

# *Sarah Hill Estates*

*Crawford County, Georgia*

## **\$495 DOWN!**

*1 to 3 Acre Lots*  
*Manufactured Homes Welcome*  
*Owner Financing*  
*Low Monthly Payments*  
*No Penalty for Pre-Payment*  
*Immediate Possession*  
*Paved Roads*  
*Warranty Deed*  
*E-I Terms*



**FOR MORE INFO CALL:**  
**GILES O'NEAL**  
**(478) 743-6818**

**HURDLE.COM**

# SARAH HILL ESTATES

LOCATION MAP

Sara Hill Estates

**March 15, 2011 UPDATE:  
Interest rates REDUCED!  
7.9% FIXED RATE!  
(Your payment never increases!)**

Write:

Hurdle Land & Realty, Inc.  
P. O. Box 9  
Loganville, GA 30052

**HURDLE.COM**

## TO SEE FROM MACON:

From I-475 take Highway 80 (Eisenhower Parkway) west for 3 and 1/2 miles to Knoxville Road, turn left on Knoxville Road and go 5 more miles to fork in road, bear right at fork (Carl Sutton Road) and go 1 and 1/2 miles to land on left. SEE LAND ON CARL SUTTON ROAD, TUCKER ROAD (ON LEFT) AND SARA HILL CIRCLE (ON LEFT). SURVEY FLAGS AND SIGNS ON EACH LOT GIVING PRICE TERMS AND ACREAGE.

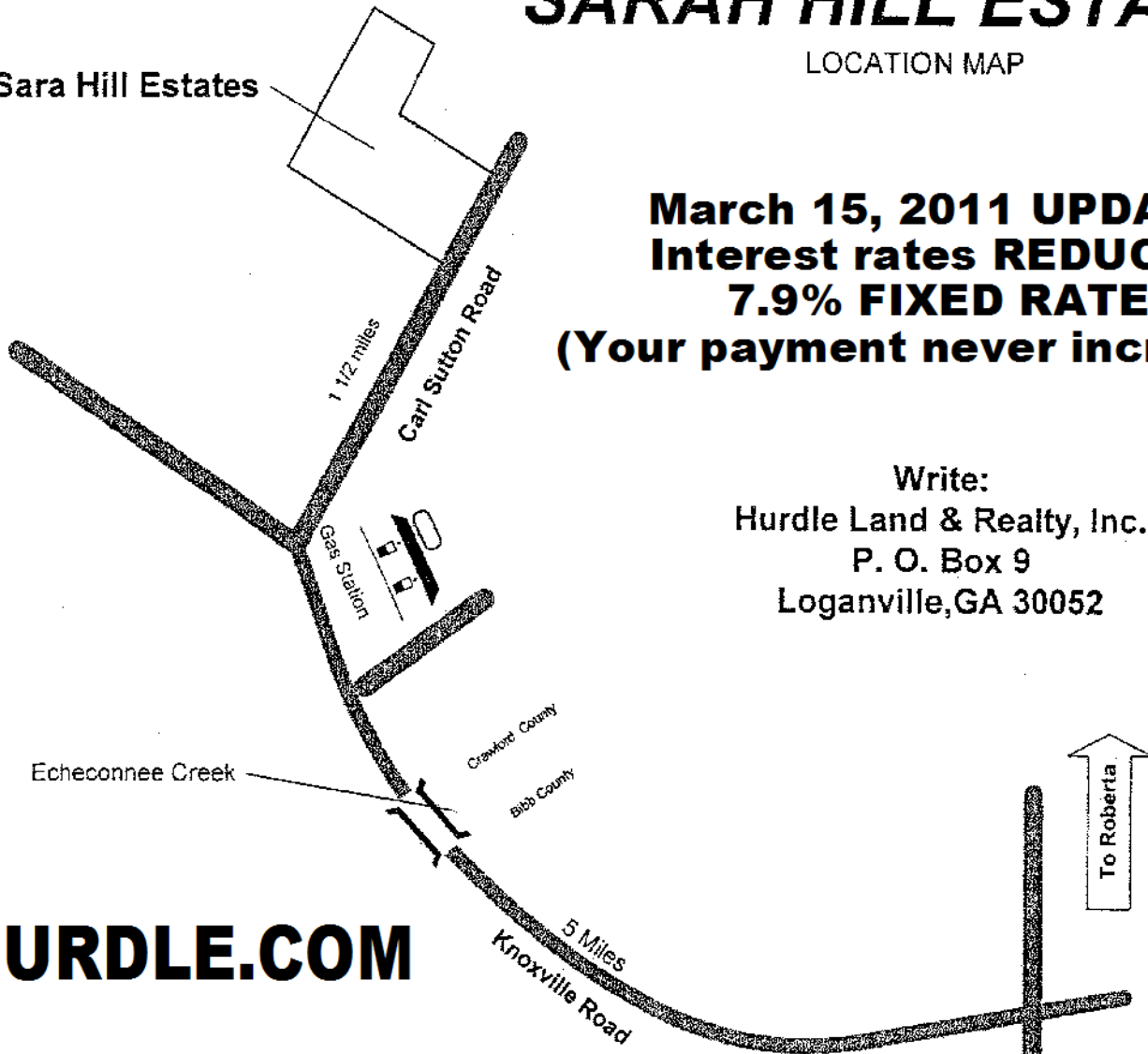


**Macon**

Hwy. No. 80 (Eisenhower Pkwy.)

3 1/2 Miles

To Roberta



# Sarah Hill Estates

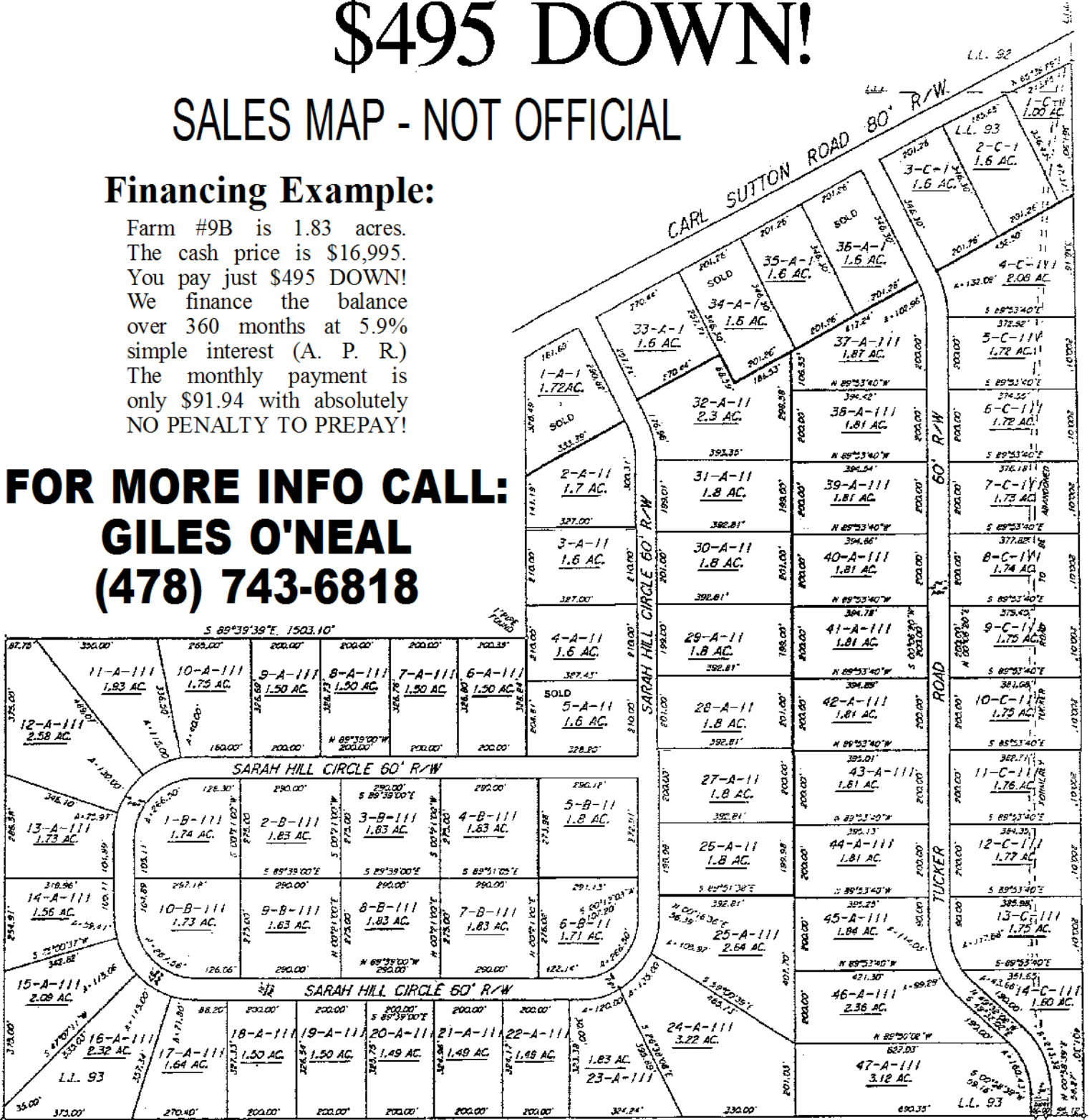
## \$495 DOWN!

### SALES MAP - NOT OFFICIAL

#### Financing Example:

Farm #9B is 1.83 acres.  
 The cash price is \$16,995.  
 You pay just \$495 DOWN!  
 We finance the balance  
 over 360 months at 5.9%  
 simple interest (A. P. R.)  
 The monthly payment is  
 only \$91.94 with absolutely  
 NO PENALTY TO PREPAY!

**FOR MORE INFO CALL:  
 GILES O'NEAL  
 (478) 743-6818**



**March 15, 2011 UPDATE:  
 Interest rates REDUCED!  
 7.9% FIXED RATE!**

**(Your payment never increases!)**

# HURDLE.COM

# Sarah Hill Estates

## PROTECTIVE COVENANTS

1. **LOTS TO WHICH THESE COVENANTS SHALL BE APPLICABLE.** These Covenants shall be applicable to all lots as shown on Plat of Survey hereinafter referenced as SARAH HILL ESTATES.

2. **RESIDENCE.** Residence shall be restricted to Double-Wide Manufactured Homes, Modular Homes or Site Built Homes.
3. **SIZE REQUIREMENTS.** Double-wide Manufactured Homes shall have a minimum exterior width of twenty four (24) feet and shall have a minimum exterior length of forty-two (42) feet; Site-built or Modular Homes shall have a minimum of 1,000 square feet heated and cooled living area not including any garages, porches or other additions not heated and cooled. Manufactured, Modular or Site-Built Homes having less than the minimum size requirements may not be constructed or placed on any lot in said subdivision.
4. **AGE RESTRICTIONS AND SAFEGUARDS.** Manufactured Homes over six (6) years of age shall not be placed on any lot. Any and all Manufactured Homes placed on said lot shall be permanently tied down on said lot in a fashion acceptable in the Manufactured Home Industry.
5. **UNDERPINNING.** All Manufactured or Modular Homes must be underpinned within thirty (30) days after placement on a lot. The type of material used may be brick, block or stone and must be installed in a professional and quality workmanship manner. Concrete blocks used above ground must be smoothed and painted or otherwise covered.
6. **PORCHES AND DECKS.** All Manufactured or Modular Homes shall have porches or decks no less than six (6) feet by eight (8) feet constructed at the residence entrance facing the nearest interior street. Construction of porches and decks shall be completed within thirty (30) days after placement on a lot. Type material used may be total wood construction or stone, brick or concrete block with poured concrete slab. All work shall be accomplished in a workmanship like manner.
7. **MANUFACTURED, MODULAR AND SITE-BUILT HOME LOCATION.** No home including any additions thereto shall be located on any lot nearer to the front line than shown on the final subdivision plat with respect to Old Knoxville Road and with respect to any interior road. For the purpose of this Covenant homes, including eaves, steps, carports, garages, open porches and other permitted accessory building shall be considered improvements and shall not be permitted to encroach upon any other lot or across the Building Setback Line shown on the Final Subdivision Plat.
8. **OUTBUILDINGS, SHEDS AND ADDITIONS.** All storage buildings, room additions, carports, added structures or additions of any type shall be required to conform to county building code requirements. All storage sheds/outbuildings shall be placed to the rear of lot or adjacent to the rear of the applicable home but shall not be placed, erected or constructed closer than ten (10) feet to the side and rear lot lines and not in Drainage or Utility Easements. All improvements shall be done in a professional and quality workmanship-like manner.
9. **FENCING.** All fencing on said lots shall be installed in a professional workmanship-like manner using quality materials as to not be a detriment to adjoining properties and must conform to all state and county requirements. No fencing shall be allowed between the street and the front of the main dwelling.
10. **SIGNS.** No sign of any kind shall be displayed to public view on any lot except one professional sign of not more than five (5) twelve (12) feet square, or signs advertising the property for sale, or signs for temporary use by a builder or developer to advertise the property during the construction and sales period.
11. **MAILBOXES.** Mailboxes for each lot shall be positioned on the interior street so that there is no interference with normal traffic but will allow access to the carrier without having to pull off the hardtop surface. Mailboxes shall be maintained so as to not distract from the overall appearance of the subdivision.
12. **EASEMENTS.** Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
13. **NUISANCES.** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. A constantly barking dog or roaming dogs and cats are considered a nuisance. Any dog or cat on any lot shall be kept on a proper leash or chain at all times UNLESS said lot is fenced and no dog or cat shall be allowed to run free except on his owners lot and then only if the same is fenced with proper gates that can be closed to prevent the dog or cat from leaving his owners lot.
14. **ANIMALS, LIVESTOCK AND POULTRY.** Corals and stables shall comply to all rules and regulations issued by the Crawford County Boards of Health and Zoning Authority. No pigs, pens, or sties shall be maintained on any of said property and all quarters for riding horses and hoofed animals shall be kept in a sanitary manner. Fowl may be kept with consent of the adjoining lot owners. No animals, livestock, poultry or reptiles of any kind whatsoever shall be of a ferocious nature.
15. **GARBAGE AND REFUSE DISPOSAL.** No lot shall be used or maintained as a dumping ground for rubbish. Garbage or other waste shall not be kept on said premises except in sanitary containers with securely fitting lids or tops thereon, and MUST be maintained behind the house except for day of garbage/trash pickup. Garbage is to be handled by whatever means the government of Crawford County, or other local government agencies provide.
16. **SEWERAGE DISPOSAL.** Septic tanks with adequate drainage fields shall be permitted on any lot, and any such system must be designed, located, and constructed in accordance with the requirements, standards and recommendations of the Georgia Department of Public Health. Approval of such systems as installed shall be obtained from such authority.
17. **CONDITION OF LOT.** Each land owner is required to keep unsightly trash and debris from the property. All lots shall be maintained so that no weeds and underbrush shall be permitted to grow or remain upon the premises. In the event that any owner of any property in the subdivision shall fail or refuse to keep such premises free from weeds, underbrush, or refuse piles or other unsightly growth or objects such as junked motor vehicles, then the Subdivider may enter upon such lands and remove the same at the expense of the owner and such entry shall not be deemed a trespass and in the event of such a removal a lien shall arise and be created in favor of the subdivider and against such lot for the full amount of said removal and shall be due and payable within thirty (30) days after the owner is billed therefore.
18. **INOPERABLE VEHICLES.** No inoperable vehicle, whether junk or antique, may be kept on any lot for more than thirty (30) days except within an enclosed carport or garage. The express purpose of this provision is to prevent the storage or parking of junked automobiles or trucks on the premises. In addition, Tractor Trailer rigs and dump trucks shall not be parked on premises of any said lot. All boats, trailers, recreational or camping vehicles and motor homes shall be parked in the rear of the residence and out of view of the street where possible. Such vehicles may be parked under an open carport.
19. **TAXES AND GOVERNMENT LIMITATIONS.** Any conveyance of such property or any part thereof is made subject to taxes and other assessments if any levied or assessed against the property in the year in which the same is conveyed and is subject to all restrictions and limitations imposed by government authority.
20. **REMEDIES FOR VIOLATIONS.** For a violation or a breach of any of these Protective Covenants by any person claiming by, through, or under the Subdivider, or by virtue of any judicial proceedings, the Subdivider and the lot owners, or any of them severally, shall have the right to proceed at law or in equity to compel a compliance with the terms hereof or to prevent the violation or breach of any of them. The failure to promptly enforce any one or more of the Protective Covenants shall not bar their enforcement at a later date. There is also conferred upon the Zoning Enforcement Officer of Crawford County an independent right and power to enforce all Covenants and Conditions set forth herein.
21. **SEVERABILITY.** Invalidation of any one or more of these Protective Covenants by Judgment, Court Order or Decree shall in no way affect the validity of any of the other provisions, which shall remain in full force and effect.

35-A-I FOR SALE!

1.60 Acres

\$19,995

\$495 DOWN!

\$129.73 mo/pmt

27-A-II FOR SALE!

1.80 Acres

\$17,995

\$495 DOWN!

\$116.43 mo/pmt

28-A-II FOR SALE!

1.80 Acres

\$19,995

\$495 DOWN!

\$129.73 mo/pmt

8-B-III FOR SALE!

1.83 Acres

\$19,995

\$495 DOWN!

\$129.73 mo/pmt

9-B-III FOR SALE!

1.83 Acres

\$19,995

\$495 DOWN!

\$129.73 mo/pmt

**May 6, 2011 UPDATE:**  
**Interest rates REDUCED!**  
**5.9% FIXED RATE!**  
**(Your payment never increases!)**

**ALL FARMS ONLY \$495 DOWN!**

Balance is owner financed over 360 months  
at 7.9% fixed simple interest (APR) with  
**NO PENALTY TO PREPAY OR PAYOFF!**

**This for sale list was last updated on 1/27/12**  
**FOR MORE INFO CALL: GILES O'NEAL - (478) 743-6818**