



ROBINWOOD FARMS

CONVENIENT TO MACON

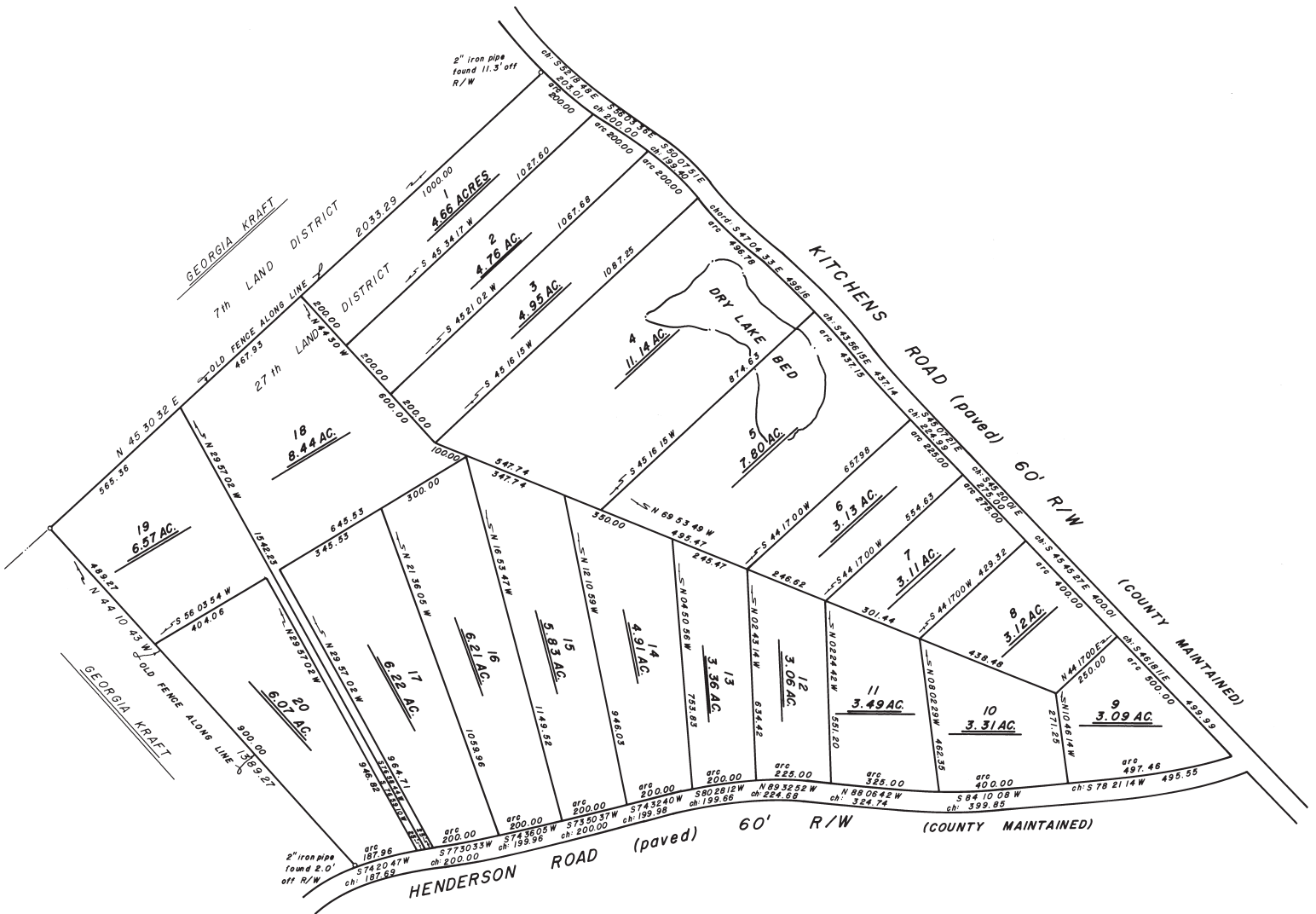
- ***\$295 Down***
- ***Owner Financing***
- ***No Closing Costs***
- ***Low Monthly Payments***
- ***No Pre-Payment Penalties***
- ***Protective Covenants***
- ***Warranty Deed***
- ***Immediate Possession***

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

P.O. Box 9 Loganville, GA 30052

ROBINWOOD FARMS, TWIGGS COUNTY, GA



Financing Example

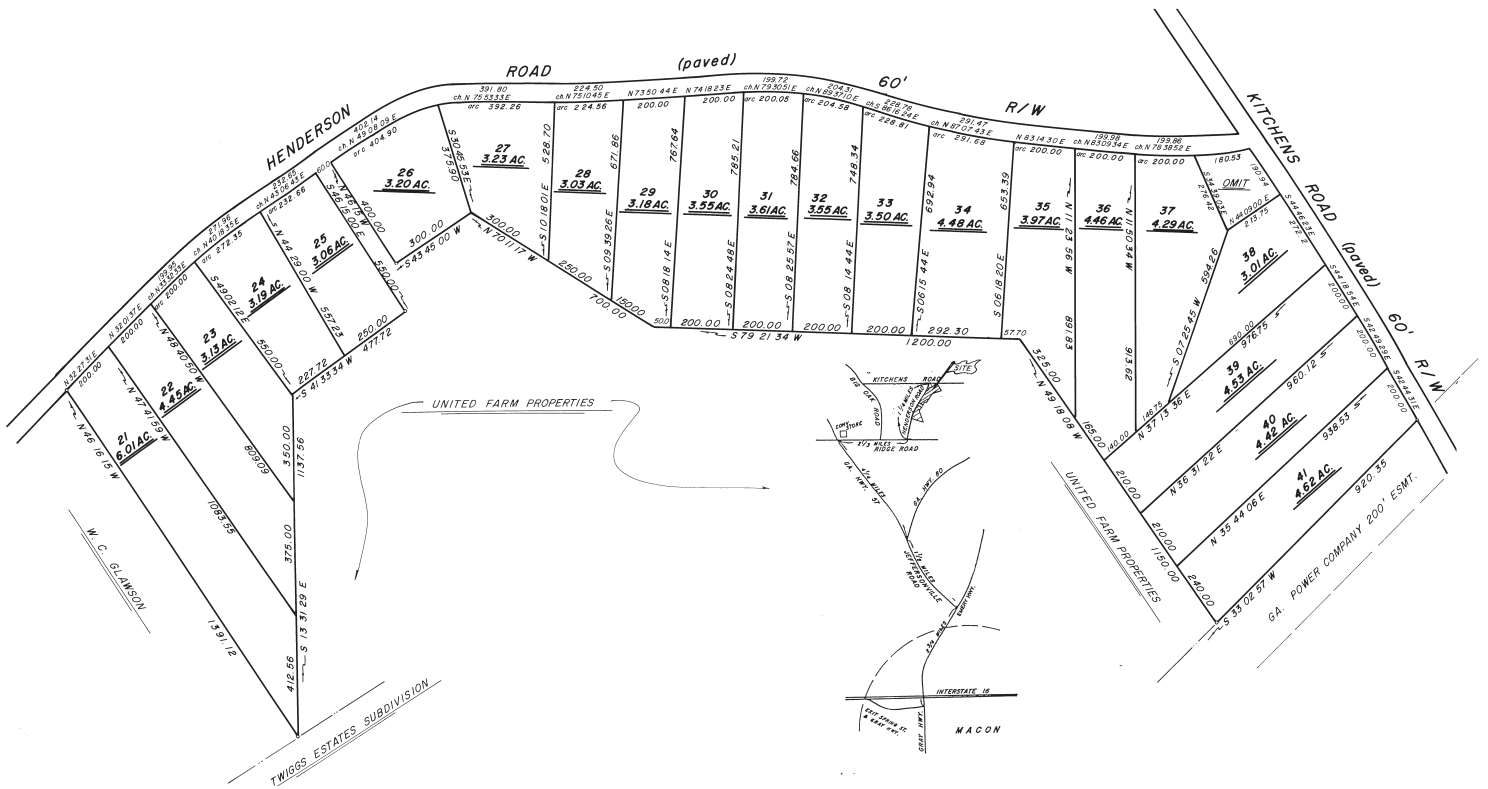
Purchase Price: \$29,995
Down Payment: \$295
Financed Amount: \$29,700
Interest Rate: 7.9% Fixed simple interest
Term: 360 Months
Monthly Payment: \$215.86

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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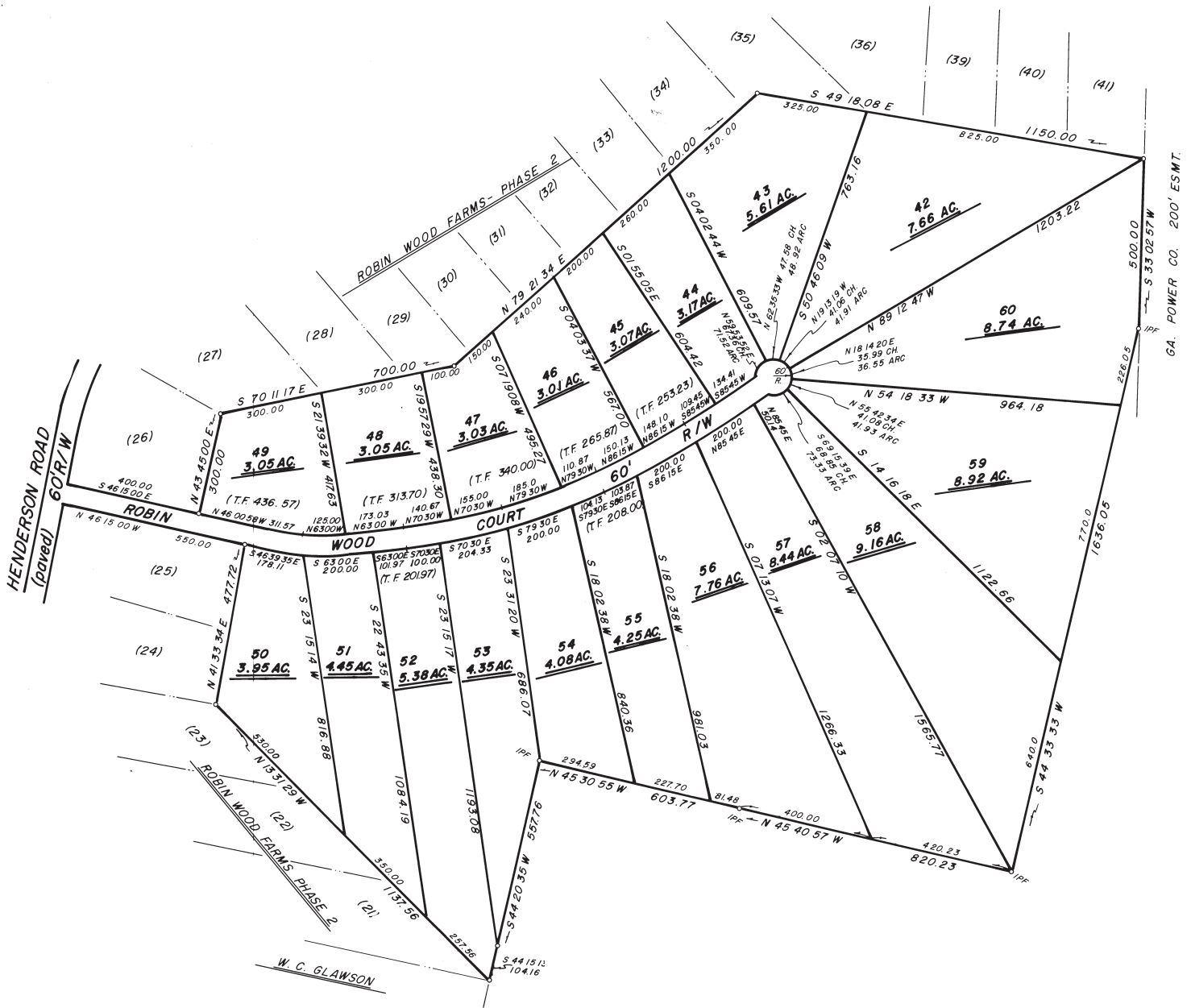
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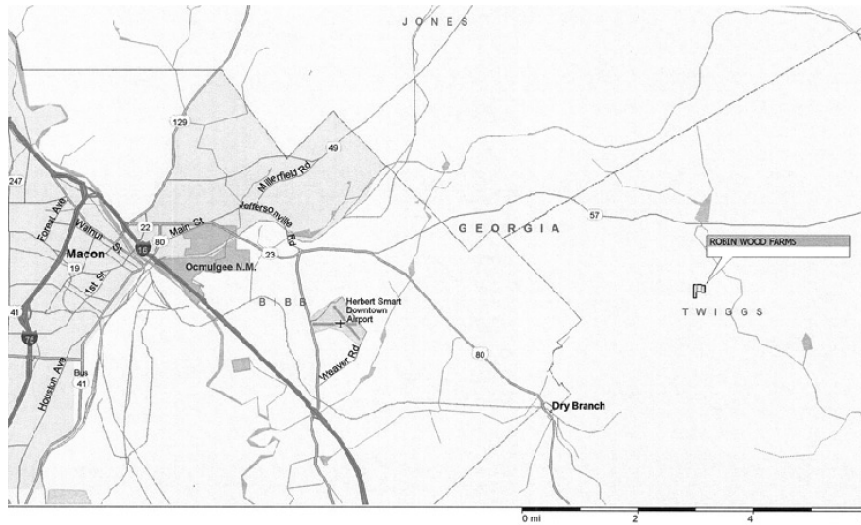


PROTECTIVE COVENANTS FOR ROBINWOOD FARMS

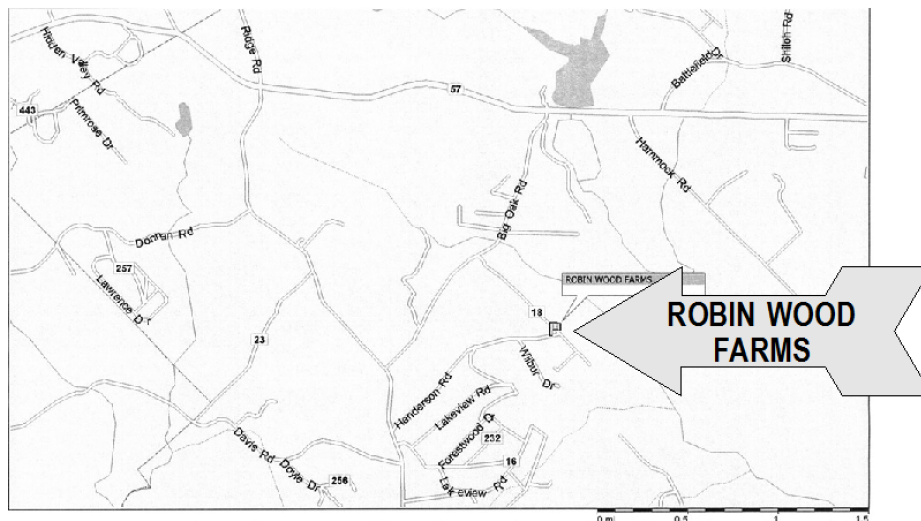
- 1) This lot shall be for one single family private dwelling with no structure being used for any type of business or commercial enterprise.
- 2) This lot shall not be subdivided, except the subdivision into no more than two parcels is permitted when caused by a partial release on any Deed to Secure Debt to Developer with subsequent default and foreclosure, or deed back in lieu of foreclosure on the remainder.
- 3) No dwelling shall be nearer than 50 feet from the road or 25 feet from a side line.
- 4) No building shall be erected to be used as a school, church or kindergarten.
- 5) No livestock or other animals may be raised or kept for commercial purposes. All swine are prohibited. No more than two large animals (horses and cattle) are permitted per acre. Not withstanding the above, cattle and horses raised on property may be sold providing that the two animal per acre limit is observed.
- 6) All dwellings must be underpinned within 6 months of placement with a material of either brick, stone, wood, masonry or metal.
- 7) No accumulation of discarded personal effects, debris, waste, garbage, inoperative vehicles or other unsightly objects or matter will be permitted.
- 8) Permit from Twiggs County Health Department must be obtained prior to boring or drilling a well or installing a septic tank system.
- 9) No timber may be cut for sale without permission of the Developer.
- 10) Invalidation of any of these covenants by judgment or court order shall not affect any of the other provisions, which shall remain in full force and effect.

TO SEE FROM MACON:

From the intersection of I-16 and Hwy 80 - Take Hwy 80 EAST for Approximately 4 miles to the intersection of GA Hwy 57. Bear left on Hwy 57 and continue for 4 & 3/10ths miles to the intersection of Ridge Road. Turn right on Ridge road and go another 2 & 3/10ths miles to the intersection of Henderson Road on left. Turn left on Henderson Road and go 1/2 mile and see land. Land also on Kitchens Road and on Robin Wood Court.



ENLARGED MAP



CALL ROBIN HORTON:

(478) 741-7550

or

1/800 762-4851

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