

HUDSPETH & PETERSEN  
340 Jesse Jewell Parkway, Suite 610  
Gainesville, GA 30501

**EXHIBIT "B"**

**RESTRICTIVE COVENANTS**

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The following restrictive covenants shall be binding on the Grantees, their heirs, successors and assigns for a period of ten (10) years unless sooner terminated by the parties or unless otherwise provided for in this agreement. The restrictions shall be deemed covenants running with the land described as Tracts "B" and "C" on that certain plat of survey for Phoenix Estates at Lake Lanier, LLC recorded in Plat Slide 599, Page 72A of the Hall County records which are conveyed in the Warranty Deed from Phoenix Estates at Lake Lanier, LLC as Grantor and Dan R. Haynes and Sandra C. Haynes, as Grantees. These covenants shall be for the benefit of Grantor's other property in Surfside Club Estates and shall inure to the benefit of Grantor's successors and assigns.

1. The minimum square footage for improvement built on the property is 1500 square feet of heated floor space. Said minimum square footage shall not include any unheated areas in the improvements including, but not limited to, garages or basements.
2. No manufactured homes or houses of any type shall be permitted on the property.
3. Tract "C" cannot be subdivided for a period of five (5) year from the date of these covenants. Tract "B" can be subdivided within the five (5) year period from the date of these covenants but such subdivision shall only result in a maximum of two lots.

Witness the hands and seals of the undersigned this <sup>th April 1997</sup> ~~30~~ day of ~~March~~ <sup>April</sup> 1997. ~~2017~~ <sup>4/30/97</sup>

Amel C. Hill  
Unofficial Witness

Dan R. Haynes (Seal)  
Dan R. Haynes

Stephanie G. Smith  
Notary Public

Sandra C. Haynes (Seal)  
Sandra C. Haynes

C:\NCC\PHOENIX\COVENANT.HYS

