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# **BEAR CREEK 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**

# BEAR CREEK FARMS, JASPER COUNTY, GA



To Atlanta via I-20

## 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 BEAR CREEK FARMS

## LAND USE AND BUILDING TYPE

- A)** Said property shall be used only for residential, recreational or agricultural purposes, except those areas shown on plat as public areas, which may be used for commercial purposes. All residences shall be detached one-family units, and there shall be no more than one (1) residence on each of said lots as presently designated on said Plat. No Single-Wide mobile homes shall be permitted on said property.
- B)** All fences erected on any of said lots must be approved, as to their appearance, by the Developer.

## 1) DWELLING SIZE AND QUALITY

The floor space (living area) of the main structure of each dwelling, exclusive of open porches and garages, shall not be less than 1,100 square feet; and each dwelling shall be of such quality as to have a market value exclusive of land, of not less than \$15,000 at the time its construction is completed.

## 2) BUILDING LOCATION

No building shall be located on any lot nearer than 50 feet to the front line, or nearer than 20 feet to an adjacent property line. On all lots bounded on the front and on one side by streets, no building shall be located nearer than 50 feet to the adjoining right of way line of either street.

## 3) NUISANCES

No noxious or offensive activity shall be carried on upon any lot, and nothing shall be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

## 4) LIVESTOCK AND POULTRY

No poultry or hogs or cows shall be allowed on said property. With respect to horses, each property owner shall be permitted to have no more than two (2) animal units (as defined for agricultural purposes) per acre of property.

## 5) OTHER STRUCTURES

Any building for livestock shall be a minimum of 50 feet from any front line, rear lot line or adjacent property line.

## 6) GARBAGE AND REFUSE DISPOSAL

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall be kept only in sanitary containers.

## 7) SEWAGE DISPOSAL

All sewage disposal systems must be approved by the Jasper County Health Department.

## 8) ARCHITECTURAL CONTROL

No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing location of the structure have been submitted to and approved by the architectural control committee of Developer, as to quality of workmanship and materials, harmony of external design with existing structure, and as to location with respect to topography and finish grade elevation.

The said committee's approval or disapproval as required in these Covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove the said plans and specifications within 30 days after they have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related Covenants shall be deemed to have been fully complied with.

**9) SUBDIVISION OF LOTS**

None of said lots as shown on said Plat shall be re-subdivided.

**10) GENERAL PROVISIONS**

**A) TERM.**

These Covenants are to run with the land, and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these Covenants are recorded, after which time said Covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the owners of the lots has been recorded, agreeing to change said Covenants in whole or in part.

**B) ENFORCEMENT.**

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any Covenant either to restrain violation or to recover damages.

**C) SEVERABILITY.**

Invalidation of any one 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.

**D) RECORDING AND REFERENCE.**

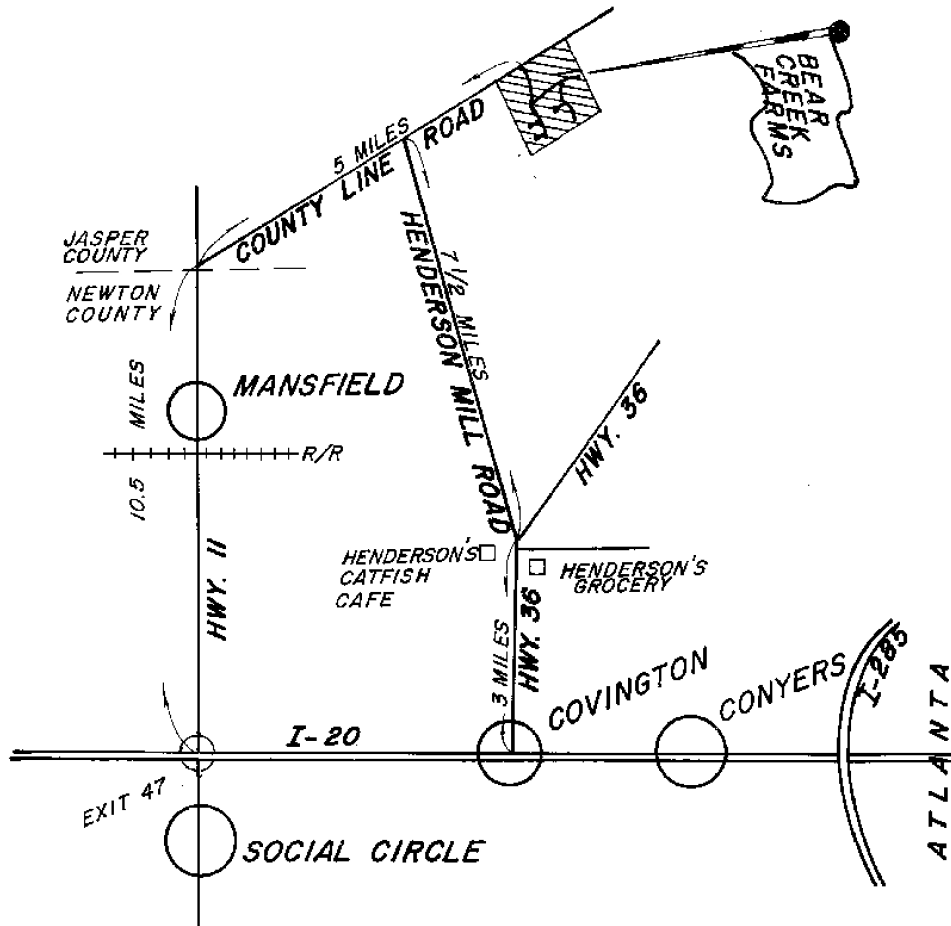
A copy of these Protective Covenants shall be recorded on the public records in the Office of the Clerk of the Superior Court of Jasper County, Georgia, and all conveyances of said lots shall be subject to these Covenants.

TO SEE FROM ATLANTA, LITHONIA, CONYERS OR COVINGTON:

TAKE I-20 EAST TO THE HIGHWAY 11 EXIT, MONROE, SOCIAL CIRCLE AND MANSFIELD EXIT (EXIT #47). EXIT HERE AND TURN RIGHT ONTO HIGHWAY 11. GO APPROXIMATELY 10 AND 1/2 MILES TO COUNTY LINE ROAD ON RIGHT (JASPER COUNTY SIGN). TURN RIGHT AND GO APPROXIMATELY 5 MILES TO PROPERTY ON RIGHT.

FROM COVINGTON YOU MAY PROCEED SOUTH ON HIGHWAY 36 APPROXIMATELY 3 MILES TO HENDERSON MILL ROAD. TURN LEFT ON HENDERSON MILL ROAD AND GO APPROXIMATELY 7 AND 1/2 MILES TO COUNTY LINE ROAD. TURN RIGHT AND PROPERTY STARTS 3 MILES ON THE RIGHT.

SURVEY FLAGS AND SIGNS ON EACH FARM GIVING PRICE, TERMS, AND ACREAGE. IRON PINS SET AT ALL CORNERS. DRIVE OUT ANYTIME TO SEE BEAR CREEK FARMS.



Location Map

ALL RESIDENCES TO HAVE A MINIMUM OF 1100 SQUARE FEET  
BOAT RAMP AVAILABLE



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