

**DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS FOR GLKNBROOKE SUBDIVISION**

THIS DECLARATION, made on the date hereinafter set forth by GLENBROOKE DEVELOPMENT, INC., (hereinafter referred to as "Declarant"), Creative Dream homes, Inc., Citicorp Mortgage, Inc., Marsha E. Dickman, Keith Dowers, Katrina Bowers, John L. Faucette, Diane B. Faucette, Robert L. Frye, Susan K. Frye, Kenneth T. Gibson Juanita R. Gibson and Fernando A. Fleites (hereinafter referred to as the "Roswell Oaks Owners"), and Charles F. Glanzman, Jerry E. Morgan, Jack D. Lynch, Jane A. Lynch and George Hemenway (hereinafter referred to as the "Five Owners").

WITNESSETH

WHEREAS, Declarant, the Roswell Oaks Owners and the Five Owners are the owners of certain property in Cobb County, Georgia, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

WHEREAS, Declarant desires to provide for the preservation and enhancement of the property values in Glenbrooke Subdivision, and for the maintenance of property and Improvements thereon, and to this end desires to subject the property to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth, each and all of which are for the benefit of the Property; and

WHEREAS, Declarant has deemed it desirable, for the efficient preservation of the values in Glenbrooke Subdivision, to create an agency to which should be delegated and assigned the powers of owning, maintaining and administering the common area and improvements thereon and administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, Declarant will cause to be incorporated under the laws of the State of Georgia the Glenbrooke Homeowners Association, Inc., a non-profit corporation, for the purpose of exercising the aforesaid functions.

NOW, THEREFORE, except as specifically set forth herein, Declarant, the Roswell Oaks Owners and the Five Owners hereby declares that all of the properties described above shall be held, sold, and- conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

Notwithstanding the foregoing, or anything herein to the contrary, the Roswell Oaks Owners, for so long as they own the Lot currently owned by such Roswell Oaks

Owner, shall not be subject to mandatory membership in the Homeowners Association, as provided in Article IV and Article V herein, and shall not be subject to mandatory assessments as provided in Article IV and Article V herein. The Roswell Oaks Owners shall have the right to membership upon payment of the annual assessment and for each year a Roswell Oaks Owner pays the annual assessment, said Roswell Oaks Owner shall be entitled to all membership rights in the Association. The Roswell Oaks Owners may become individual voting members of the Homeowners Association without the right to use of the Common Area if such individual Lot Owners pay annual dues in the amount of twenty percent (20%) of the total annual dues of the Homeowners Association. The optional membership provided for herein shall apply only to the Roswell Oaks Owners and not to any successor and assign. Once a Roswell Oaks Owner transfers title to their Lot, subsequent owners shall be mandatory members of the Association in the same manner as any other Lot Owner in Glenbrooke Subdivision.

Additionally, all structures existing on Lots owned by the Roswell Oaks Owners as of the date of this Declaration shall be deemed in compliance with the Architectural Restrictions set forth herein. It is the intent of this provision to “grandfather” existing structures on Lots owned by the Roswell Oaks Owners so as to prevent Roswell Oaks Owners from having to make any modifications to their existing residential Lots and the structures thereon.

ARTICLE I.

DEFINITIONS

Section 1. “Architectural Control Committee” shall mean and refer to Neal C. Peavy, Sr., Robert D. Gibson and Thomas II. Eubanks, or such other individuals as they may appoint, until all lots in Glenbrooke Subdivision have been fully developed and permanent improvements constructed thereon and sold to permanent residents, or at such other time as they, in their sole discretion, shall turn the same over to the Association. The Roswell Oaks Owners shall be allowed to provide input to the Architectural Control Committee and from time to time, upon reasonable notice, to review the records of the Architectural Control Committee.

Section 2. “Association” shall mean and refer to Glenbrooke Homeowners Association, Inc., its successors and assigns.

Section 3. “Board” shall mean and refer to the Board of Directors of the Association.

Section 4. “Common Areas” shall mean all real and personal property now or hereafter owned by the Association for the common use and enjoyment of the Owners. The Common Area to be owned by the Association at the time of the conveyance of the first lot is described on Exhibit “B”, attached hereto and hereby made a part hereof by this reference.

Section 5. “Common Expenses” shall mean and refer to the actual and estimated expenses of operating the Association, including any reasonable reserve, all as may be found to be necessary and appropriate by the Board pursuant to the Declaration and the By-laws and Articles of Incorporation of the Association.

Section 6. “Declarant” shall mean and refer to Glenbrooke Development, Inc., its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose; of development and if said successors or assigns are named as Declarant in any instrument of conveyance of said lots.

Section 7. “Declaration” shall mean the covenants, conditions, restrictions and easements and all other provisions herein set forth in this entire document, as may from time to time be amended.

Section 8. “Lot” shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 9. “Owner” shall mean and refer to the record owner, whether one or more persons, of the fee simple title to any lot which is part of the Property, but excluding those having such interest merely as security for the performance of an obligation.

Section 10. “Person” shall mean and refer to a natural person, corporation, partnership, association, trust or other legal entity, or any combination thereof.

Section 11. “Property” shall mean and refer to that certain real property described on the plat hereinabove referenced.

Section 12. “Structure” shall mean and refer to:

(i) any thing or object the placement of which upon any Lot may affect the appearance of such Lot, including by way of illustration and not limitation, any building or part thereof, garage, porch, gazebo, shed, greenhouse or bathhouse, coop or cage, covered or uncovered patio, swimming pool, tennis court, fence, curbing, paving, wall, tree, shrub, sign, signboard, mailbox, driveway, temporary or permanent living quarters (including any house trailer) or any other temporary or permanent improvement to such Lot;

(ii) any excavation, grading, fill ditch, diversion dam or other thing, object or device which affects or alters the natural flow of surface waters from, upon or across any Lot, or which affects or alters the flow of any waters in any natural or artificial creek, stream, wash or drainage channel from, upon or across any Lot; and

(iii) any change in grade at any point on a Lot of more than six (6) inches, whether or not subsection (ii) of this Section applies to such change.

ARTICLE II.

ARCHITECTURAL CONTROL COMMITTEE

Section 1. Purpose, Powers and Duties of the Architectural Control Committee.

(a) The purpose of the Architectural Control Committee is to assure that the installation, construction, or alteration of any Structure on any Lot is in accordance with the standards determined by the Architectural Control Committee. To the extent necessary to carry out such purpose, the Architectural Control Committee shall have all of the powers and duties to do each and every thing necessary, suitable, convenient or proper for, or in connection with or incidental to, the accomplishment of such purpose, including, without being limited to, the power and duty to approve or disapprove plans and specifications for any installation, construction or alteration of any structure on any Lot.

(b) To preserve the architectural appearance of the neighborhood, no construction or placement of improvements of any nature whatsoever shall be commenced or maintained by any owner, his family, tenants, visitors, guests, servants, and agents with respect to the exterior of any house or with respect to any other portion of any lot or other parcel of land, including without limitation, the construction or installation of sidewalks, driveways, decks, patios, swimming pools, tennis courts, greenhouses, playhouses, garages, guest or servants' quarters, or other outbuildings, nor shall any exterior addition to or change or alteration therein be made, unless and until the plans and specifications showing the nature, color, type, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to the harmony of external design, location, and appearance in relation to surrounding structures and topography by the Architectural Control Committee. The Architectural Control Committee shall have the sole discretion to determine whether the plans and specifications submitted for approval are acceptable and in compliance with the total scheme of the neighborhood. If same are not approved or disapproved within thirty (30) days from date submitted, then same shall be approved by default.

ARTICLE III.

PROPERTY RIGHTS

Section 1. Owner's Easement of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the right of the Association to adopt and publish rules and regulations governing the use of the Common Area.

(b) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility now or hereafter situated upon the Common Area;

(c) the right of the Association to suspend the voting rights and right to use of the recreational facilities by an owner for any period during which any assessment against his lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations;

(d) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members;

(e) no such decision or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds (2/3) of each class of members has been recorded;

(f) the right of the Association to borrow money for the purpose of improving the Common Area or any portion thereof, or constructing, repairing or improving any facilities located or to be located thereon, and, upon the assent of two-thirds of the Class A and D members to give as security a mortgage conveying all or any portion of the Common Area;

(g) the easements reserved in Article VI of this Declaration.

Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-laws, his right or use and enjoyment in and to the Common Area and the improvements thereon to the members of his family, his tenants, or contract purchasers who reside on the property.

ARTICLE IV

MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Every Owner of a Lot which is subject to this Declaration shall be a mandatory member of the Association. The foregoing and the term "Owner" is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation, and further is not intended to include the builder of any Structure on any Lot who holds title to such Lot solely for resale upon completion of the Structure ("Builder"). Membership shall be appurtenant; to and may not be separated from ownership of any Lot which is subject to this Declaration and shall pass automatically to an Owner's successor-in-title to the Lot.

Section 2. Voting Rights. The association shall have two classes of voting membership:

Class A: Class A members shall be all Owner's, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one Person holds an interest in any Lot, all such Persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B: The Class B members shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events.

- (a) when the total votes outstanding in the Class A membership equal the total outstanding in the Class B membership; or
- (b) seven years from the date of this Declaration; or
- (c) when in its discretion, Declarant so determines.

ARTICLE V

COVENANT FOR MAINTENANCE AND ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be charged on the land and shall be a continuing lien upon the Lot against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time when assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties, for the improvement and maintenance of the Common Area.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be Five Hundred Dollars(\$500.00) per Lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than, five percent (5%) above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above five percent (5%) by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting called for this purpose.

Section 5. Notice and Quorum for any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 above shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis.

Section 7. Date of Commencement of Annual Assessments; Due Dates. The annual assessments provided for herein shall commence on January 1, 1993, as to all Lots upon which there exist occupied residences. At the time of closing into a purchaser of a completed residence, there shall be paid the sum of Five Hundred Dollars (\$500.00) as the initial assessment for the calendar year in which said residence is purchased. This sum shall be prorated as of the date of closing over the entire calendar year during which the closing occurs. Anything contained herein to the contrary notwithstanding, Declarant shall not be responsible for assessments on Lots owned by the Declarant. Declarant shall, however, fund any deficit which may exist between assessments and the annual budget for as long as there is a Class B member of the Association. Failure of the Declarant to meet its obligation to fund budget deficits shall constitute a lien against the land it owns in the aforementioned subdivision. The due dates shall be established by the Declarant until there is no longer a Class B member and then by the Board. The Association shall, upon demand, and for a reasonable charge, not to exceed Ten Dollars (\$10.00), furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a specified Lot is binding upon the Association as of the date of its issuance. If the Association fails to respond to any such request within ten (10) days after receipt of such request, "any lien then outstanding shall be deemed to have been extinguished."

Section 8. Effect of Nonpayment of Assessments; Remedies of the Association. Any assessments not paid within thirty (30) days after the due date, shall bear interest from the due date at the rate of eighteen percent (18%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area, or Recreation Area, or abandonment of his lot.

Section 9. Subordination of Lien to First Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

Section 10. Exempt Property. The following property subject to this Declaration shall be exempted from the assessments, charges and liens created herein: (a) all properties to the extent of any easement or other interest therein dedicated and accepted by the local public authority and devoted to public use; (b) all Common Area; and (c) all properties exempted from taxation by state or local governments upon the terms and to the extent of such legal exemption. Notwithstanding any provisions herein, no land or improvements devoted to dwelling use shall be exempt from said assessments, charges or liens except as set forth in Article V, Section 7, pertaining to the Declarant and a Builder.

ARTICLE VI

EASEMENTS

Section 1. Utility Easements. There is hereby created in favor of the Association an easement upon, across, over, through and under all of the Common Area for ingress, egress, installation, replacement, repair and maintenance of all utility and service lines and systems, including but not limited to water, sewers, gas, telephones, electricity, television cable or communication lines and systems. An easement is further granted to the Association, its officers, agents, employees and any management company retained by the Association, to enter in or to cross over the Common Area and the Lots, to inspect and to perform the duties of maintenance and repair of the Common Area and the Lots, as provided herein. Notwithstanding anything to the contrary contained in this Section, no sewers, electrical lines, water lines or other utilities may be installed or relocated on the Property except as initially programmed and approved by the Declarant or thereafter approved by Declarant or the Board. Should any utility furnishing a service covered by the general easement herein provided request a specific easement by a separate recordable document, Declarant or the Association shall have the right to grant such easement on the Common Area without conflicting with the terms hereof.

Section 2. Easement for Declarant. Declarant hereby reserves for itself, its successors and assigns, the following easements and rights-of-way in, on, over, under and through any part of the Property owned by Declarant and the Common Area for so long as Declarant owns any Lot primarily for the purpose of sale:

(a) For the erection, installation, construction and maintenance of wires, lines and conduits, and necessary to proper attachments in connection with the transmission of electricity, gas, water, telephone, community antennae, television cables and other utilities;

(b) For the construction of improvements on the Lots;

(c) For the installation, construction and maintenance of storm-water drains, public and private sewers, and for any other public or quasi-public utility facility;

(d) For the use of the Common Area and any sales office, model units and parking spaces in connection with its efforts to market Lots;

(e) For the maintenance of such other facilities and equipment as in the sole discretion of Declarant may be reasonably required, convenient or incidental to the completion, improvement and sale of Lots.

Section 3. Easements for Association. There shall be a general right and easement for the benefit of the Association, its directors, officers, agents and employees, including any management company retained by the Association, to enter upon the Common Area and the Lots to perform their respective duties.

ARTICLE VII

GENERAL COVENANTS AND RESTRICTIONS

The following covenants and restrictions shall apply to all Lots and to all Structures erected or placed thereon:

Section 1. Residential Use. All Lots shall be restricted exclusively to single-family residential use. No Lot, or any portion thereof, shall at any time be used for any commercial, business or professional purpose; provided, however, that nothing herein shall be construed to prohibit or prevent Declarant or any builder of residences in Glenbrooke Subdivision from using any Lot owned by Declarant or such builder for the purpose of carrying on business related to the development, improvement and sale of Lots and/or new homes in Glenbrooke Subdivision.

Section 2. Common Area. The Common Area shall be used only by the Owners and their agents, servants, tenants, family members, invitees and licensees for access, ingress to and egress from their respective Lots and for such other purposes as may be authorized by the Association.

Section 3. Nuisances

(a) No unlawful, noxious or offensive activities shall be carried on in any Lot, or upon the Common Area, nor shall anything be done therein or thereon which, in

the judgment of the Board, constitutes a nuisance, causes unreasonable noise or disturbance of others or unreasonably interferes with other Owners' use of their Lots and/or the Common Area.

(b) No rubbish or debris of any kind shall be dumped, placed or permitted to accumulate upon any portion of an Owner's Lot so as to render the same unsanitary, unsightly or offensive. No nuisance shall be permitted to exist upon any portion of the Property. Without limiting the generality of any of the foregoing, no exterior speakers, horns, whistles, bells or other sound devices, except security devices used exclusively for security purposes, shall be located, used or placed on the Property or any portion thereof.

Section 4. Re-subdivision of Property. No Lot may be split, divided, or subdivided for sale, resale, gift, transfer, or otherwise, without the prior written approval of the Architectural Control Committee of plans and specifications for such split, division or subdivision.

Section 5. Erosion Control. No activity which may create erosion or siltation problems shall be undertaken on any Lot without the prior written approval of the Architectural Control Committee of plans and specifications for the prevention and control of such erosion or siltation. The Architectural Control Committee may, as a condition of approval of such plans and specifications, require the use of certain means of preventing and controlling such erosion or siltation. Such means may include (by way of example and not of limitation) physical devices for controlling the run-off and drainage of water, special precautions in grading and otherwise changing the natural landscape and required landscaping as provided on in Section 6.

Section 6. Landscaping. No construction or alteration of any Structure shall take place without the prior written approval by the Architectural Control Committee of plans and specifications for the landscaping to accompany such construction or alteration.

Section 7. Temporary Buildings. No temporary building, trailer, garage or building under construction shall be used, temporarily or permanently, as a residence on any Lot except as temporary sleeping or living quarters required or desired for security purposes in accordance with plans and specifications therefore approved by the Architectural Control Committee. No contractor or builder shall erect on any Lot any temporary building or shed for use in connection with construction on such Lot without the prior written consent of the Architectural Control Committee.

Section 8. Signs.

(a) No signs whatsoever (including, but not limited to commercial and similar signs) shall, without the Architectural Control Committee's prior written approval of plans and specifications therefor, be installed, altered or maintained on any Lot, or on any portion of a Structure visible from the exterior thereof, except:

- (i) such signs as may be required by legal proceedings
- (ii) a sign indicating the builder of the residence on the Lot;

(iii) not more than one “For Sale” or “For Rent” sign; provided, however, that in no event shall any such sign be larger than four (4) square feet in area; and

(iv) directional signs for vehicular or pedestrian safety in accordance with plans and specifications approved by the Architectural Control Committee

(b) Following the consummation of the sale of any Lot, the “For Sale” sign and the builder’s sign located thereon, if any, shall be removed immediately.

Section 9. Setbacks. In approving plans and specifications for any proposed Structure, the Architectural Control Committee may establish setback requirements for the location of such Structures which are more restrictive than those established by the Plat. No Structure shall be erected or placed on any Lot unless its location is consistent with such setbacks.

Section 10. Fences. No fence or wall or any kind shall be erected, maintained, or altered on any Lot without the prior written approval of the Architectural Control Committee of plans and specifications for such fences and walls.

Section 11. Roads and Driveways. No road or driveway shall be constructed or altered on any Lot without the prior written approval of the Architectural Control Committee of plans and specifications for such roads and driveways. Such specifications shall include the proposed substance to be used in constructing such roads and driveways, which substance shall be satisfactory to the Architectural Control Committee.

During approved construction, all vehicles in any way connected with such construction shall enter the Lot or Lots under construction only by the driveway as approved in the plans by the Architectural Control Committee. In no event shall any driveways other than those approved by the Architectural Control Committee be constructed or used for temporary access to any Lot. All vehicles shall be parked at the Lot to avoid damage to trees, paving, curbs, gutters and any other improvements on the Lot.

Section 12. Antennae. No antenna, satellite dish or other-device for the transmission or reception of television signals, radio signals or any form of electromagnetic wave or radiation shall be erected, used or maintained on the exterior of any Structure without the prior written approval of the Architectural Control Committee. In no event shall freestanding transmission or receiving towers be permitted.

Section 13. Clotheslines. No outside clotheslines shall be placed on any Lot.

Section 14. Recreational Vehicles, Trailers, etc. The Architectural Control Committee, in reviewing the plans and specifications for any proposed Structure, may require that special parking areas be made available for recreational vehicles. No trailer,

trailer house, boat, or recreational vehicle shall be parked on any Lot, except on such parking areas as specified by the Architectural Control Committee pursuant to this Section 14 or within enclosures or behind screening erected in accordance with plans and specifications submitted to and approved by the Architectural Control Committee. While nothing contained herein shall prohibit the use of portable or temporary buildings for trailers as field offices by contractors during actual construction, the use, appearance and maintenance on such a building or trailer must be specifically approved by the Architectural Control Committee prior to its being moved onto the construction site.

Section 15. Recreational Equipment. No recreational and playground equipment shall be placed or installed on any Lot which is visible from the street abutting such Lot.

Section 16. Accessory Structures. A detached accessory structure may be placed on a Lot to be used for a playhouse, a swimming pool, tennis court, a mailbox, a dog house or a garage; a garage may also be an attached accessory structure. Such accessory structures shall not exceed twenty (20) feet in height and shall conform in exterior design and quality to the dwelling on the same Lot. With the exception of a garage that is attached to a dwelling, an accessory structure placed on a Lot shall be located only behind the dwelling as such dwelling fronts on the street abutting such Lot. Such accessory structures shall also be located with such side and rear setback lines as may be required hereby or by applicable zoning law. The Architectural Control Committee shall have the right to approve or disapprove the plans and specifications for any accessory Structure to be erected on any Lot, and construction of any accessory structure may not be commenced until complete final plans and specifications shall have been submitted to and approved by the Architectural Control Committee in accordance with the provisions of these covenants. Any accessory structure shall be constructed concurrently with or subsequent to the construction of the dwelling on the Lot on which such accessory structure is located.

Section 17. Improvement of Lots. All construction of dwellings, accessory structures and all other improvements in Glenbrooke Subdivision shall be undertaken and completed in accordance with the following conditions:

(a) All construction shall be carried out in compliance with the laws, code rules, regulations and orders of all applicable governmental agencies and authorities.

(b) All single-family residences constructed on the Lots shall be “traditional or European” style. The determination of whether or not a residence is “traditional or European” shall be decided by the Architectural Control Committee in its sole discretion.

(c) All foundations when exposed must be either stuccoed, brick or parged, and there shall be no chain-link fence or fences or walls of any other material which the Architectural Control Committee determines to be incompatible with dwellings or other structures in Glenbrooke Subdivision.

(d) Only one mailbox shall be located on any Lot, which mailbox will be consistent with the quality and design of surrounding dwellings and mailboxes and shall be placed and maintained to complement: the dwelling to which it is appurtenant to the extent such mailbox is permitted to be located and maintained by the United States Postal Service, its successors and assigns.

(e) No lumber, bricks, stones, cinder blocks, scaffolding, mechanical devices, or any other materials or devices used for building purposes shall be stored on any Lot except for purposes of construction of a dwelling or accessory structure on such Lot, nor shall any such building materials or devices be stored on any Lot for longer than the length of time reasonably necessary for the construction in which such materials or devices are to be used.

(f) No exposed above-ground tanks for the storage of fuel or water or any other substance shall be located on any Lot other than apparatus relating to solar energy, the location and design of which must first be approved by the Architectural Control Committee.

(g) Adequate off-street parking shall be provided for each Lot.

(h) Containers for garbage and other refuse shall be underground or in screened sanitary enclosures; no incinerators for garbage, trash, or other refuse shall be used, and a garbage disposal is required for each dwelling.

(i) All garages must have doors, and each garage door must be coordinated in design and color with the dwelling to which it is appurtenant.

(j) No window air conditioning unit may be located in any part of any dwelling or accessory structure which is visible from any street, and all exterior compressor units shall be ground mounted and screened by fencing or planing of a density and height to hide the unit effectively, which fencing or planting shall first be approved by the Architectural Control Committee.

(k) Any screened porch which is a part of any dwelling or accessory structure must: have a dark color screen, and no bright color silver finish screens may be used.

(l) No plumbing vent or heating vent shall be placed on the front side of any roof or any dwelling or accessory structure, and any such vent shall be painted black or the same color as the roof on which it is placed.

(m) Any construction on a Lot shall be at the risk of the Owner of such Lot and the Owner of such Lot shall be responsible for any damage to any curbing or street resulting from construction on such Lot; repairs of such damage must be made within thirty (30) days after completion of such construction.

(n) In Units II, III and IV, and with respect to Lot 20, Unit I, the enclosed, heated living area (exclusive of garages, carports, porches, terraces, bulk-storage and basement) of all one-story dwellings shall contain not less than two thousand two hundred (2,200) square feet; the enclosed heated living area (exclusive of garages, carports, porches, terraces, bulk-storage and basement) of all one and one-half story dwellings shall contain not less than two thousand four hundred (2,400) square feet; and the enclosed, heated living area (exclusive of garages, carports, porches, terraces, bulk-storage and basement) of all two story and two and one-half story dwellings shall contain not less than two thousand six hundred (2,600) square feet. Notwithstanding the foregoing, the enclosed heated living area (exclusive of garages, carports, porches, terraces, bulk-storage and basement) of all dwellings in Unit I shall contain not less than two thousand eight hundred (2,800) square feet. No dwelling shall be constructed exceeding two and one-half (2-1/2) stories in height on any Lot.

(o) Driveways shall be constructed with concrete. However, other hard surface material may be approved by the Architectural Control Committee if an exception is requested when plans are submitted to the Architectural Control Committee for approval. Existing trees, topography and landscape planning should be taken into consideration and where possible driveways should curve.

(p) Silver-finish aluminum doors (including sliding doors) and windows shall not be approved. A factory-painted or anodized finish aluminum may be used, the color of which shall be specified in the plans submitted to the Architectural Control Committee for approval.

Section 18. Animals. No animals, including birds, insects and reptiles, may be kept on any Lot unless kept thereon solely as household pets and not for commercial purposes. No animal shall be allowed to become a nuisance. No structure for the care, housing or confinement of any animal shall be constructed, placed or altered on any Lot unless plans and specifications for said Structure have first been approved by the Architectural Control Committee.

Section 19. Water Supply. No individual water supply system shall be permitted on any Lot without the prior written approval of the Architectural Control Committee, if such approval is given, such system must be located, constructed and equipped in accordance with the requirements, standards and recommendations of federal, state and local public health authorities, and all necessary approvals of such system as installed shall be obtained from such authorities at the sole cost and expense of the Owner of the Lot to be served by such system.

Section 20. Trees and Shrubs. No trees measuring 18 inches or more in diameter at a point 2 feet above ground level, no flowering trees or shrubs, nor any evergreens on any Lot may be removed without the prior approval of the Architectural Control Committee unless located within 10 feet of the approved site for a dwelling or within the right-of-

way of driveways or walkways. Excepted herefrom shall be damaged or dead trees and trees which must be removed due to an emergency.

ARTICLE VIII

GENERAL PROVISIONS

Section 1. Enforcement.

(a) The Association, or any Owner shall have the right to enforce, by a proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges nor or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

(b) The Architectural Control Committee shall have the right of abatement in all cases where an Owner of a Lot shall fail to take reasonable steps to remedy a violation or breach of any restriction contained in this Declaration within twenty (20) days after the mailing of written notice of such violation or breach. The right of abatement means the right of the Architectural Control Committee, through its agents and employees, to enter at all reasonable times upon any Lot or Structure as to which a violation or breach exists, and to take such action or actions specified in the notice to the Owner to abate, extinguish, remove or repair such violation or breach, all without being deemed to have committed a trespass or wrongful act by reason of such entry and such actions.

Section 2. Severability. If any provision of the Declaration, or any paragraph, subparagraph, article, section, sentence, clause, phrase, word or the application thereof in any circumstance, is held invalid, the validity of the remainder of this Declaration and the application of any such provision, paragraph, subparagraph, article, section, sentence, clause, phrase or word in any other circumstances shall not be affected thereby and the remainder of this Declaration shall be construed as if such invalid part was never included therein.

Section 3. Headings. The headings of articles and sections in this Declaration are for convenience of reference only and shall not in any way limit or define the content or substance of such articles and sections.

Section 4. Duration. The covenants and restrictions of this Declaration shall run with and bind the land for a period of twenty (20) years from the date this Declaration is recorded, at the end of which period such covenants and restrictions shall be automatically extended for successive periods of ten (10) years.

Section 5. Rights and Obligations. Each grantee of the Declarant and Owners, by the acceptance of a deed of conveyance, accepts the same subject to all restrictions, conditions, covenants, reservations, liens and charges, and the jurisdiction, rights and powers created or reserved by this Declaration. All rights, benefits, privileges of every character hereby imposed shall be deemed and taken to be covenants running with the

Land and shall bind any person having at any time any interest or estate in the Property or any portion thereof, and shall inure to the benefit of such grantee in like manner as though the provisions of this Declaration were recited and stipulated at length in each and every deed of conveyance or contract for conveyance.

Section 6. Annexation. Additional residential property and Common Area may be annexed to the Properties with the consent of two-thirds (2/3) of each class of members. Notwithstanding the above, the Additional Property set forth in Exhibit "C" attached hereto and incorporated by this reference (hereinafter referred to as "Additional Property") may be annexed by the Declarant without the consent of the members within five (5) years of the date of this instrument in Declarant's sole discretion.

Section 7. Amendment. This Declaration may be amended at any time and from time to time by Declarant and a vote of two-thirds (2/3) of the Lot Owners other than Declarant; provided, however, so long as there is a Class D member, any amendment shall require approval of the Federal Housing Administration or the Veterans Administration. This Declaration may be amended unilaterally by Declarant if:

(a) Such amendment is necessary to bring any provision hereof into compliance with any applicable governmental statute, rule or regulation or judicial determination which shall be in conflict therewith,

(b) such amendment is necessary to enable any reputable title insurance company to issue title insurance coverage with respect to the Lots subject to this Declaration,

(c) such amendment is required to obtain the approval of this Declaration by an institutional lender, such as a bank, savings and loan association or life insurance company, or by a governmental lender or purchaser of mortgage loans, such as the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, to enable such lender or purchaser to make or purchase mortgage loans on the Lots subject to this Declaration, or

(d) such amendment is necessary to enable any governmental agency, such as the Veterans Administration, or reputable private insurance company to insure mortgage loans on the Lots subject to this Declaration. Such amendment would not include the right to re-plat Lots or the Common Area unless limited to changes specifically required by a reviewing agency to meet its requirements. Further, this Declaration may be amended at any time and from time to time by an agreement signed by at least seventy-five (75%) percent of the Owners of Lots; provided, however, such amendment by the Owners shall not be effective unless also signed by Declarant, if Declarant is the owner of any real property then subject to this Declaration. No amendment to the provisions of this Declaration shall alter, modify, change or rescind any right, title, interest or privilege herein granted or accorded to the holder of any mortgage encumbering any Lot or the Common Area affected thereby unless such holder shall consent in writing thereto. Any such amendment

shall not become effective until the instrument evidencing such change has been filed of record. Every purchaser or grantee of any interest in any real property made subject to this Declaration, by acceptance of a deed or other conveyance therefor, thereby agrees that this Declaration may be amended as provided in this Section.

Annexation of additional properties, other than the Additional Property set forth in Exhibit "C" attached hereto, must have the consent of two-thirds (2/3) of the Lot Owners excluding the Developer, and for as long as there is a Class B member, the approval of the Federal Housing Administration or the Veterans Administration.

Section 8. FHA/VA Approval. As long as there is a Class B membership, the following actions will require the prior- approval of the Federal Housing Administration or the Veterans Administration: Annexation of additional properties, other than the Additional Property set forth in Exhibit "C" attached hereto, dedication of Common Area, and amendment of this Declaration of Covenants, Conditions and Restrictions.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 8th day of March, 1993.

EXHIBIT "A"
PAGE ONE OF TWO

TRACT ONE:

ALL, THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 129 and 171, of the 1st District, 2nd Section, Cobb County, Georgia, and being a 42.17 acre tract as shown on survey for Glenbrooke Development, Inc., dated September 14, 1992, last revised February 1, 1993, prepared by Gaskins Surveying Co., John C. Gaskins, Georgia Registered Land Surveyor No. 2060, and being more particularly described as follows:

BEGINNING at a #5 rebar found at the common corner of Land Lots 128, 129, 171, and 172, said district and section; thence running north $87^{\circ} 12' 11''$ east as measured along the northerly land lot line of Land Lot 171, said district and section, for a distance of 1038.04 feet to a point in the centerline of Willeo Creek, the centerline of said creek being the dividing line between Cobb County, Georgia, and Fulton County, Georgia; thence running in a southerly, southwesterly, southerly, and southeasterly direction, as measured along the centerline of Willeo Creek and following the meanderings thereof, for a distance of 1513 feet to a point located on the southerly land lot line of Land Lot 171, said district and section; thence leaving the centerline of said creek and running thence south $89^{\circ} 19' 18''$ west as measured along the southerly land lot line of Land Lot 171, said district and section, for a distance of 98.72 feet to a $\frac{3}{4}$ " crimp top pipe found; thence running south $86^{\circ} 08' 31''$ west as measured along the southerly land lot line of Land Lot 171, said district and section, for a distance of 214.79 feet to a #4 rebar found; thence running south $86^{\circ} 49' 10''$ west as measured along the southerly land lot lines of Land Lots 171 and 129, said district and section, for a distance of 1681.53 feet to a #4 rebar located at the intersection of the southerly land lot line of Land Lot 129, said district and section, with the northeasterly right of way of Post Oak Tritt Road (having a variable right of way); thence running in a northwesterly direction as measured along the northeasterly right of way of Post Oak Tritt Road and following the curvature thereof, an arc distance of 52.57 feet (said arc being subtended by a chord bearing north $79^{\circ} 56' 28''$ west, a chord distance of 52.57 feet, and having a radius of 2042.69 feet) to a #4 rebar found at the intersection of the northeasterly right of way of Post Oak Tritt Road with the westerly land lot line of Land Lot 129, said district and section; thence running north $04^{\circ} 44' 32''$ west as measured along the westerly land lot line of Land Lot 129, said district and section, for a distance of 645.90 feet to a $\frac{3}{4}$ " crimp top pipe found; thence leaving said land lot line and running thence north $86^{\circ} 24' 27''$ east for a distance of 1390.56 feet to a #4 rebar located on the westerly land lot line of Land Lot 171, said district and section; thence running north $02^{\circ} 45' 59''$ west as measured along the westerly land lot line of Land Lot 171, said district and section for a distance of 660.14 feet to the POINT OF BEGINNING.

EXHIBIT "A"
PAGE TWO OF TWO

TRACT TWO:

All that tract or parcel of land lying and being in Land Lot 130 of the 1st District, 2nd Section, Cobb County, Georgia, and being Outparcel 111 and Outparcel 112 as shown on that certain subdivision plat of ROSWELL OAKS SUBDIVISION, prepared by Whitfield Engineering Company, Marcus Eugene Cook, dated March 29, 1904, recorded in Plat Book 97, Page 22, Records of Cobb County, Georgia; reference being made to said plat for a more particular description and delineation of subject property.

TRACT THREE:

All that tract or parcel of land lying and being in Land Lot 170 of the 1st District, 2nd Section, Cobb County, Georgia, and being designated "Common Area" on that certain subdivision plat of ROSWELL OAKS SUBDIVISION, prepared by Whitfield Engineering Company, Marcus Eugene Cook, dated March 29, 1904, recorded in Plat Book 97, Page 22, Records of Cobb County, Georgia; reference being made to said plat for a more particular description and delineation of subject property.

TRACT FOUR:

All that tract or parcel of land lying and being in Land Lots 130 and 170 of the 1st District, 2nd Section, Cobb County, Georgia, and being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, and 27 of ROSWELL OAKS SUBDIVISION as shown on that certain plat, prepared by Whitfield Engineering Company, Marcus Eugene Cook, dated March 29, 1984, recorded in Plat Book 97, Page 22, Records of Cobb County, Georgia; reference being made to said plat for a more particular description and delineation of subject property.

EXHIBIT "B"

All that tract or parcel of land lying and being in Land Lot 170 of the 1st District, 2nd Section, Cobb County, Georgia, and being designated "Common Area" on that certain subdivision plat of ROSWELL OAKS SUBDIVISION, prepared by Whitfield Engineering Company, Marcus Eugene Cook, dated March 29, 1984, recorded in Plat Book 97, Page 22, Records of Cobb County, Georgia; reference being made to said plat for a more particular description and delineation of subject property.

EXHIBIT "C"

"None"