

~ PROTECTIVE COVENANTS ~

Please Note: Only parts of the CWE Protective Covenants and By-Laws are included. Should you need a complete copy of Protective Covenants and Homeowner's Association By-Laws you may contact a member of the HOA, BOD---a small fee may apply.

**PROTECTIVE COVENANTS FOR CHEROKEE WOODS EAST,
CHEROKEE WOODS COVE AND
RIVERCLIFF WEST SUBDIVISIONS**

1. Lots shall be used for single family residence purposes only.
2. No lots shall be subdivided, nor shall more than one house be erected on any one lot.
3. No house shall be built nearer a fronting street than building lines shown on the plat, nor nearer to any side than 10 ft., and a total minimum width of 25 ft. on both side yards.
4. No building shall be erected on any lot to be used as a school, church or kindergarten.
5. No temporary house, shack, tent or trailer shall be erected or occupied on any lot as a residence, school, church or kindergarten.
6. No residence shall be erected on any lot to have less than 1600 sq. ft. of floor space for single story dwellings and 1800 sq. ft. for 2-story and split level dwellings.
7. The street shall be paved by developer in accordance with Gwinnett County specifications.
8. All houses to have a minimum of double carport. No house shall have exposed concrete block foundations.
9. All driveways shall be hard surfaced and constructed of either concrete or asphalt construction.

**ADDITIONAL PROTECTIVE COVENANTS FOR
CHEROKEE WOODS EAST,
CHEROKEE WOODS COVE AND
RIVERCLIFF WEST SUBDIVISIONS**

1. Containers for garbage or other refuse shall be kept in sanitary enclosures so as not to be accessible to animals or visible when any such enclosure is shut and shall be maintained under sanitary conditions. Containers or trash bags should not be placed on the curb prior to 6:00 p.m. the evenings before garbage pickup and should be removed from the curb prior to 6:00 p.m. that same day.
2. Outside clotheslines will not be permitted if said clothesline is visible from any street.
3. No signs will be permitted on any lot with the exception of a professionally lettered sign advertising the home and lot for sale or rent; provided however, that such sign shall not be more than 18" x 24" in size and shall be securely, neatly and otherwise properly secured to the ground.
4. No house trailer or mobile homes shall be permitted on any lot at any time except for construction purposes during the construction period of the house on said lot.
5. No attic, shack, garage, out-building or other appurtenant structure shall be used for residential purposes.
6. The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles or other mechanical devices, which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken in the front yard of any lot, or in any driveway, garage, carport or other place where such condition is visible from any street or neighboring lot.
7. No lumber, brick, stone, cement block, concrete or other building materials, scaffolding, mechanical devices, or anything used for building purposes shall be stored on any lot except for purposes of construction on such lot and shall not be stored on such lot for longer than the length of time reasonably necessary for the construction in which same is to be used.
8. No exposed above ground tanks will be permitted for the storage of fuel, water or any other substance.
9. All boats, boat trailers, campers and recreational vehicles must be stored within a garage, behind a house, or on the side of a house provided it is blocked by a decorative fence.
10. No fencing material shall extend past the front wall of the house except for decorative purposes.
11. No recreation facilities such as swimming pool, tennis court, tree house, playhouse, playhouse, playground equipment, etc., may be located nearer than 3 ft. from any lot line.

12. Radio and television antennae installed on the exterior of any home shall not be visible from the street. No antennae shall be installed or used for the purposes of transmitting electronic signals. No satellite dishes or receivers larger than 3 feet in diameter shall be allowed.
13. No animals, including birds, insects and reptiles may be kept on the lot unless kept under the control of the owner solely as household pets and not for commercial purposes. No animal shall be allowed to become a nuisance. No animal shall be allowed to roam the subdivision unattended except cats.
14. All lots, together with the exterior of all improvements located thereon, shall be maintained in a neat, attractive and safe condition by their respective owners.
15. No motor vehicles shall be routinely parked on the curb but rather shall be parked in the owner's driveway. In addition, absolutely no motor vehicle shall be parked on a curve in the road.
16. All lot owners will trim shrubs overhanging into the street and keep curbs on their property free of debris unless for the purposes of trash or refuse pickup within a week duration.
17. No commercial type vehicles, such as, trailer, trucks, and school buses, particularly with advertising or lettering are to be parked on any street or lot in the subdivisions, except within enclosed garages.