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Prepared by: Helen G. Sanders  
Route 1 Box 479, Helena, Alabama 35080 1334

AMENDED RESTRICTIONS FOR

WINDWOOD CIRCLE

Said restrictions being recorded in Misc. Book 20, Page 294,  
in the Probate Office of Shelby County, Alabama.



19770907000093530 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
09/07/1977 12:00:00 AM FILED/CERT

RECITES:

THAT WHEREAS, the undersigned Emmett W. Cloud is the owner of all estates  
in the Survey of Windwood Circle, a map of which is recorded in Map Book 6, Page 154,  
in the Probate Office of Shelby County, Alabama.

AND WHEREAS, the undersigned Emmett W. Cloud is desirous of establishing  
certain restrictions and limitations applicable to all estates owned by him in the  
said Survey of Windwood Circle.

NOW THEREFORE, the undersigned Emmett W. Cloud does hereby adopt the fol-  
lowing restrictions and limitations which shall be applicable to all estates in the  
said Survey of Windwood Circle, which restrictions and limitations are as follows:

1. Said property shall be used for residential purposes only and not for  
any purpose of business or trade.
2. No dwelling shall be erected on any estate in the said Windwood Circle  
of less than 2,400 square feet minimum living area, exclusive of porches and not less  
than 1,800 square feet on the main floor of 1½ and 2-story buildings. Credit will be  
given for ½ of square foot living area finished in basement with outside entrance  
above the 2,100 square foot requirement on the main floor.
3. No trailers, mobile homes, temporary buildings, stables, garages or  
other buildings shall be used for residential purposes prior to the completion of a  
permanent dwelling on said estates in accordance with these restrictions.
4. No more than one outbuilding shall be built on any estate in said Wind-  
wood Circle and it must be for the personal use of the property owner.
5. 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 Wind-  
wood Circle. 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 near-  
er 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 Windwood Circle.
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 15 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 out-buildings, buildings or residences shall be erected or begun on  
said property without plans, specifications, architectural designs, grades and loca-  
tion 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 approved 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 success-  
ors or assigns.
8. No animals or fowls shall be allowed except dogs and cats and 1 horse  
per acre. No dog kennels will be allowed.

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RESTRICTIONS FOR WINDWOOD CIRCLE

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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 Windwood Circle.

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 5th June, 1977 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 Windwood Circle 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, Emmett W. Cloud, has hereunto set his hand and seal this 5th day of June, 1977.

*Emmett W. Cloud*

Emmett W. Cloud

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Emmett W. Cloud, 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 5th day of June, 1977.

*Shirley G. Sanders*

Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1977 SEP -7 AM 8:48

*Thomas P. Henderson, Jr.*  
JUDGE OF PROBATE

Rec 3.00

Ind 1.00

4.00

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