

STATE OF ALABAMA)

SHELBY COUNTY)

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Shelby Cnty Judge of Probate, AL
02/08/1977 12:00:00 AM FILED/CERT

RESTRICTIONS APPLYING TO WAGON TRACE SUBDIVISION
ACCORDING TO THE MAP THEREOF RECORDED IN THE OFFICE
OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, IN
MAP BOOK 6, PAGE 140 :

The undersigned, Scotch Building and Development Company, Inc., owns all lots in Wagon Trace Subdivision, as recorded in Map Book 6, page 140, in the Office of the Judge of Probate of Shelby County, Alabama, and does hereby adopt the following restrictions and covenants as to the use of said property:

1. No structure other than one detached single family dwelling with private garage shall be erected, placed, altered, or permitted to remain on any lot embraced in said subdivision.

2. Said property shall be used for residential purposes only, and not for any purpose of business or trade.

3. No temporary building, servant's house, stable, garage or other buildings shall be built and used for residential purposes prior to the completion of the dwelling house on any of said lots in accordance with these restrictions.

4. No dwellings shall be erected of less than fourteen hundred (1400) square feet ground floor area for one-story buildings, exclusive of porches and garages, and not less than fourteen hundred (1400) square feet on the ground floor for one and one-half (above grade) or two story buildings with a minimum of two hundred (200) square feet on the upper floor.

5. No fences or walls above the grade of the lot shall be erected, nor growing hedges planted and maintained on said property unless prior written approval is obtained from Scotch Building and Development Company, Inc., its successors or assigns. No dwelling, outbuilding, garage or servant's house shall be erected or begun on said property without plans and specifications, grades and locations thereof having been first submitted to and approved in writing by Scotch Building and Development Company, Inc., its successors or assigns.

6. No lot may be subdivided or reduced in size by voluntary alienation, judicial sale or other proceeding, except with the written consent of Scotch Building and Development Company, Inc., its successors and assigns.

7. No aluminum windows or aluminum sliding glass doors that are not ironized may be used in the construction of any residences in the subdivision. All roofs in the subdivision must be of earth tone colors. All garage doors and garage door entrances must be to the side or rear of the residences built in this subdivision. No masonite siding may be used on the front or sides of any residences built in this subdivision, and if masonite siding is used in the rear, must be a textured masonite. All residences built in this subdivision must be constructed of at least 25% brick veneer. No concrete block foundations will be exposed on the front or sides of residences constructed in this subdivision. If concrete block foundations are exposed in the rear, they must be painted. All hot water tanks and heating systems must be gas. No electric hot water or heating systems will be permitted in residences constructed in this subdivision.

Jack [Signature]

tion plan suthorized in said subdivision. This reservation to be valid for the period of 25 years from the date of these restrictions and the variations to be authorized shall be placed of record as an approved variation.

13. No trees greater than six (6) inches in diameter nor any flowering trees may be removed from said lots except within twelve (12) feet of the building site or without the expressed written approval of Scotch Building and Development Company, Inc.

14. Enforcement shall be by proceeding at law or equity against any persons violating or attempting to violate any covenants either to restrain violation or recover damages.

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

IN WITNESS WHEREOF, Scotch Building and Development Company, Inc., a corporation, has caused these presents to be executed in its name and behalf by Joe A. Scotch, Jr., its vice-president, and attested by

ATTEST:

SCOTCH BUILDING & DEVELOPMENT COMPANY
INC.
BY: Joe A. Scotch Jr.

Secretary

STATE OF ALABAMA)

SEELBY COUNTY)

I, the undersigned, a Notary Public, in and for said county in said state, hereby certify that Joe A. Scotch, Jr., whose name as vice-president of Scotch Building and Development Company, Inc., a corporation, 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, as such officer, and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 22th day of January, 1977.

M. J. [Signature]
Notary Public



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JUDGE OF PROBATE

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8. No animals or fowls may be kept on the premises except not more than two dogs and two cats, which shall be confined to the premises.

9. It is understood and agreed that the foregoing conditions, limitations and restrictions shall attach to and run with the land for a period of twenty-five (25) years from _____ at which time limitations and restrictions shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the lots it is agreed to change said restrictions and limitations in whole or in part, and that it shall be lawful for the said Scotch Building and Development Company, Inc., its successors or assigns, to institute and prosecute any proceedings at law or in equity against the person, persons, corporations or corporation violating or threatening to violate the said conditions, limitations and restrictions; and failure to institute proceedings for any one or more violations, shall not constitute approval of same, or be construed as a waiver of any right of action contained herein, for past or future violations of said restrictions.

10. Any and all of the foregoing covenants, terms, conditions, restrictions and limitations can be altered, changed, cancelled or amended at any time by Scotch Building and Development Company, Inc., its successors or assigns.

11. No buildings shall be erected, placed or altered on any lot until the plans, specifications and plot plan showing the location of such buildings have been approved in writing as to the conformity and harmony of external design with existing structures in said subdivision, and as to location of the building with respect to topography and finished ground elevation by an officer or representative duly appointed for such purposes of Scotch Building and Development Company, Inc. In the event an officer of said development company, or its designated representative, fails to approve or disapproves such design and location within seventy-two (72) hours after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. The right to approve such plans may be terminated by the directors of Scotch Building and Development Company, Inc., at any time the said corporation shall own a minimum of ten percent (10%) of the lots and tracts in the said subdivision; otherwise, such right shall cease ten (10) years from date hereof. Thereafter, the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said company.

12. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than thirty-five (35) feet to the front lot line, or nearer than twenty-five (25) feet to any side street line, or nearer than forty-five (45) feet from the rear property line, and these dimensions shall include any overhang, porch or deck. Each building must have a minimum of twenty-five (25) feet side yards to any interior lot lines.

Scotch Building and Development Company, Inc., a corporation, reserve unto itself the right to change or alter said restrictions as they may apply to any particular lot so as to permit the construction and location thereon of proper approved residences in line with the general construc-

BOOK 18 PAGE 591