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# TROTTERS RIDGE FARMS

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## CONVENIENT TO ATLANTA

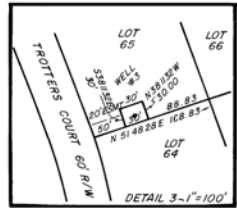
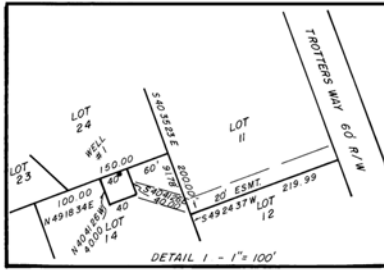
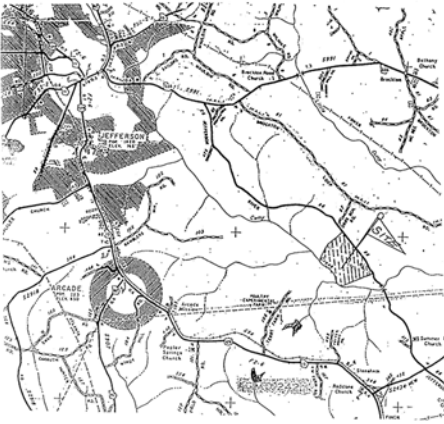
- *\$295 Down*
- *Owner Financing*
- *No Closing Costs*
- *Low Monthly Payments*
- *No Pre-Payment Penalties*
- *Protective Covenants*
- *Warranty Deed*
- *Immediate Possession*

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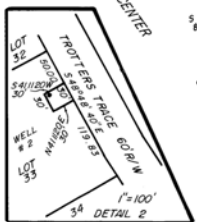
**(770) 554-5263 | 1-800-762-4851**

**P.O. Box 9 Loganville, GA 30052**

# TROTTERS RIDGE FARMS, JACKSON COUNTY, GA



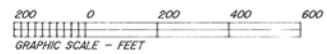
STATE OF GEORGIA  
 Jackson, Superior Court  
 Filed Jan 4 1996  
 2:35 PM  
 Recorder  
 Jan 4 1996  
 Book 46 Page 114  
 S.W. Parks (m)



IPF - IRON PIN FOUND  
 IPS - IRON PIN SET (1/2" O.T.)  
 T.F. - TOTAL FRONTAGE

A TOPCON GTS-2B TOTAL STATION was used to obtain the closure and angular measurements used in the preparation of this plan. The field data upon which this plan is based has a closure precision of one part in 100,000. Feet and an angular error of 1.0" per station point was obtained using the above data.  
 This survey has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

NOTE  
 WELL SITES SHOWN ON LOTS 14, 33, 65 & 74 ARE NOT PART OF THE LOTS AND ARE NOT INCLUDED IN THE ACRESAGES SHOWN.



1/2" HOLLOW TOP METAL PINS MARK ALL LOT CORNERS.

## Financing Example

- Purchase Price:** \$29,995
- Down Payment:** \$295
- Financed Amount:** \$29,700
- Interest Rate:** 7.9% Fixed simple interest
- Term:** 360 Months
- Monthly Payment:** \$215.86

NO PRE-PAYMENT PENALTY  
 You may pay all or part of what you owe above your regularly scheduled payment and 100% of that overage will go towards the reduction of your principal balance.

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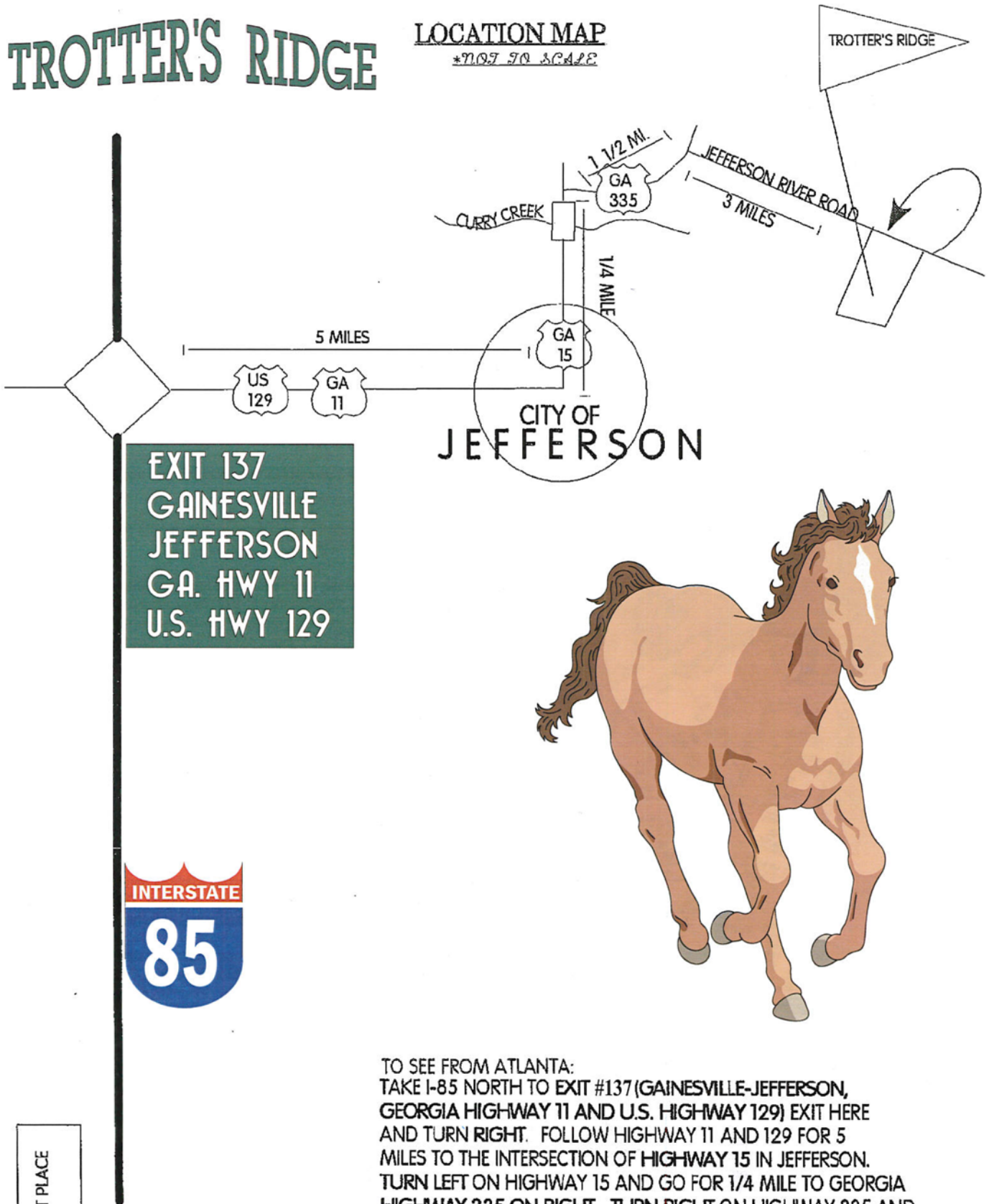
# PROTECTIVE COVENANTS FOR TROTTERS RIDGE FARMS

- 1) This farm shall be for one single family private dwelling with no structure being used for any type of business or commercial enterprise other than agriculture.
- 2) No lot shall be subdivided and each lot shall be restricted to one (1) residence per lot.
- 3) All residences erected on the property shall contain a minimum of 1150 square feet of indoor heated area. Single wide mobile homes are prohibited. No single wide mobile homes may be joined together or have additions built onto them for the purpose of meeting the minimum square footage requirements. Within 90 days of placement, any factory built structure shall be underskirted with a material of either masonry or metal.
- 4) Any factory built home placed on the property shall be no older than five (5) years from the date of placement.
- 5) All structures shall be completed within one (1) year from the date that structural work begins.
- 6) Landscaping and all weather drive shall be completed within one (1) year from the date that structural work begins.
- 7) No kennels, livestock, or other animals may be raised or kept for commercial purposes. All swine and poultry are prohibited. No more than two (2) large animals (horses and cattle) are permitted per acre, notwithstanding the above, cattle and horse raised on the property may be sold providing that the two animal per acre limit is observed.
- 8) No fencing within 30 feet of the center line of any road.
- 9) No dumping or accumulation of trash, garbage, discarded personal effects, or other unsightly debris shall be permitted on any lot.
- 10) No inoperative or unlicensed vehicles, or parts of same, shall be permitted to remain on any lot.
- 11) No timber may be cut for sale without permission in writing from the developer and all proceeds must be applied to the outstanding indebtedness.
- 12) All driveways installed to the property from its abutting roadway must use a pipe of sufficient size and length to insure proper drainage, if a pipe is needed. There shall not be any driveway pipe installed with a diameter of less than fifteen (15) inches.
- 13) Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

# TROTTER'S RIDGE

## LOCATION MAP

*\*NOT TO SCALE*



EXIT 137  
GAINESVILLE  
JEFFERSON  
GA. HWY 11  
U.S. HWY 129



GWINNETT PLACE  
MALL

TO SEE FROM ATLANTA:  
TAKE I-85 NORTH TO EXIT #137 (GAINESVILLE-JEFFERSON,  
GEORGIA HIGHWAY 11 AND U.S. HIGHWAY 129) EXIT HERE  
AND TURN RIGHT. FOLLOW HIGHWAY 11 AND 129 FOR 5  
MILES TO THE INTERSECTION OF HIGHWAY 15 IN JEFFERSON.  
TURN LEFT ON HIGHWAY 15 AND GO FOR 1/4 MILE TO GEORGIA  
HIGHWAY 335 ON RIGHT. TURN RIGHT ON HIGHWAY 335 AND  
GO ANOTHER 1 AND 1/2 MILES TO JEFFERSON RIVER ROAD ON  
RIGHT. TURN RIGHT ON JEFFERSON RIVER ROAD AND GO 3 MORE  
MILES TO LAND ON RIGHT.





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