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# IVY PLANTATION

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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***

**HURDLE.COM**

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

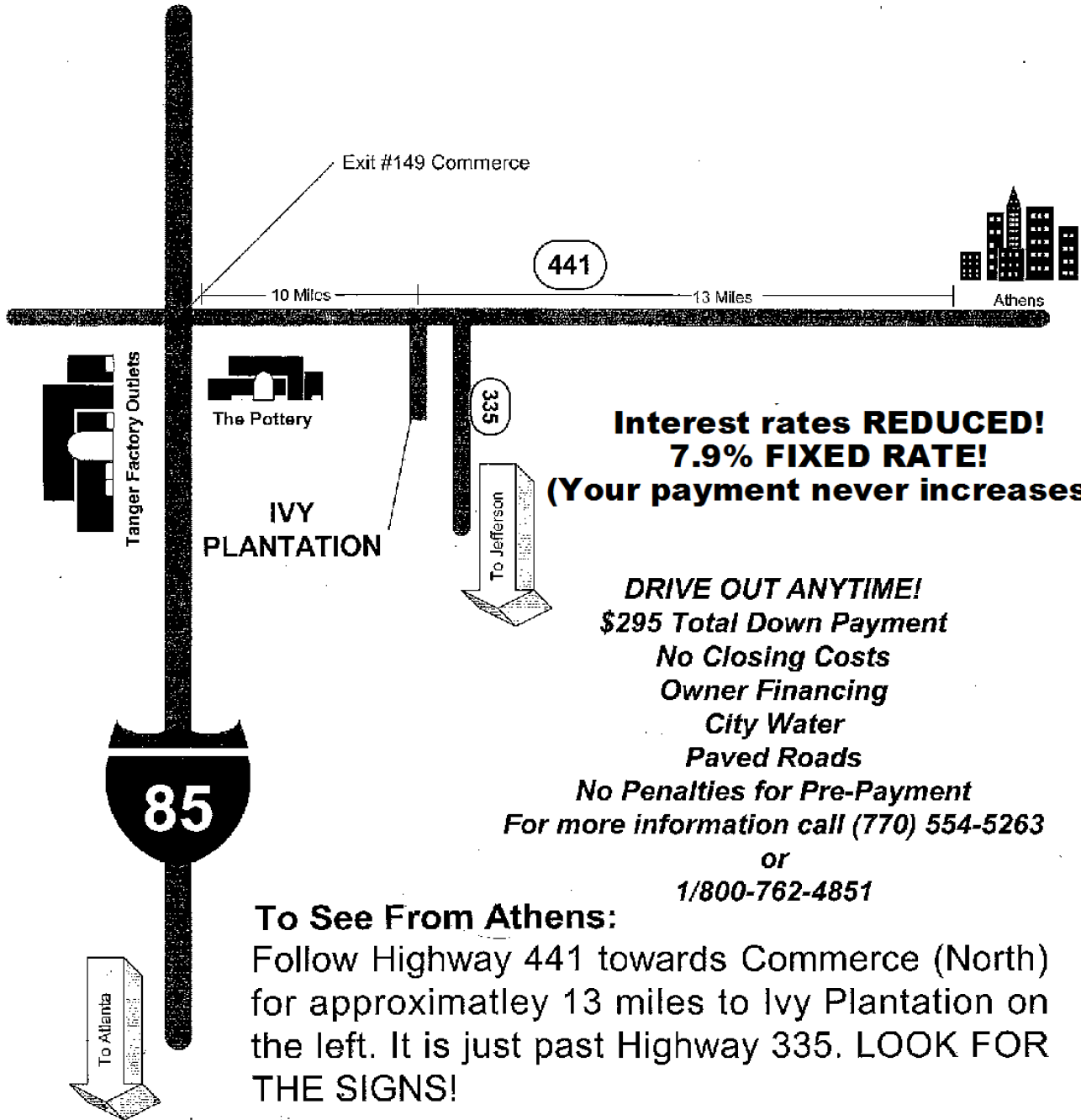
**P.O. Box 9 Loganville, GA 30052**



# PROTECTIVE COVENANTS FOR IVY PLANTATION

- 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. 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 ninety (60) days of placement, any factory built structure shall be under skirted with masonry material or a material approved by the Developer. No exposed concrete block shall be allowed. All homes placed on the property shall be a minimum of twenty-four (24') feet wide.
- 4) Any factory built home placed on the property shall be no older than five (5) years from the date of placement.
- 5) All stick-built 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 six (6) months from the date that structural work begins.
- 7) All pets shall be a reasonable number of generally recognized house pets that shall be maintained on the property and then only if kept thereon solely as household pets and for no other purposes. No such pet shall be allowed to make an unreasonable amount of noise or otherwise to become a nuisance.
- 8) No dumping or accumulation of trash, garbage, discarded personal effects, or other unsightly debris shall be permitted on any lot.
- 9) No inoperative or unlicensed vehicles, or parts of same, shall be permitted to remain on any lot.
- 10) No timber may be cut for sale without permission in writing from the developer and all proceeds must be applied to the outstanding indebtedness.
- 11) All driveways culverts and drainage pipes installed to the property from its abutting roadway must be made of concrete or steel. All driveway culverts and drainage pipes must be 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. All driveways at their connecting point to the road must be no less than twenty (20) feet wide.
- 12) 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.
- 13) The above covenants are superseded by all County restrictions.

# DIRECTIONS TO IVY PLANTATION



**Interest rates REDUCED!  
7.9% FIXED RATE!  
(Your payment never increases!)**

**DRIVE OUT ANYTIME!  
\$295 Total Down Payment  
No Closing Costs  
Owner Financing  
City Water  
Paved Roads**

**No Penalties for Pre-Payment  
For more information call (770) 554-5263  
or  
1/800-762-4851**

## **To See From Athens:**

Follow Highway 441 towards Commerce (North) for approximately 13 miles to Ivy Plantation on the left. It is just past Highway 335. **LOOK FOR THE SIGNS!**

## **To See From Atlanta:**

Follow Interstate 85 North to Exit #149 (Commerce / Hwy. 441). Exit here and turn right. Follow Highway 441 for 10 miles into the city of Nicholson. Ivy Plantation will be on the right. **LOOK FOR THE SIGNS!**

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