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Shelby Cnty Judge of Probate, AL
06/27/1979 12:00:00 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

1200

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, B & M REALTY, INC. is owner of the following described lots situated in the Subdivision known as Woodland Hills in Shelby County, Alabama.

Lots 1 through 49 of Woodland Hills as recorded in the Map Book , Page , in the Probate Office of Shelby County, Alabama.

WHEREAS, B & M REALTY, INC. desires to subject all of the numbered lots in the above survey to the covenants, terms, conditions, restrictions, and limitations hereafter set forth:

NOW THEREFORE, in consideration of the premises and other valuable considerations, the receipt whereof is hereby acknowledged, the said B & M REALTY, INC. does hereby agree that said property and each lot hereinabove described shall be subject to the following covenants, terms, restrictions, conditions, and limitations.

1. The said property shall be used for residential purposes only.
2. The intention and purpose of the covenant to assure that all dwellings shall be of quality workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded. The ground floor area of the main structure, exclusive of one-story open porches and garages shall be not less than 1200 square feet for a one-story dwelling nor less than 1000 square feet for a dwelling of more than one story.
3. No temporary buildings, trailers, servant houses, garages, or other buildings shall be used for residential purposes prior to the completion of a dwelling house on said property, in accordance with these restrictions.
4. No cement blocks used in buildings or retaining walls to be exposed. All yards to be sprigged in front, sides, and 25 feet in the rear of the house.
5. No dwelling shall be erected on any lot of said property nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plan of Woodland Hills. In any event, any portion of the building shall not be located on any lot nearer than 35 feet to the front lot line or more than 60 feet from either the front lot line or the side street line or nearer than 10 feet to any side lot line, nor nearer than 30 feet to the back lot line. However, the Architectural Control Committee mentioned below retains the authority to waive any violation of setback lines.

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Marvin Burnett
At. 3 Box 984
Orthen, Ala - 35124

6. No dwelling, outbuildings, garages, or servants houses shall be erected or begun on said property until the building plans and specifications and a plot plan showing the location of such buildings have first been delivered to and approved in writing as to harmony and conformity of external design with existing structures in the subdivision by the Architectural Control Committee composed of Roy L. Martin, Marvin Burnett, and J.D. Scott or by such other representative as may be designated by them. If the plans, specifications, architectural design, plot plan, grade, and location of a dwelling or other buildings provided for herein are actually delivered to one of the members of said committee or other designated representative for examination and approval and no member of said committee or other designated representative acts thereon within thirty (30) days after such delivery by delivering notice in writing of his determination to the party requesting his approval, such plans, specifications, architectural designs, plot plans, grades, and location, as the case may be, shall be conclusively deemed to have been approved by the committee.

7. The lots shown on this map may be further subdivided for the purposes of increasing the size of adjacent lots, however, no additional building lots may be created by resubdivision of the lots shown hereon. In the event of any such subdivision of the lots shown on the recorded map, the tract so constituted shall be considered as and referred to as one lot for the purposes of these covenants and these covenants shall apply the same as if said tract had been originally platted as one lot on this plat. Should the owner of two adjacent lots desire to build and maintain a dwelling on both lots, the side restrictions shall apply to the extreme side line of the combined lots.

8. No lot shall be cultivated for crops of any sort, except for kitchen gardens of reasonable size, which must be located to the rear of any dwelling.

9. B & M REALTY, INC. reserves the right to make any road or other improvements abutting on said property, to change the present road or street grades, if necessary without liability to the purchasers, their heirs and assigns for any claims for damages; and further reserves the right to change or modify the restrictions on any property in said subdivision.

10. No farm animals shall be kept or maintained on any residential building lot and not more than two domestic animals may be kept or maintained on any residential building lot. Furthermore, the construction, operation, or maintenance of any place for caring for or raising stock or other animals for commercial purposes is hereby prohibited and no such building shall be constructed, maintained, or operated for this purpose on any lot in this subdivision.

11. Every contract to convey, and every deed conveying any lot in the subdivision which is not first approved in writing by a member of the Committee named above, shall be void, but this section shall not defeat the title of any purchaser on foreclosure of a valid mortgage on any lot, or defeat any mortgage made in good faith.



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12. In the event Marvin Burnett & Roy L. Martin dies or becomes incapacitated, the owners of a majority of the lots in Woodland Hills by an instrument in writing signed by a majority of the owners of such lots, may appoint a Committee of three of their number to perform all of the functions and exercise all the rights, duties, and powers hereby vested in Marvin Burnett & Roy L. Martin.

13. No signs shall be permitted on any lots, except for "For Sale" or "For Rent" signs, which shall be not more than 18" X 24". Signs erected by B & M REALTY, INC. or its designated representative shall be exempt from this provision.

14. Fences may be constructed to the rear of the dwelling house, but none shall be constructed nearer the front of the lot than the rearmost portion of any dwelling house, except those specifically approved in writing by the Architectural Control Committee.

15. No mail or paper box shall be placed upon any lot unless the type and form of the same is approved by the Architectural Control Committee.

16. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

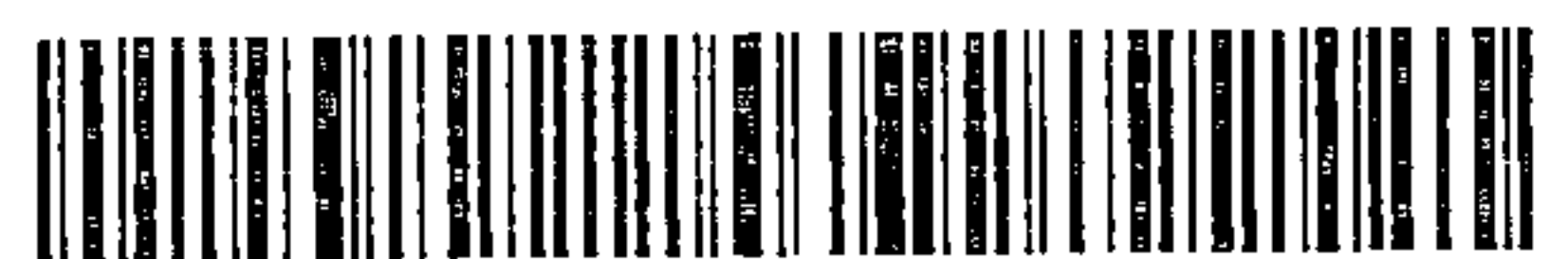
17. No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring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

18. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

19. 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 both state and local public health authorities. Approval of such system as installed shall be obtained from such authority.

20. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

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21. No individual water-supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of both state and local public health authorities. Approval of such system as installed shall be obtained from such authority.

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 JUNE 27, 1979 at which time said restrictions and limitations shall be automatically extended for successive periods ten years, unless by a vote or a majority of the then owners of the lots 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 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 development or subdivision to prosecute at any proceeding 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 doing so or to recover damages or other dues from such violation.

Invalidation of any one of these covenants by judgement or Court Order shall in no way affect any of the other provisions which shall remain in full force and effect.

These covenants are subscribed to on this 27 day of JUNE, 1979.

B & M REALTY, INC.

Roy L. Martin
Roy L. Martin

STATE OF ALA. SHELBY CO.
I CERTIFY IN THE
COUNTY OF SHELBY

1979 JUN 27 AM 11:00
Rec. 6 00
Sub. 1 00
7 00

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

Marvin Burnett
Marvin Burnett



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