

SYLVAN LAKE FALLS HOMEOWNERS ASSOCIATION, INC.  
P O BOX 483  
MOUNTAIN CITY, GA 30562

Frances Ollen 706-746-5045  
*Beautification Committee Chairman*  
Paul Williams 706-746-3730  
*Citizens Patrol Chairman*  
Lawrence Potts 706-746-3229  
*Communication Committee Chairman*

Leonard Bollinger - *President* 706-746-5611  
Elbert Baggett - *Vice President* 706-746-2592  
Madeline Sims - *Secretary* 706-746-2165  
Steve Owens - *Treasurer* 706-746-2502  
Robert Whitaker - *Director* 706-746-5535  
Phil Newton - *Director* 706-746-5658

Amended 1998  
Covenants

DATE: MAY 25, 1998

TO: PROPERTY OWNERS  
SYLVAN LAKE FALLS HOMEOWNERS ASSOCIATION, INC.

For your convenience attached are updated copies of Sylvan Lake Falls Homeowners Association, Inc. (The Association) By-Laws and Covenants, Conditions, and Restrictions. You will notice that these documents are dated March, 1998. These documents replace those dated previously and it is suggested that older copies be destroyed.

The attached documents charges the Board of Directors with certain obligations and responsibilities (copies available by request) as it relates to our subdivision; specifically the Board of Directors primary responsibilities are:

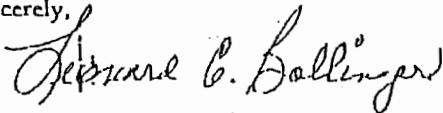
- (1) Operation and maintenance of The Association's water system.
- (2) Maintenance of The Association's private road network - approximately 10 miles.
- (3) Management of The Association's property assessment funds that each property owner pays annually for support of water, roads, and other operational matters benefiting its homeowners.
- (4) Surveillance of The Association's Covenants, Conditions, and Restrictions for planned development (copy attached).
- (5) Hold open meetings regularly (monthly) and a corporate meeting annually the 2nd week of August to review and take actions needed to uphold and strengthen The Association. Each homeowner is encouraged to attend.

The purpose of The Association is to maintain minimum standards expansion within the subdivision which will ultimately enhance property values therein and produce a desirable community in Rabun County, Georgia.

Your Board of Directors accepts the challenge as outlined above and are dedicated to the discharge of their responsibilities to the benefit of each homeowner. Many of our homeowners are also regularly involved with activities that enhances our community in pride and appearance.

We encourage your attendance at our monthly meetings and also solicit any suggestions and comments you may have for the benefit of our subdivision.

Sincerely,



Leonard Bollinger, President  
Sylvan Lake Falls Homeowners Association, Inc.

Sylvan Lake Falls Homeowners Association, Inc.  
P O Box 483  
Mountain City, GA 30562

NOTE:

The By-Laws of the Sylvan Lake Falls Homeowners Association, Inc. requires, under Article VI-7, it's Board of Directors to control development and expansion and, in fact, serve as an Architecture Committee to maintain, preserve the beauty and desirability of it's member properties.

1. Therefore, request for new construction shall be submitted to the Board of Directors, along with supporting documents and plans showing the type of building proposed and location on said lot for their review and approval of the proposed construction.
2. In discharging their responsibilities regarding the covenants, conditions and restrictions the Board of Directors and/or their representatives will visit the building site at intervals during construction to ensure compliance with covenants and restrictions as outlined.
3. Any additional information concerning restrictions, or to confirm availability of EPD approved water hookups, should also be referred to the Board of Directors.

Addressed as follows:  
Architecture Committee  
Board of Directors  
Sylvan Lake Falls Homeowners Association, Inc.  
P O Box 483  
Mountain City, GA 30562

cc: Stockton & Stockton  
Attorneys At Law  
P O Box 1550  
Clayton, GA 30525

03/98 Restrictions



SYLVAN LAKE FALLS HOMEOWNERS ASSOCIATION, INC.  
 P O BOX 483  
 MOUNTAIN CITY, GA 30562

Article IV  
 RESERVATIONS AND RESTRICTIONS

- A. There are no reservations.  
 B. Restrictions are as follows, and shall be so stated in your deed.

Our restrictions are designed for the benefit and protection of our individual property owners, as well as the community as a whole, and for the purposes of perpetuating the natural beauty and charm of our community. These are restrictive covenants running with the land.

1. Said lot shall be used for single family residential uses only.
2. No lot shall be less than 1 acre in size.
3. Only one house or residence shall be constructed per lot.
4. All houses must contain not less than 1400 sq. feet of living floor space excluding porches, carport and/or garage; must be painted or stained on outside; must have no metal roof; and must have an outside septic tank and inside plumbing which meet at least minimum requirements of sanitary regulations of state and local authorities now in force.
5. No private swimming pools may be located on said lot.
6. No domestic farm animals may be kept on said lot.
7. No campers, tents, house trailers, mobile homes, or modular homes shall be permitted on said lot.
8. No house shall be moved onto said lot.
9. Said lot may not be sub-divided.
10. No garbage, junk or other matter which may cause noxious odors or become unsightly shall be allowed on said lot.
11. Driveway entrances to sub-division streets, together with necessary drainage culverts, must be installed prior to the beginning of construction.
12. No fuel tanks or similar storage receptacles may be exposed to view, and may be installed only within an accessory building buried underground, or within a wooden, brick or stone enclosure.
13. It is understood and agreed that the forgoing restrictive covenants shall apply to each lot, in the event there is more than one lot conveyed by this instrument.
14. If the parties hereto, or any of them or their heirs, or assigns, or successors in title, shall violate or attempt to violate any of the covenants and restrictions recited herein, property situated in Sylvan Lake Falls to prosecute by any such restrictions and/or covenants either to prevent him or them from doing so, or to receive damages for such violation, or both.
15. A \$2,500.00 Tap On Fee/ Building Impact Fee, (which includes building inspections) will be due at time of building approval by the Board of Directors on a new building. A \$1,500.00 Impact Fee will be charged if water is not supplied by Sylvan Lake Falls Homeowners Association, Inc.
16. Building contractors and owners will be responsible for the road in front of any new structure and gravel where necessary. Trash and any loose material shall be removed as the building is under construction, adjacent areas must be kept clean.
17. Use of water gardening, car washing, etc. may be restricted during water shortages. Board will advise homeowners.
18. All construction shall comply with requirements of Southern Building Code.
19. No realtor signs are permitted in Sylvan Lake Falls Subdivision.
20. No construction will be permitted from December 1st through March 31st unless approved by the Board of Directors.

CC: STOCKTON & STOCKTON, ATTORNEY AT LAW, P O BOX 1550, CLAYTON, GA 30525  
 RESERVATIONS & RESTRICTIONS  
 MARCH, 98

-2-

RECORDED THIS THE 4TH DAY OF MAY, 1998

*James J. Stockton*

CLERK, S. C.

Amended Reservations and Restrictions

Dated: March 9, 1998

Recorded: May 14, 1998, Deed Book U-17, Pages 645-647

-6-

SYLVAN LAKE FALLS HOMEOWNERS ASSOCIATION, INC.  
P O BOX 483  
MOUNTAIN CITY, GA 30562

Amended  
1998  
Covenants

AMENDED RESERVATIONS AND RESTRICTIONS

March 9, 1998

ARTICLE IV, PAGE 3

- 1. Said lot shall be used for single family residential uses only.
- 7. No campers, tents, house trailers, mobile homes or modular homes shall be permitted on said lot.
- 12. No fuel tanks or similar storage receptacles may be exposed to view, and may be installed only within an accessory building, buried underground, or within a wooden, brick or stone enclosure.
- 15. A \$2,500 Tap On Fee/Building Impact Fee, (which includes building inspections) will be due at time of building approval by the Board of Directors on a new building. A \$1,500 impact fee will be charged if water is not supplied by Sylvan Lake Falls Homeowners Association Inc.
- 18. All construction shall comply with requirements of the Southern Building Code.

Leonard Bollinger  
Leonard Bollinger, President

Madeline Sims  
Madeline Sims, Secretary

Robert Whitaker  
Robert Whitaker, Director

Elbert Baggett  
Elbert Baggett, Vice President

Steve Owens  
Steve Owens, Treasurer

Phil Newlon  
Phil Newlon, Director



Vera Diane Speed

cc: Stockton & Stockton  
Attorneys At Law  
P O Box 1550  
Clayton, GA 30525

Amended Reservations & Restrictions  
03/98

-1-

RECORDED THIS THE 4TH DAY OF MAY, 1998

John David

CLERK

Deed Book U-17, Page 645