

4570
RESTRICTIONS FOR

WILDWOOD PARK

As recorded in Map Book 5
Page 78, Shelby County,
Alabama.

19710824000034920 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/24/1971 12:00:00 AM FILED/CERT

RECITES:

THAT WHEREAS, the undersigned Bonnie G. Chew is the owner of all estates in the Survey of Wildwood Park, a map of which is recorded in Map Book 5, Page 78, in the Probate Office of Shelby County, Alabama.

WHEREAS, the undersigned Bonnie G. Chew is desirous of establishing certain restrictions and limitations applicable to all estates owned by him in the said survey of Wildwood Park.

NOW THEREFORE, the undersigned Bonnie G. Chew does hereby adopt the following restrictions and limitations which shall be applicable to all estates in the said Survey of Wildwood Park, which restrictions and limitations are as follows:

1. That said property shall be used for residence purposes only and not for any purpose of business or trade.
2. No dwelling shall be erected on estates 1 through 10, 1A through 7A, 17 through 20 of less than 2400 square feet living area and not less than 2000 square feet of living area on estates 11 through 16 and 21 through 28; except in the case of 1½ or 2 story dwellings, of not less than 1600 square feet on the first floor.
3. That no temporary dwellings, stables, garages, or other buildings shall be built and used for residence purposes prior to the completion of a dwelling house on said lots in accordance with these restrictions. No more than one outbuilding, except for small well or pump house, shall be built on any lot in said subdivision.
4. No dwelling shall be erected on said property, the front line of which (meaning the front line of porches or any projection, not counting steps) shall be nearer the road on which said estate faces than as shown by the recorded map of Wildwood Park. No dwelling shall be erected on said property, the side line of which (meaning the side line of porches or any projection not counting steps) shall be nearer each side line of said property than 50 feet. No detached outbuildings or garages shall be erected nearer the side estate lines than 50 feet. The undersigned owner or Emmett Cloud Realty Company, Its successors or assigns, reserve the right to modify the building line restrictions on any estate in the said subdivision of Wildwood Park.
5. No outbuildings shall be erected except for the personal use of the property owner.
6. No fences or walls above the grade of the estate shall be erected, nor growing hedges planted and maintained on said property nearer than 10 feet from the front property line; all fences and walls shall be of a decorative nature and are to be approved by the undersigned owner, or Emmett Cloud Realty Company, its successors or assigns.
7. No outbuildings, buildings or residences shall be erected or begun on said property without plans, specifications, architectural designs, grades and location therefore having been first submitted to and approved by the undersigned owner or Emmett Cloud Realty Company, its successors or assigns. All septic tanks must be of an improved type, such tanks together with adequate field lines must be approved and completely acceptable to the Shelby County Health Department. No septic tank or field lines shall be constructed within 10 feet of an adjoining property line. No sewer or drainage line shall be constructed or laid which shall empty on or become a nuisance to the adjoining property. No estate may be subdivided or reduced in size by voluntary alienation, judicial sale or other proceedings, except at the discretion and with the written approval of the undersigned owner, or Emmett Cloud Realty Company, its successors or assigns.
8. Animals or fowls will be allowed except pigs, goats, cows or chickens. No dog kennels will be allowed, or more than one (1) horse per acre allowed on each

estate.

9. The undersigned owner, or Emmett Cloud Realty Company, its successors or assigns, reserves the right to modify, release, amend, void or transfer all the rights reservations and restrictions herein set forth, or the right to modify, release, amend or void any one or more of the said herein set forth restrictions for Wildwood Park.

It is understood and agreed that said conditions, limitations and restrictions shall attach to and run with the land for a period of 25 years from Aug 24 1971 at which time said restrictions and limitations shall be automatically extended for successive periods of ten years, unless by a vote of a majority of the then owners of the estates it is agreed in writing to change said restrictions and limitations in whole or in part. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person, or persons, owning real property situated in said subdivision of Wildwood Park to prosecute any proceedings at law or in equity against the person, or persons, violating or attempting to violate any such covenant, and either to prevent him or them from so doing or to recover damages or other dues from such violation.

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

IN WITNESS WHEREOF, the undersigned Bonnie G. Chew has hereunto set his hand and seal this 24th day of August 1971.

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Shelby Cnty Judge of Probate, AL
08/24/1971 12:00:00 AM FILED/CERT

Bonnie G. Chew
Bonnie G. Chew

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bonnie G. Chew, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of August 1971.

Emmett W. Cloud
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 AUG 24 AM 9:29
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad H. Butler
JUDGE OF PROBATE