

Glynn County
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Jekyll Island
State Park Authority



General Notice
and
Property Restrictions

JEKYLL ISLAND
STATE PARK AUTHORITY

GENERAL NOTICE
AND
PROPERTY RESTRICTIONS

GENERAL NOTICE

Conditions and Limitations Upon All Occupants of Jekyll Island

Each lease of property on Jekyll Island is granted and accepted with the express understanding that Jekyll Island is held in trust by the Jekyll Island State Park Authority for park purposes and that any use of the premises or buildings or any conduct or activity of any occupant of any premises or buildings, which, in the opinion of the officers of the Authority, is inconsistent with such trust is strictly prohibited.

Each lease of property on Jekyll Island is granted and accepted subject to all the terms and conditions of the Jekyll Authority Act, as amended, at the time of execution. As provided in the Jekyll Authority Act, the leasing activity of the Authority is the business activity of the Authority from which it shall gain revenues to support and maintain and develop and beautify the island park and to furnish the people of the State with as much free, non-profit, or subsidized recreation as may be possible. Under the Act the leasing activity is but an instrumentality through which the public services are to be accomplished and for this reason this activity must always be subservient to the ultimate public service objectives of the Act. These conditions and limitations of leasing Jekyll property, which have (not) been reduced to restrictions and recorded on the various plats of the lease property, relate to general day to day use of the property by lease occupants and their conduct generally considered in the light of the purposes of the creation of the Authority. Both the purpose and the scope of these conditions and limitations make it impractical to attempt to set forth in a definite form a specific, separate statement of each act prohibited, but all may be easily understood and encompassed by the following general rules:

1. Each occupant of property on Jekyll Island shall use and enjoy that property he has the right to occupy and cause all guests and visitors and friends to use and enjoy the same in such a manner as not to conflict with the use and enjoyment of the park areas by the general public and the other several leased areas by the several other occupants in those areas. Every normal and usual recreational and social use may be made of all residential properties and every usual and acceptable and licensed business use may be made of the properties leased specifically for business purposes, but no lewd, licentious, illegal use shall be made of such property.

2. It shall be the responsibility of the occupants of any lot or parcel of lease property upon the island to preserve and maintain the cleanliness, orderliness, and good appearance of the property which they occupy. No unclean, unsightly, or unkept conditions of buildings or grounds which shall tend to destroy the beauty of the park as a whole or the specific area will be permitted. Furthermore, no occupant of the lease property upon the island shall through his activity destroy or detract from the cleanliness, orderliness, or beauty of the park or beach areas by placing or leaving therein or thereon debris or refuse or unsightly objects of any kind, it being understood that each occupant has not only the duty of maintaining the cleanliness, orderliness, and beauty of the lot or parcel he may occupy, but also has the further duty of not defacing or in any wise detracting from the beauty of the remainder of the island.

3. Every occupant of the lease property shall be responsible for conducting himself in a fashion consonant with the park use and purposes of the entire island. No conduct tending to cause embarrassment or discomfort to the general public in the use of the park areas or to the other occupants of the island will be tolerated. Furthermore, no occupant shall maintain any plants or animals or keep or operate any device or thing of any sort whose normal activities or existence is in any wise noxious, dangerous, unsightly, unpleasant or of a nature as will necessarily diminish or destroy the enjoyment of other occupants or the general public at any point throughout the park.

4. Every occupant of any part of the lease property upon the island and every visitor or guest of such occupant shall conduct himself in the use of the public park and beach areas of the island in such a manner that his use of such areas will not cause any feeling of embarrassment or unwelcomeness on the part of any member of the general public or other occupants who may be desirous of recreation in the same area.

All violations of the above conditions and limitations shall be dealt with in accordance with the laws of the State of Georgia and the ordinances of Glynn County and any and all future ordinances of the Jekyll Island State Park Authority.

JEKYLL ISLAND STATE PARK AUTHORITY
PROPERTY RESTRICTIONS

Special Restrictions for Class "A" Limited Residence Areas

I.

Each building or premise shall be used only for the following purposes:

- A. Detached one-family dwellings, with or without attached private garage and/or servants quarters. No more than one such dwelling shall be erected on any one lot, but any lessee may use two or more lots as a site for a single dwelling.
- B. Accessory Buildings: In addition to one, one-family dwelling there may be erected on each individual lot, or group of two or more lots, one accessory building which may include a detached private garage and/or servants quarters, provided the use of such accessory building does not include any activity normally conducted as a business.
- C. Jekyll Island Authority owned and operated parks and playgrounds.

II.

Area restrictions:

- A. Every residence lot shall have an area of not less than 12,000 square feet.
- B. No lot shall be subdivided or subleased, except as a whole, for the purpose of erecting a complete dwelling on any portion, provided, however, that any lot may be subdivided where the portions so created are added to the adjoining lots on any side, and the original portion will have a remaining area of not less than 12,000 square feet.
- C. The main structure shall occupy thereon a ground area of not less than—

One story building — 2000 square feet

Two story building — 1500 square feet

JEKYLL ISLAND STATE PARK AUTHORITY
PROPERTY RESTRICTIONS

Special Restrictions for Class "A" Multiple Residence Areas

I.

Each building or premise shall be used only for the following purposes:

- A. Any use in the restrictions applicable to Class "A" Limited Residence Areas.
- B. Two-family houses of not less than 2400 square feet of total area and containing no more than two family units, no one of which shall contain less than 1,000 square feet of area.
- C. Four-family houses of not less than 4,000 total square foot area and containing no more than four units, no one of which shall contain less than 1,000 square feet.
- D. No building or premise may be used alone or in addition to other uses as a place at which food and beverages are dispensed or sold to the public without the express consent of the Jekyll Authority.

II.

Area restrictions:

- A. Every residence lot shall have an area of not less than 12,000 square feet.
- B. No lot shall be subdivided or subleased, except as a whole, for the purpose of erecting a complete dwelling on any portion provided, however, that any lot may be subdivided where the portions so created are added to the adjoining lots on any side, and the original portion will have a remaining area of not less than 12,000 square feet.
- C. The main structure shall occupy thereon a ground area of not less than—

One story building — 2000 square feet

Two story building — 1500 square feet

JEKYLL ISLAND STATE PARK AUTHORITY
PROPERTY RESTRICTIONS

Special Restrictions for Class "B" Limited Residence Areas

I.

Each building or premise shall be used only for the following purposes:

- A. Any use allowed in the restrictions applicable to Class "A" Limited Residence Areas.
- B. Private kindergartens, grade schools, and non-profit educational institutions.

II.

Area restrictions:

- A. Every residence lot shall have an area of not less than 10,000 square feet.
- B. No lot shall be subdivided or subleased, except as a whole, for the purpose of erecting a complete dwelling on any portion, provided however, that any lot may be subdivided where the portions so created are added to the adjoining lots on any side, and the original portion will have a remaining area of not less than 10,000 square feet.
- C. The main structure shall occupy thereon a ground area of not less than—

One story building — 1300 square feet

Two story building — 1000 square feet

JEKYLL ISLAND STATE PARK AUTHORITY
PROPERTY RESTRICTIONS

Special Restrictions for Class "B" Multiple Residence Areas

I.

Each building or premise shall be used only for the following purposes:

- A. Any use allowed in the restrictions applicable to Class "B" Limited Residence Areas.
- B. Two-family houses of not less than 2,000 total square foot area, containing not more than two family units, no one which shall contain less than 800 square feet.

- C. Four-family houses of not less than 3,200 total square foot area, containing not more than four family units, no one of which shall contain less than 800 square feet of area.
- D. No building or premise may be used alone or in addition to other uses as a place at which food and beverages are dispensed to or sold to the general public without the express consent of the Jekyll Authority.

II.

Area restrictions:

- A. Every residence lot shall have an area of not less than 10,000 square feet.
- B. No lot shall be subdivided or subleased, except as a whole, for the purpose of erecting a complete dwelling on any portion, provided however, that any lot may be subdivided where the portions so created are added to the adjoining lots on any side, and the original portion will have a remaining area of not less than 10,000 square feet.
- C. The main structure shall occupy thereon a ground area of not less than—

One story building — 1300 square feet

Two story building — 1000 square feet

JEKYLL ISLAND STATE PARK AUTHORITY PROPERTY RESTRICTIONS

Special Restrictions for Class "C" Limited Residence Areas

I.

Each building or premise shall be used only for the following purposes:

- A. Any use allowed in the restrictions applicable to Class "B" Limited Residence Areas.
- B. Two-family detached or semi-detached houses containing not more than two family units, no one of which shall contain less than 600 square feet of area.
- C. Horticultural nurseries, gardens, greenhouses but not the raising of poultry, pets or livestock, no storage or use of odor or dust producing substances shall be permitted. A flower or nursery sales shop may be permitted as an

accessory use on approval of the Jekyll Island Authority.

- D. Fire and police stations.
- E. Home occupations, provided that no structural alteration may be made upon any structure to convert it to such use or any signs painted on structures or erected on the premises without the written consent of the Authority.

II.

Area restrictions:

- A. Every residence lot shall have an area of not less than 10,000 square feet.
- B. No lot shall be subdivided or subleased, except as a whole, for the purpose of erecting a complete dwelling on any portion, provided however, that any lot may be subdivided where the portions so created are added to the adjoining lots on any side, and the original portion will have a remaining area of not less than 10,000 square feet.
- C. The main structure shall occupy thereon a ground area of not less than—

One story building — 1000 square feet

Two story building — 800 square feet

JEKYLL ISLAND STATE PARK AUTHORITY PROPERTY RESTRICTIONS

Special Restrictions for Class "C" Multiple Residence Areas

I.

Each building or premise shall be used only for the following purposes:

- A. Any use allowed in the restrictions applicable to Class "C" Limited Residence Areas.
- B. Multiple family houses, including boarding house, lodging house, guest house, or tourist house, subject to the approval of the Authority both as regards the lots upon which such structures may be placed and as regards the arrangement and adequacy of facilities provided for occupants.
- C. Apartment houses and apartment hotels containing no more than eight indivisible units, no unit of which shall

have less than a minimum of 400 square feet, subject to the approval of the Authority both as regards the lots upon which such structures may be placed and as regards the arrangement and adequacy of the facilities provided for occupants.

- D. Club or lodge, provided the chief activity is not carried on as a business or primarily for gain.
- E. Hospital, asylum, orphanage, or other philanthropic or public institution except those housing or caring for the insane and feeble-minded, communicable disease, alcoholics, drug addicts, or for the custody, correction and detention of persons for any cause, shall be expressly prohibited.
- F. Sanitorium.
- G. No building or premise may be used alone or in addition to other uses as a place at which food and beverages are dispensed or sold to the public without the express consent of the Jekyll Authority.

II.

Area restrictions:

- A. Every residence lot shall have an area of not less than 10,000 square feet.
- B. No lot shall be subdivided or subleased, except as a whole, for the purpose of erecting a complete dwelling on any portion provided however, that any lot may be subdivided where the portions so created are added to the adjoining lots on any side, and the original portion will have a remaining area of not less than 10,000 square feet.
- C. The main structure shall occupy thereon a ground area of not less than—

One story building — 1000 square feet
Two story building — 800 square feet

III.

The following additional building restrictions shall apply to all residential property on Jekyll Island, until further notice:

1. *Height Restrictions:* No Building shall be erected or

structurally altered to exceed two and one-half stories or 35 feet in height.

2. *Building Setbacks:*

- (a) The setback of the main dwelling from the front property line shall be no less than 25 feet or greater than 75 feet. Where lots abut on more than one street the minimum setback from each street shall be no less than 25 feet.
- (b) The minimum setback from any side property line shall be not less than 10 feet. Where a side property line abuts upon a street the setback shall be no less than 25 feet.
- (c) The minimum setback of the main dwelling from the rear property line shall be no less than 25 feet.
- (d) An accessory building shall not be erected nearer than 60 feet from the front property line, nor nearer than 10 feet from the side or rear property lines. Should the side or rear property lines abut upon a street the accessory building may not be erected nearer than 25 feet from either side or rear property lines.

IV.

The following general restrictions and requirements shall apply to all residential property on Jekyll Island, until further notice:

1. *Building Permits:* No building, fence, wall or other structure shall be commenced, erected or maintained, nor shall any change or alteration therein be made until application for and granting of a building permit have been made by the Jekyll Island Authority.
2. *Plot and Building Plans:* All applications for building permits shall be accompanied by plot plans and building plans, in duplicate, drawn to scale, showing the actual dimensions, size, and location of the dwelling and/or accessory building to be erected. The building plans shall include floor plans, elevation specifications, which will be submitted to an architectural committee, appointed by the Jekyll Island Authority, and passed upon by such

- committee as to design and construction. No building shall be erected until the building plans have been approved by the architectural committee.
3. *Grade Line*: The grade line on each residential lot shall be established by the Jekyll Island State Park Authority and shall not be changed without its written consent.
 4. *Landscape Development*: Landscape development plans shall be submitted to and approved by the Jekyll Island State Park Authority before any landscaping is actually executed. Large trees shall be preserved wherever possible, because of their beauty and value in soil conservation, health and community well-being.
 5. *Facing of Dwelling and Access or Entry Driveways*: All dwellings and structures shall face generally toward the front property line.
The access or entry driveway must enter a lot from the street immediately adjacent to the front property line. On lots having a side or rear property line abutting a street, a driveway into the attached or detached garage from the side or rear street may be permitted upon the written consent of the Jekyll Island State Park Authority.
 6. *Off the Street Parking Areas*: Each lessee shall provide off the street parking areas on his leased lot, or group of lots, for his own vehicles and two additional; any private garage or carport erected on the property shall be counted as such areas for the number of vehicles they will accommodate.
 7. *Porches*: Any one story or two story enclosed or open porch shall be considered part of the building in the determination of the required setbacks, and shall not project into the required front, side or rear yards further than the required setbacks.
 8. *Terraces*: A paved terrace may not project further out from the main building than 50% of the required setback of front, side or rear property line.
 9. *Fences, Walls and Hedges*:
 - (a) No fences or walls or hedges shall be built upon the property more than four feet in height, without the written consent of the Jekyll Island State Park Authority.

- (b) On corner lots no wall, fence or hedge or other structure or planting more than three feet in height, except trees without low hanging branches, shall be erected within the triangular area formed by the intersecting street lines and a straight line adjoining said street lines at a point 30 feet distant from the point of intersection, measured along said street lines.
10. *Types of Structures Specifically Prohibited:* Three sided or "lean-to" buildings, iron clad buildings and buildings with exposed foundation piers are specifically prohibited in any residential area.
 11. *Toilets:* No toilets shall be maintained outside of the buildings erected upon any lots or area, and all sewerage shall be disposed of in septic tanks of standard design, to be constructed and maintained by the lessee of the lot, until facilities for the handling of sewerage may be developed and made available to lot owners by the Jekyll Island State Park Authority. All septic tanks and/or grease traps shall have adequate leach lines and the construction shall be in accordance with the laws and rules and regulations of the public authorities having jurisdiction of the same.
 12. *Livestock:* No livestock or live fowl (except domestic pets such as cats and dogs) shall be kept upon any lot without the written consent of the Jekyll Island State Park Authority.
 13. *Advertising Signs:* No placards or advertising signs, other than those relating to the sub-letting or assignment of the lease or estate of any holder of any lots shall be erected or maintained on any lot or any of the streets or alleys or parkways in said subdivision, and such signs, when allowed, shall never exceed 8 square feet in size and shall be removed as soon as the property is let or assigned.
 14. *Illumination:* Any light used to illuminate a sign, parking area or for other purposes, shall be so arranged as to reflect the light away from nearby residential properties.
 15. *Use of Water:* No artesian wells may be dug or drilled on any lot or area without the written permission of the

- Jekyll Island Authority, and all right, title and interest in and to each existing well on said property is reserved in the Authority.
16. *Use of Property:* No use is to be made of said residential property which is unlawful, nor which shall constitute a nuisance or injure the value of any neighboring property.
 17. *Easements:* The Jekyll Island State Park Authority expressly reserves a perpetual easement or right of way in, on, under and over a strip 5 feet in width along the side and rear lot lines of each lot, for the purpose of establishing, constructing and maintaining or authorizing others to establish, construct or maintain any utility, including poles, conduits, wires for electric light, power and telephone service, and for the construction and maintenance or authorization of same by others of water mains, sanitary sewers, storm sewers and pipe lines for supplying gas, and for the construction and maintenance of any other public or quasi-public utility. The Authority shall have the right to enter and authorize other persons to enter onto said reserved strip of land for any of the purposes for which the easement and rights of way are reserved.
 18. *Right to Enter:* The Jekyll Island State Park Authority reserves the right to enter upon any lot not built upon, for the purpose of grading same, clearing or underbrushing, digging of drainage ditches if necessary, and dispose of such grade or underbrush as is considered desirable.
 19. *Right to Extend and Change Layout:* The Jekyll Island State Park Authority reserves unto itself, its successors and assigns, the right to extend the various subdivisions to any and all portions of Jekyll Island, including the reclamation of marshland; to extend and alter and relocate any proposed project; to establish new projects of recreation, public or private nature; to alter any block or portion of the plat in which lots have not been leased, including the relocation of streets and alleys or the elimination thereof, and the consolidation of blocks for the purpose of utilizing the same for parks or other purposes deemed to be beneficial to the development, and leaving always ample roadways or streets for the con-
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venience of the lot lessees, this reservation to extend to such limits as the Authority may be authorized by the Act.

20. *Enforcement of Restrictions:* Each lot on Jekyll Island is leased and granted with the foregoing restrictions as to uses and structures, which are covenants running with the land and which shall continue throughout the life of the lease or grant, and the right is expressly reserved by the Jekyll Island State Park Authority, its successors and assigns, to enforce the same in the event of a violation of said restrictions or any of them by the lessee or grantee in any of the following manners:

By written demand said Authority may require the holder of any lot to within 30 days remove or change any structure, or any part thereof, which shall violate these restrictions or any of them; upon the failure of any holder to remove or change any or all structures to eliminate such violations said Authority, its successors or assigns, shall have the right to enter the said premises and, at the expense of the owner, remove, alter or correct any structure thereon which shall violate the terms of these restrictions, or in the alternative, after thirty days notice of said violation and upon the failure of the holder to remove any existing violation, the said Authority may proceed by law or equity to compel the compliance of the terms hereof; it being further agreed that the failure of said Authority for any period of time to enforce any or all of the said conditions and restrictions shall not constitute a waiver of the rights herein reserved, and in spite of any and all delays said Authority, its successors and assigns, may, at any time, enforce each and all of the said conditions and restrictions, it being the express understanding and agreement that these restrictions shall be binding upon each and every lessee or grantee, its, his, or hers or their heirs, successors, administrators, and assigns, without express notice and whether or not said restrictions are contained in any assignment, deed or grant under or through which said party may be holder.

21. *Legal Transfers Contain Restrictions Verbatim or by Reference:* All leases, assignments, conveyances and deeds giving or effecting the right to any lot shall contain the foregoing restrictions verbatim or by reference.
22. *Restrictions Run With the Land:* The foregoing covenants and restrictions, being for the benefit of all holders of the property herein, are to run with the land and shall be binding upon all parties or persons asserting any claim to any rights in or rights of possession of said land until February 15, 2049.
23. *Right to Prosecute for Violation of Restrictions:* If any party or persons asserting any claim to or right in or rights of possession of any lot in said subdivision shall violate any of the covenants and restrictions therein contained, the right is reserved in any other such party and the Jekyll Island State Park Authority to prosecute any proceedings at law or in equity against the party or persons violating or attempting to violate any such covenants or restrictions to compel a compliance therewith or to recover damages or receive other redress for the injury occasioned by such violation.
24. After the approval of plans and specifications, and the issuance of a building permit by the Authority to any party, the Authority shall, during construction, make such periodic inspections as it may deem necessary. Upon completion of any structures for which a building permit is granted, the Authority shall make a final inspection, and if the structures are in accordance with the plans and specifications as approved, upon request, the Authority shall issue to the lessee or assignee a Certificate of Compliance for such structures; until or unless subsequent additions, alterations, or changes are made upon said structures, this Certificate of Compliance shall be conclusive evidence of the full and complete compliance of the structures for which the building permit was granted with all the requirements and provisions of the Authority as set forth in its Residential Lease and these restrictions insofar as location, design, size and construction of the buildings are concerned.