinafter set forth.

1. No commercial sign except real estate brokers sign of "For Sale" or "For Rent" or such signs as may be required by legal proceedings shall be erected or maintained on any lot.
2. No business or commercial activity shall be conducted on or from any lot which solicits the presence of the general public upon said lot for the purpose of purchasing goods or services. Provided, however, that nothing herein shall be construed as prohibiting the Developers, their successors or assigns or agents thereof, from constructing one or more dwelling or model residences, and using said subdivision and exhibiting the same or inviting prospective purchasers to the same, for the purpose of making said sales.
3. All lots are restricted for single family residential use only. Only one such residence shall be erected on any one lot, however the owner of any lot may erect a detached garage so long as the structure is fashioned in appearance and likeness to the design of the main residence.
4. No wrecked or unlicensed motor vehicle, trailer, junk, or old appliances shall be kept or stored in plain view on any lot, except that such may be kept or stored enclosed in a building so as not to be subject to view by lot owners or from subdivision roads.
5. No mobile homes, modular homes, factory manufactured, house trailers, campers, tents or any structures that are not permanent, shall be placed on any lot. After residence is constructed, recreational vehicles (RV's) and motor coaches must be stored within an enclosed

structure fashioned in appearance and likeness to the design of the main residence while not in use.

6. With regard to setback lines, see Towns County Subdivision Ordinance.

7. No house shall be erected with heated floor area of less than 1,800 sq. feet on main level and not less than 1,800 sq. ft. total in main house exclusive of garages, carports, screened areas, porches, terraces and decks.

8. All telephone, electric or other wire of any kind shall be installed underground.

9. All permanent dwellings shall be made of any permanent type of exterior except bare concrete block walls or bare poured concrete walls. All exteriors, including foundations, shall be completely covered by a permanent exterior finish, such as stucco, stone, brick or wood and done in base colors of earth tones. Any and all wood exteriors must be painted or stained using low luster earth tones, and shall be no darker than mid-range on a scale of light to dark, or treated for weathering where a natural weathered appearance is desired. Shutters and trim may be a contrasting color if kept within a mid-range scale, and are done to match earth tones. All building debris shall be cleaned up and removed from the lot and a reasonable amount of landscaping (such as removal of excess dirt, leveling or terracing of yards) shall be completed within a one year period of time from start of the house.

10. It shall be the responsibility of each lot owner to prevent the development of a noxious, unclean, unsightly or unkempt condition of building or grounds on said owners lot which substantially decreases the beauty of the neighborhood as a whole or of a specific area; provided, however, that conditions which are normal, usual or customary to similar construction shall be permitted during the actual period of construction or improvements on any lot subject to the time limitation in Paragraph 9 above. Unimproved lots shall be kept in a reasonably neat fashion. The Developers reserve the right to perform work if the owner does not and the owner agrees to pay a normal and reasonable fee for this work.

11. The accumulation of any garbage or refuse on any lot is prohibited. All garbage containers must be kept out of sight until the appropriate day of pickup, and then promptly returned to an enclosed building.

12. No animals, livestock or poultry shall be raised, bred or kept on any lot, except that usual household pets may be kept. All animals shall be kept only for personal enjoyment and shall not be permitted to constitute a nuisance nor to be involved in any commercial activity or bred for commercial purposes.

13. No chain link fencing allowed. Fences made of wood, brick, or stone are permitted, so long as they are done in earth tone colors that compliment the main residence. Maintenance of said fence is the responsibility of the owner.

14. Exposed antennas and satellite dishes must not be visible from the street. Compressors for central air conditioning units and play equipment must be located where such units have a minimum visual impact on adjacent properties.

15. The Developer hereby reserves the right (without obligation) to dedicate the subdivision road right of way to an appropriate governmental agency.

16. Unless waived by the Developer in writing, no lot within said subdivision shall be used to provide access to any property which is not contained within the boundaries of the subdivision.

17. The covenants, restrictions easements, reservations, terms and conditions contained in the declaration, shall run with the land and shall be binding upon all lot owners and their heirs, successors and assigns; provided, however, that the Developer retains the absolute right to amend this declaration, as it may deem necessary, during a period of two (2) years from the date of the recording hereof upon the records of the Clerk of Towns County Superior Court, and all such amendments shall be binding upon all lot owners. Every purchaser or grantee of any interest, of any real property made subject to this declaration, by acceptance of a deed or other conveyance, therefore, thereby agrees that this declaration may be amended as provided for in this section. No such amendment shall be less restrictive than the original covenants and any pre-existing use or condition in compliance with the covenants, prior to Amendment, shall not be deemed to be a

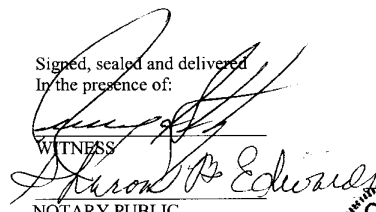
violation of the covenants as amended.

18. Enforcement of these covenants, restrictions, easements, reservations, terms and conditions may be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages, or both. Either the undersigned Developer, or any successor in title to the undersigned Developer, of any of the property affected hereby may institute such proceedings. Invalidation of any one of the provisions of this instrument by a judgement or order of a court of competent jurisdiction shall in no wise affect the validity of any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, the Developer has caused this Declaration to be signed on the day first set forth above.

Signed, sealed and delivered
In the presence of:


J.J. WALDROUP


WITNESS

NOTARY PUBLIC



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