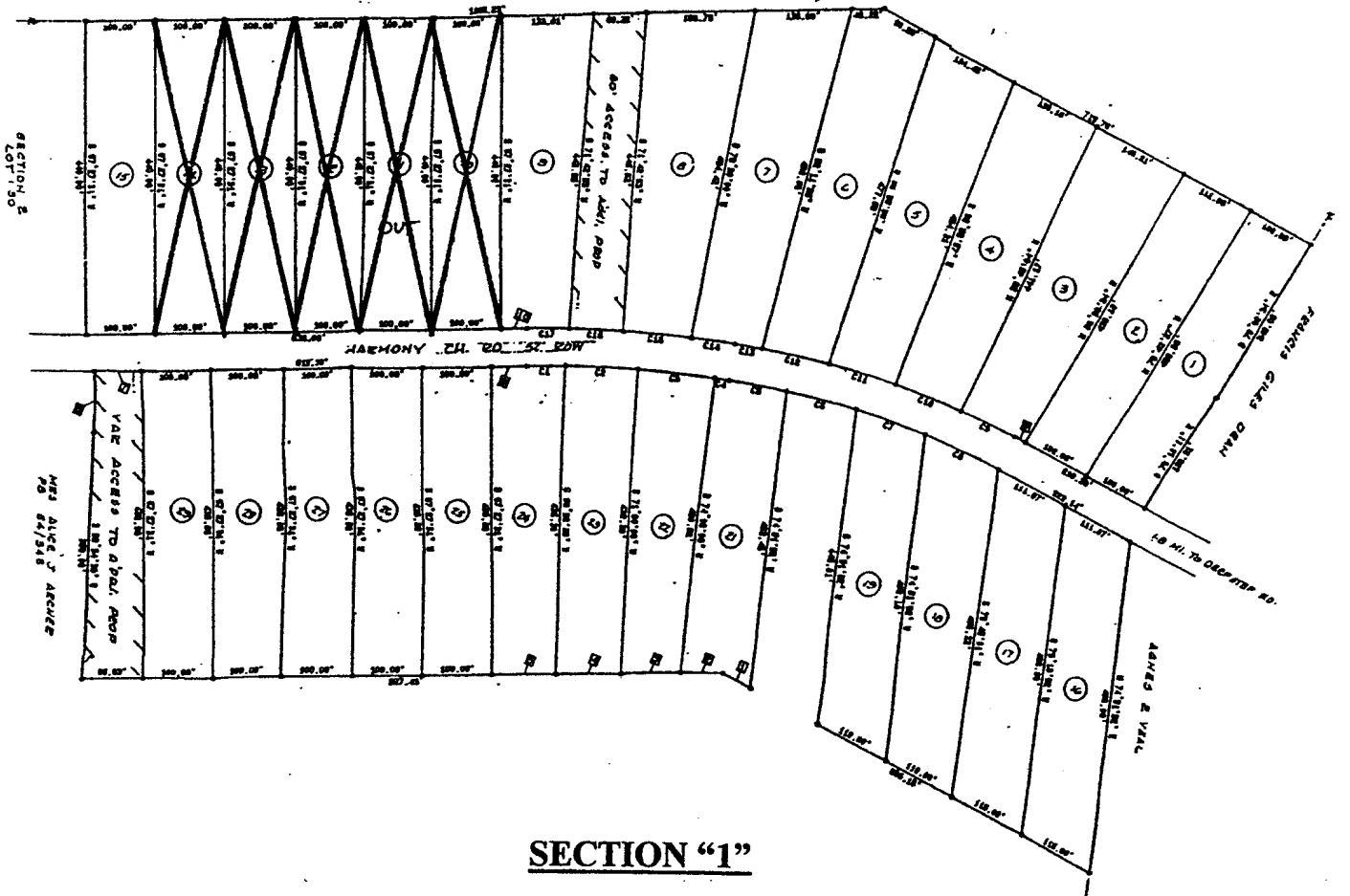


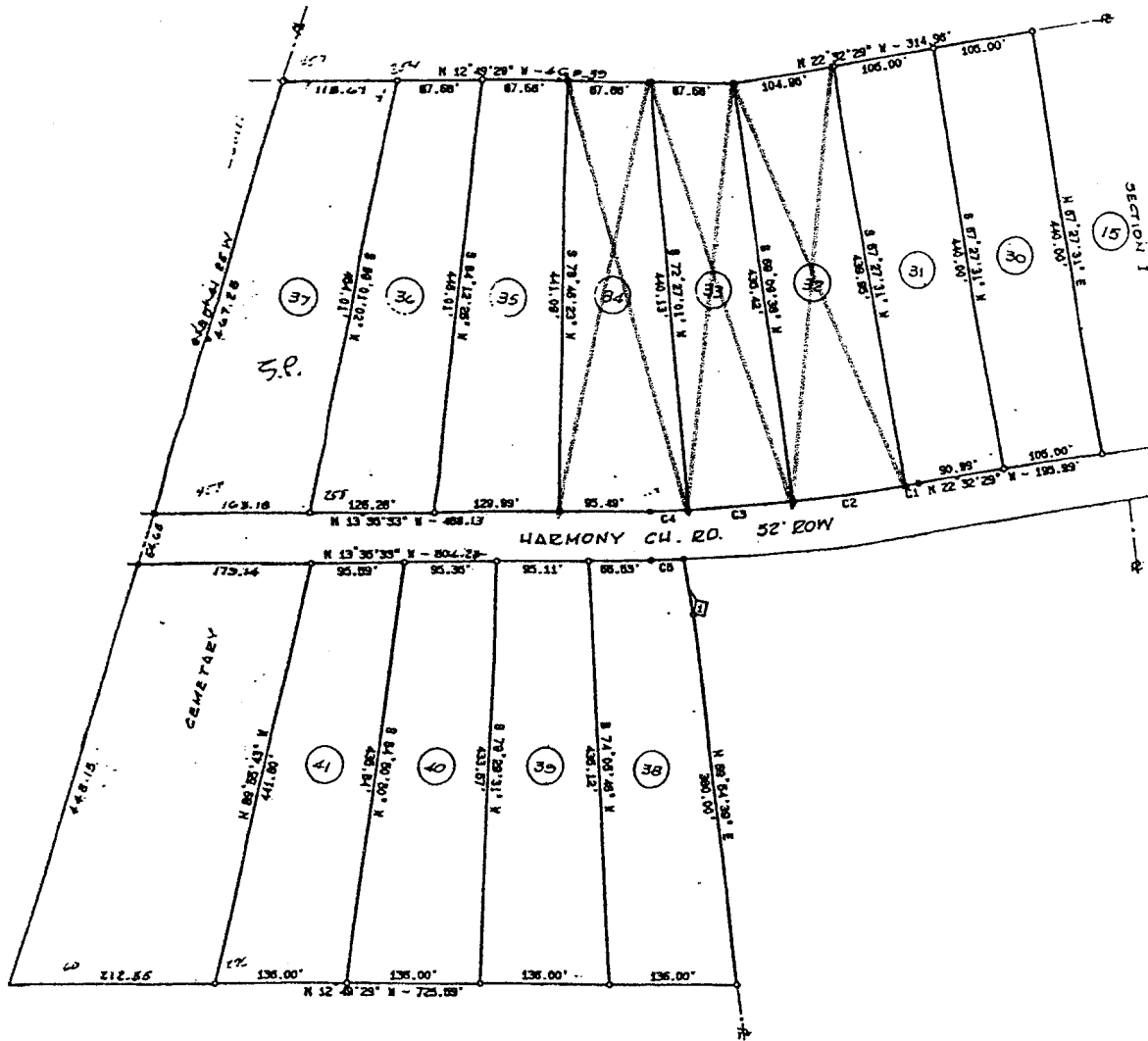
# Baldwin Forest



## SECTION "1"

LOT #	ACREAGE
1	1.01
2	1.08
3	1.25
4	1.22
5	1.25
6	1.31
7	1.31
8	1.34
9	1.18
15	1.01
16	1.13
17	1.13
18	1.14
19	1.07
21	1.01
22	1.00
23	1.03
24	1.00
25	1.01
26	1.00
27	1.01
28	1.01
29	1.01

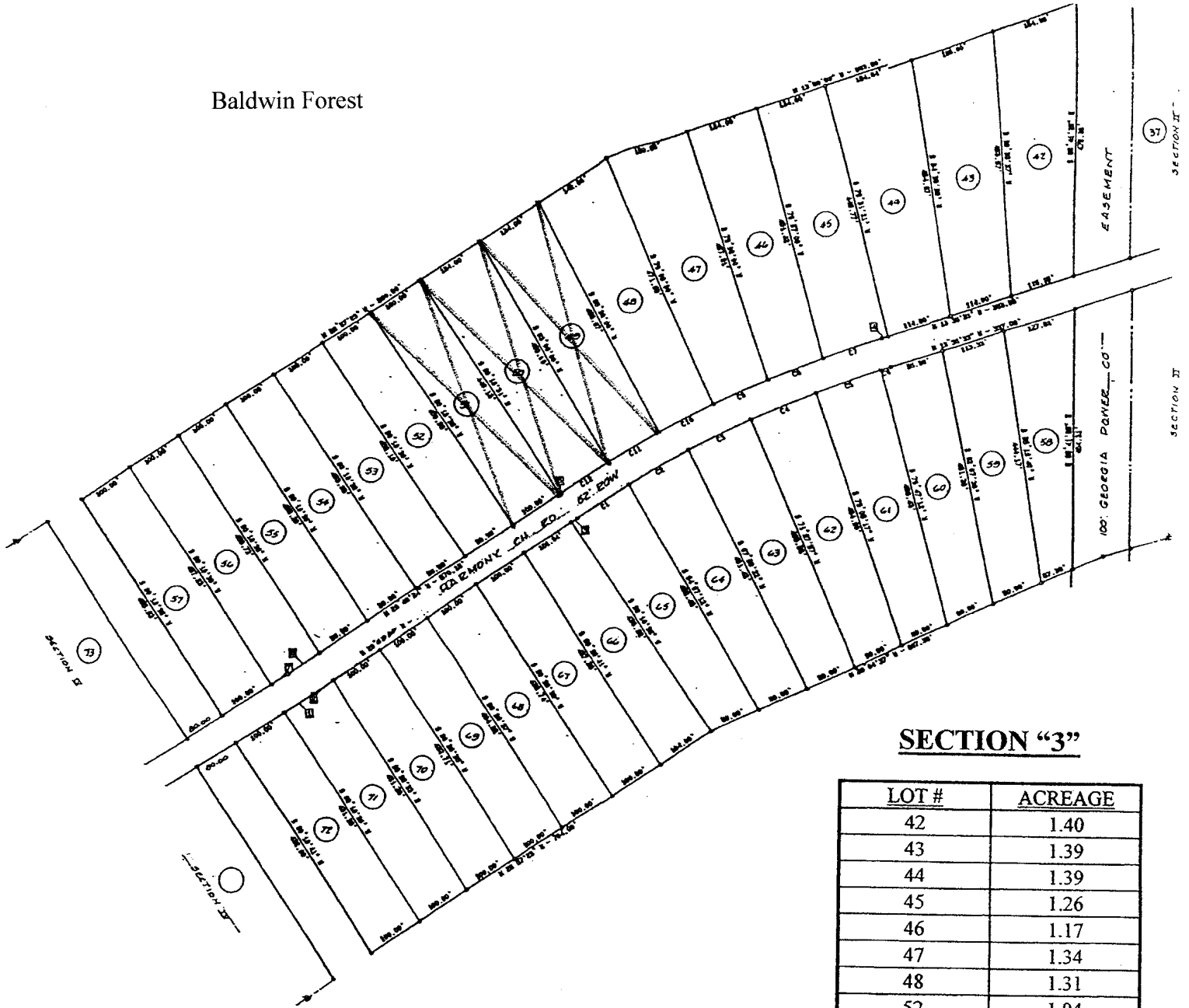
# Baldwin Forest



## SECTION "2"

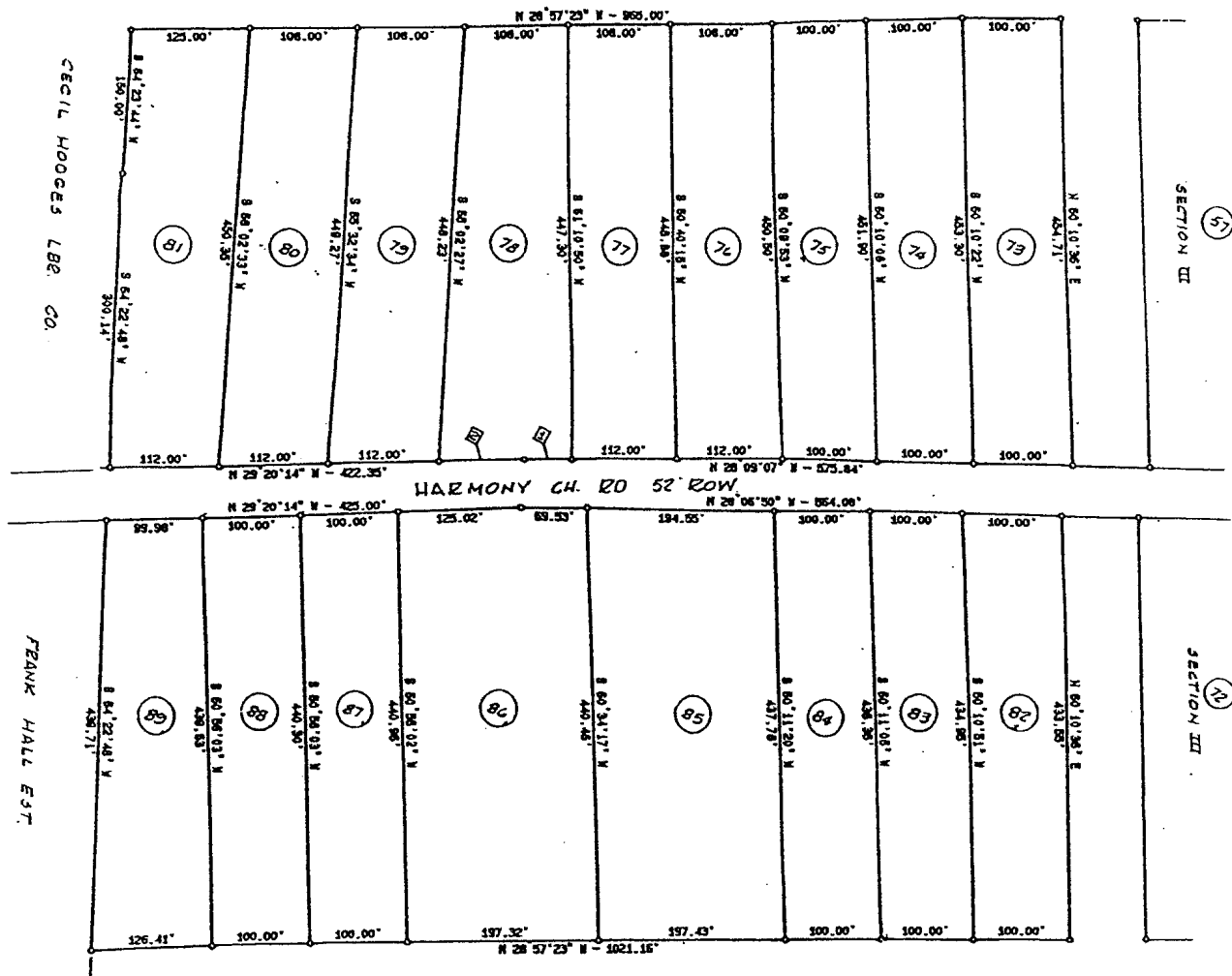
LOT #	ACREAGE
30	1.06
31	1.06
35	1.10
36	1.09
37	1.44
38	1.20
39	1.15
40	1.15
41	1.15

Baldwin Forest



**SECTION "3"**

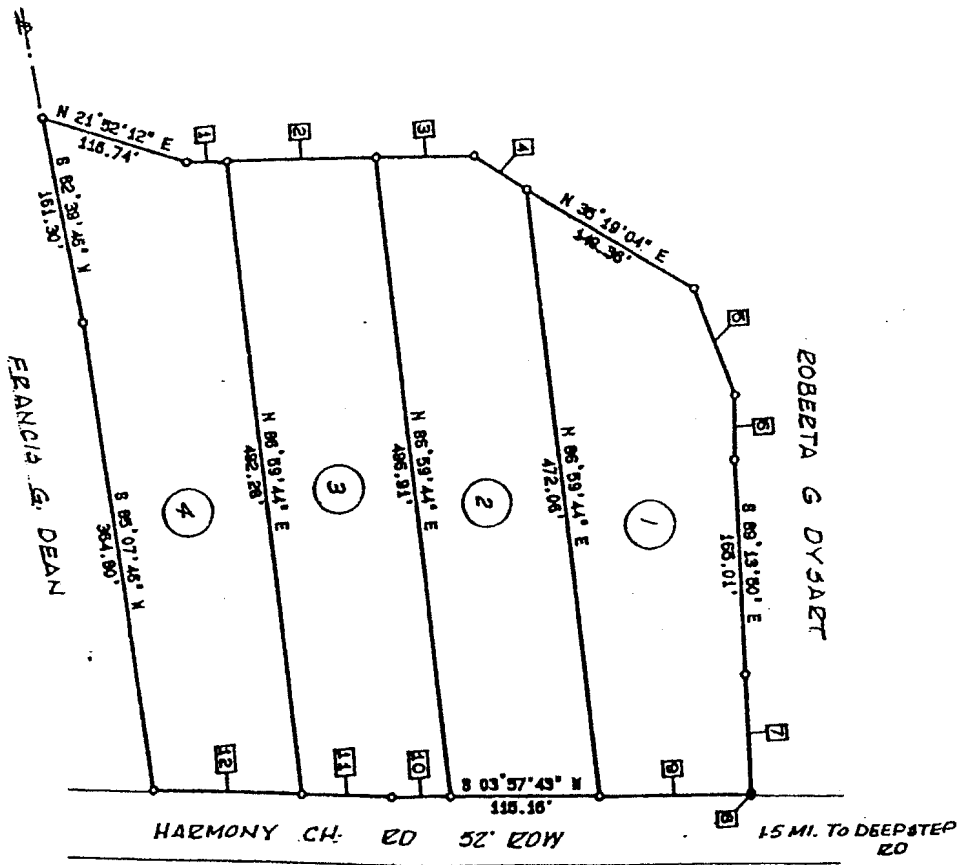
LOT #	ACREAGE
42	1.40
43	1.39
44	1.39
45	1.26
46	1.17
47	1.34
48	1.31
52	1.04
53	1.04
54	1.04
55	1.05
56	1.05
57	1.05
58	1.23
59	1.03
60	1.06
61	1.11
62	1.12
63	1.11
64	1.10
65	1.07
66	1.04
67	1.00
68	1.00
69	1.00
70	.99
71	1.00
72	.99



Baldwin Forest

**SECTION "4"**

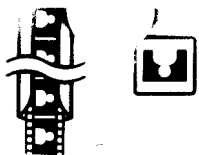
LOT #	ACREAGE
73	1.04
74	1.04
75	1.04
76	1.14
77	1.13
78	1.26
79	1.13
80	1.13
81	1.22
82	1.00
83	1.00
84	1.00
85	1.98
86	1.98
87	1.01
88	1.01
89	1.14



Baldwin Forest

**SECTION "A"**

LOT #	ACREAGE
1	1.24
2	1.29
3	1.29
4	1.41



## PROTECTIVE COVENANTS

1. Each lot shall be used for single family residential purposes only.
2. Any mobile home placed on a Lot must meet the following conditions:
  - a. The home must be 5 years old or newer.
  - b. Home must be in good, safe, habitable condition.
  - c. Home must have a value of at least \$10,000 when placed on the lot.
  - d. Home must be underpinned within 90 days of setup with vinyl, brick, stone, masonry, or color complimentary painted lattice.
  - e. Each home must meet all federal, state, county, city or other applicable governmental laws, rules, and regulations at all times.
3. Each home must be used and occupied by the owner thereof or the owners immediate family members for their primary dwelling. No lot may be leased or otherwise used as a rental property or boarding house.
4. Each lot must meet the following setback requirements:
  - a. Front – 30 feet
  - b. Rear – 30 feet
  - c. Sides – 15 feetCounty setbacks shall apply if they are more stringent than the setbacks listed above.
5. There is a 10 foot easement on all property lines for installation and maintenance of utilities.
6. No noxious or offensive activities may be carried on upon any lot. No lot may be used as a junkyard, landfill, or dumping ground.
7. No temporary structures or other outbuilding shall be used on any lot as a residence, either temporarily or permanent.
8. No signs can be placed in public view except for a sign of no more than 2 ft<sup>2</sup> advertising a Lot for Sale or a sign placed by a builder to advertise the lot during construction and sales period or to advertise an established model home.
9. No oil or mining operations. No livestock or poultry operations.
10. All lots must be landscaped and maintained in a neat and clean condition at all times.
11. No individual sewerage systems shall be permitted on any lot unless it is construed, located, and designed in accordance with the County Health Department.

A more detailed description of these Protective covenants is recorded at Deed Book 497 Page 72-75 at the Office of the Clerk of Superior Court, Baldwin County, Georgia.

Baldwin Forest

