

EXHIBIT "E"

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories, and a private garage. No temporary house, shack or tent shall be erected on said lots or parcels to be used for residential purposes, and no lot may be used for school, church or kindergarten purposes. No front entry carport shall be allowed. Front entry garages with garage doors shall be acceptable.

2. All plans for structures to be erected on said lot shall be submitted to the Architectural Control Committee for approval before commencing construction. If same are not approved or disapproved within thirty (30) days from date submitted, then same shall be considered approved by default. All of the yard of any lot which is visible from any street must be planted with grass or have other suitable ground cover. The design of any mailbox or supporting structure must harmonize with adjacent buildings as approved by the Architectural Control Committee. The driveway surface must be either paved or the surface approved by Architectural Control Committee.

3. Exterior materials and an exterior finishing schedule must be submitted to Architectural Control Committee for approval prior to the installation of said materials and finishes. Samples of these materials and finishes must be submitted if requested. If same are not approved or disapproved within thirty (30) days from date submitted, then same shall be approved by default. Whenever buildings erected on any lot or constructed in whole or in part of concrete, concrete blocks, cinder blocks or other fabricated masonry units, such blocks or other prefabricated masonry units shall be veneered with brick or natural stone or other approved material over the entire surface exposed above finished grade unless otherwise approved by Architectural Control Committee.

4. No rubbish or debris of any kind shall be dumped, placed or permitted to accumulate upon any lot or parcel of land, nor shall any nuisance or odors be permitted to exist or operate upon or arise from any such lot or parcel of land, so as to render any portion thereof unsanitary, unsightly, offensive, or detrimental to the neighborhood. No exterior speakers, horns, whistles, bells, or other sound devices, except security devices used exclusively for security purposes, shall be located, used or placed on any lot or parcel of land. Garbage containers shall be buried or shall be located abutting rear or sides of houses and shall be contained within an enclosure. The design or materials of such enclosure shall be in keeping with the general appearance of the house. Any owner, or his family, servants, agents, guests, or tenants, who dumps or places any trash or debris upon any lot or parcel of land shall be liable to the Architectural Control Committee, which in its sole discretion, shall have the work performed and charge the owner for the cost of removal thereof.

5. Dwelling buildings erected on any lot shall each have not less than 2,000 square feet of heated and finished living area.

6. No animals, livestock, birds, or poultry of any kind shall be raised, bred, or kept by any owner, or his family, servants, agents, guests, or tenants, upon any lot or portion of land, provided that a reasonable number of generally recognized house pets may be kept, provided that such pet or pets are kept or maintained solely as domestic pets and not for any commercial purpose. No pet shall be allowed to make an unreasonable amount of noise or to become a nuisance. No structure for the care, housing, or confinement of any pet shall be constructed or maintained unless same is approved in advance by the Architectural Control Committee.

7. Easements are reserved to the Princeton Mill Homeowner's Association of Cobb County, Inc. ("Association"), its successors and assigns, for installation and maintenance of utilities, drainage

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facilities, storm sewers and sanitary sewers as designated herein, or as may hereafter appear on any plat of record in which reference is made to these covenants. Notwithstanding any provisions or restrictions herein to the contrary, the Association, its successors and assigns, shall have a right and easement for the maintenance of fences and entry signs to the Subdivision. No such fences and entry signs shall be removed without the express written consent of the Association.

8. Nothing shall be erected, placed or altered on any lot nearer to any street than building set back lines unless the same be retaining walls of masonry construction or railroad ties which do not in any event rise above the finished grade elevation of the earth embankments so retained, reinforced or stabilized, except that this restriction shall not apply to that which has been approved by the Architectural Control Committee. The exposed part of any retaining wall shall be made of brick, natural stone or veneered with brick or natural stone or railroad ties or other approved material.

9. To provide a neat, attractive, and harmonious appearance throughout the neighborhood, no awnings, shades, or window boxes shall be attached to, or hung or used on the exterior of, any window or door of any house; and no railings, fences, walls, transmission antennas or satellite antenna larger than one meter in diameter, shall be installed or constructed upon any lot or parcel of land without the prior written consent of the Architectural Control Committee. Further, no foil or other reflective materials shall be used on any windows or sunscreens, blinds, shades, or for any other purpose, nor shall any window-mounted heating, air-conditioning or fan units be permitted. Outside clotheslines or other outside facilities for drying and airing clothes are specifically prohibited and shall not be erected, placed or maintained upon any lot or parcel of land, nor shall any clothing, rugs, or other items be hung on any railing, fence, hedge, or wall.

10. No advertising signs, billboards or high and unsightly structures shall be erected on any lot or displayed to the public on any lot without the approval of the Architectural Control Committee, except that a sign may be used to advertise the property for sale or rent, so long as said sign does not exceed two feet (2') by three feet (3') and has no lighting of any type.

11. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon or in any lot.

12. No individual sewage disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of the State of Georgia Health Department. Approval of such systems as installed shall be obtained from such authority or any other applicable governing authorities as the case may be.

13. Parking in yards is prohibited; provided, however, trailers, campers, trucks (except pickups and vans), travel buses, recreational vehicles, or any such equipment must be parked in the extreme rear of property and sufficient natural cover erected to shield same from visibility. No inoperative vehicles shall be parked on any lot for any period of time in excess of fourteen (14) days. No owners or occupants of any lot or parcel of land shall repair or restore any vehicle of any kind upon any lot or upon any parcel of land, except for emergency repairs, and then only to the extent necessary to enable the movement thereof to a proper repair facility. No vehicle may be left upon any portion of the Community, except in a garage or other area designated by the Board, for a period longer than five (5) days if it is unlicensed or if it is in a condition so that it cannot operate on public streets. After the five (5) day period, the inoperable vehicle shall be considered a nuisance and may be removed from the Community.

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14. If anyone bound to observe and comply with these protective covenants shall violate or attempt to violate any covenant while the same is in force, it shall be lawful for any other person owning an interest in subject to these covenants to prosecute any proceeding at law, or in equity against such violator to prevent, or to recover damages for such attempt or violation.

15. Invalidity of any one of these protective covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

16. The failure of the Association to insist in any one or more cases upon the strict performance of any of the terms, covenants, conditions, provisions or agreements herein contained shall not be construed as a waiver or a relinquishment in the future of the enforcement of any such term, covenant, condition, provision or agreement. The acceptance or performance of anything required to be performed with knowledge of the breach of the term, covenant, condition, provision or agreement shall not be deemed a waiver of such breach, and no waiver by the undersigned of any term, covenant, condition, provision or agreement shall be deemed to have been made unless expressed in writing and signed by the undersigned.

17. Zoning regulations applicable to the property subject to this Declaration shall be observed. In the event of any conflict between any provision of such zoning restrictions and the restrictions of this Declaration, the more restrictive provisions shall apply.

18. To preserve the architectural appearance of the neighborhood, no construction of improvements of any nature whatsoever shall be commenced or maintained by any owner, his family, tenants, visitors, guests, servants and agents with respect to the exterior of any house or with respect to any other portion of any lot or other parcel of land, including, without limitation, the construction or installation of sidewalks, driveways, decks, patios, swimming pools, tennis courts, greenhouses, playhouses, garages, guest or servants' quarters, or other outbuildings, nor shall any exterior addition to or change or alteration therein be made, unless and until the plans and specifications showing the nature, color, type, shape, heights, materials, and location of the same shall have been submitted to and approved in writing as to the harmony of external design, location and appearance in relation to surrounding structures and topography by the Architectural Control Committee. The Architectural Control Committee shall have the sole discretion to determine whether the plans and specifications submitted for approval are acceptable and in compliance with the total scheme of the neighborhood. Further, there shall not be erected upon any lot or parcel of land within the neighborhood any above-ground swimming pools, no butane, propane, fuel oil, or any other type above-ground tank or structure shall be permitted.

19. Owners are prohibited from parking any vehicle in the streets located within the Community.

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