

STATE OF ALABAMA)
SHELBY COUNTY)

PROTECTIVE COVENANTS

Protective Covenants and Restrictions applying to the residential subdivision identified as Fahey's Subdivision, Okoma Area, Lay Lake, Shelby County, Alabama, more particularly identified as follows:

Lots 1 to 12, both inclusive, Fahey's Subdivision, situated in E-1/2 of SW-1/4, Section 13, Township 22 South, Range 1 East, Shelby County, Alabama; said Fahey's Subdivision being recorded in Map Book 8, Page 52, in the Probate Office of Shelby County, Alabama.

NOW, THEREFORE, the undersigned does by these presents file the following protective covenants and restrictions which are to run with the land identified above, and shall be binding on all parties and persons claiming under them until the 1st day of January, 1988, at which time the covenants shall be automatically renewed for successive 10-year periods unless a vote of the majority of the owners of the lots agree to change said covenants in whole or in part. Said covenants and restrictions are as follows:

(1) All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling not to exceed two stories in height and a private garage for not more than three automobiles, and other outbuildings incidental to residential use.

(2) No noxious or offensive trade or 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. This would include stables and chicken houses, etc.

(3) No trailer, basement, tent, shack, garage, barn, or other building shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(4) Dwelling Quality and Size: No dwelling shall be permitted on any lot which shall have exposed exterior walls constructed of asbestos siding, nor shall the front of any dwelling or structure have exposed concrete blocks, it being the intention and purpose of this covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same. Ground floor area of the main structure of one story, exclusive of porches and garages, shall not be less than 1200 square feet for a one-story dwelling and not less than 1000 square feet for a dwelling of two stories.

(5) An easement is reserved over lots for necessary utility installation and maintenance.

(6) Enforcement: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

BOOK 43 PAGE 576

Edmund J. Fahey
2211 Oak Crest Drive

IN WITNESS WHEREOF, the undersigned has hereunto set its signature by its Owners, who are duly authorized, on this the 8th day of January, 1987.

Edmund J. Fahey

FEDERAL BUREAU OF INVESTIGATION
 DEPARTMENT OF JUSTICE
 WASHINGTON, D. C. 20535

Res	3.00
Ind	1.00
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