

MT MORIAH RD

MT MORIAH RD

MT MORIAH RD

MT MORIAH RD

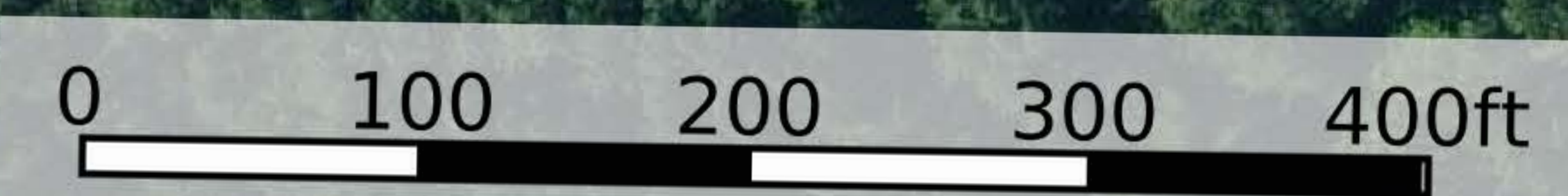
MT MORIAH RD

MT MORIAH RD

DEERBROOK RD

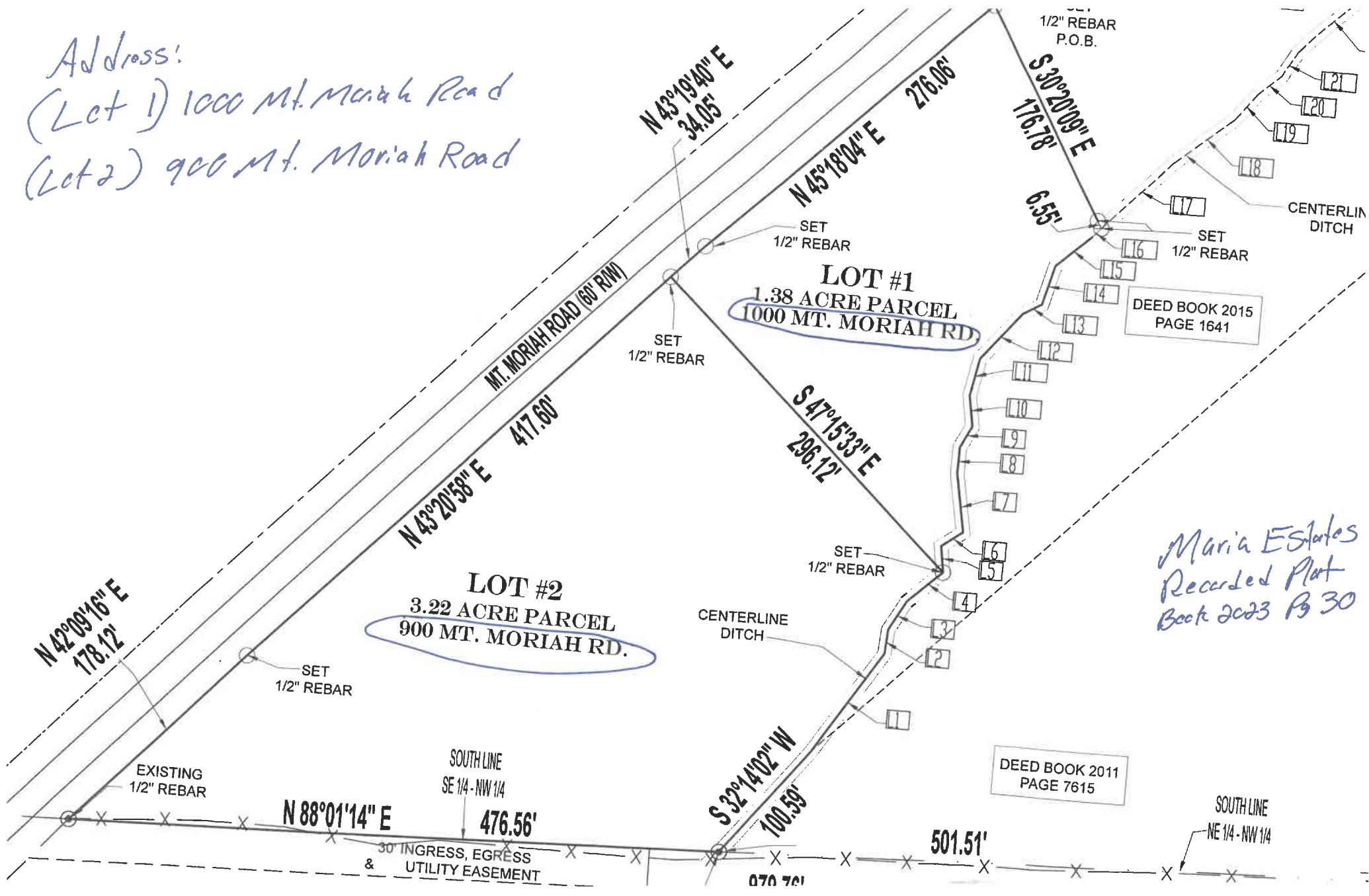
DEERBROOK RD

DEERBROOK RD





Address:  
(Lot 1) 1000 Mt. Moriah Road  
(Lot 2) 900 Mt. Moriah Road



Maria Estates  
Recorded Plat  
Book 2023 Pg 30

DEED BOOK 2011  
PAGE 7615

DEED BOOK 2015  
PAGE 1641

**DEED RESTRICTIONS FOR MARIAH ESTATES SUBDIVISION RECORDED IN BOOK 2023 PAGE 30**

1. Property is restricted to residential use only.
2. Any repairs, additions or remodels to existing home must have the exterior completed within SIX (6) MONTHS from beginning of construction. A new home under construction has 12 months to be completed.
3. 1 Residence Per Lot.
4. **Manufactured or Modular Homes are allowed as long as they're 5 years or newer and include Brick or painted block under pinning. No Tiny Homes.**
5. Home must have a minimum 1300 sq. ft. of heated floor area.
6. Any structured built must be 10 feet from any side property line.
7. No camper, tent, shack, barn, bus on any tract shall, at any time be used as a residence.
8. Property may not be subdivided.
9. No commercial poultry or hog operations, or commercial dog or cat kennels shall occur on any parcel. Designated areas for fencing for personal household pets or Agriculture must be behind the home and not visible from Mt Moriah Road.
10. Home Owner(s) shall maintain homes exterior (roofing, siding, yard) to not become an eyesore or nuisance. No parcel shall be used or maintained as a dumping ground for garbage or rubbish of any description. No garbage or rubbish of any description shall be kept or allowed to remain on any parcel except such as may be customary or normal during construction of any dwelling. Trash shall be stored in sanitary containers until collected or removed.
11. There shall be no commercial activities (such as Retailing, Storage, office space, single-family, multi-family or Warehousing or Rental Activities)/personal junk yards, no mechanic business or

shade tree mechanic, or salvage operations of any type upon said property or any such thing considered to be an eyesore or a detriment to the other tracts are to accumulate on the property. No abandon cars and any large heavy work-related vehicles or equipment must be parked at back of property and not visible to the road.

12. Enforcement of Covenants: These restrictions shall be enforced **(by developer or current land owners within Maria Estates)** through any proceedings, at the law or in equity, against any person or persons violating or threatening to violate such restrictions and to recover any damages suffered from any violation of such restrictions, including but not limited to, the recovery of a reasonable attorney's fee such as shall be incurred in connection with enforcement of the restrictions. If a vacant lot is resold after all lots are sold by developer, then it's land owners within **Mariah Estates Subdivision are responsible to enforce said restrictions.**





Black Ankle P



Black Ankle Branch

Black Ankle Branch

