

RESTRICTIONS FOR
1987 ADDITION TO SHELBY SHORES

MAP BOOK 12, PAGE 23, PROBATE RECORDS OF SHELBY COUNTY, ALA-
BAMA

WHEREAS, the undersigned Harold Hall is the owner of Lots 1 through 8 of the above said subdivision recorded in Map Book 12, page 23 in the Probate Records of Shelby County, Alabama, and:

WHEREAS, the undersigned Harold Hall is desirous of establishing restrictions and limitations applicable to said parcels.

NOW, THEREFORE, the undersigned Harold Hall, hereinafter called "Owner", does hereby adopt the following restrictions and limitations which shall be applicable to said Lots 1 through 8 of the above said subdivision, which restrictions and limitations are as follows:

1. In addition to the covenants and restrictions contained herein, the premises shall be used in accord with previous restrictions and covenants of record applicable to this property.

2. The premises shall be conveyed and used exclusively for residential purposes and no more than one single family dwelling house may be erected on each residential lot, and no more than one other building for garage or storage purposes in connection herewith except as provided herein.

3. Buildings shall be neat in appearance, and no building or structure shall be moved, constructed or erected on the premises, that may be considered detrimental to the development. Wood exteriors shall be stained or painted with two coats of paint or stain.

4. No outside toilets shall be allowed and sanitary arrangements must comply with State and Local laws and regulations.

5. No one level residence of less than 1200 square feet of heated area shall be erected or constructed on each lot. (No residence with more than one level of less than 1500 square feet of heated area shall be erected or constructed on each lot.)

6. There shall be no building, porch or projection extending nearer than one hundred (100) feet from the front line of any lot or within twenty (20) feet from the property line of any abutting property owner.

7. Owner and its successors and assigns shall have the right to locate and install drains where necessary, and to cause or permit drainage or surface waters over and/or through any of the aforesaid lots.

8. No animal or fowl shall be kept or maintained on said property, but nothing herein shall be construed to prevent or prohibit the owner from keeping as a domestic pet, a cat, dog or birds.

9. No mobile homes or house trailers shall be allowed on any lot with no exception.

10. No lot may be subdivided or reduced in size by voluntary alienation, judicial sale or other proceedings.

11. No lot shall be sold or used for the purpose of extending any public or private road, street or alley, or for the purposes of opening any road, street or alley.

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12. These restrictions shall be considered as covenants running with the land and shall bind the purchaser and his heirs, executors, administrators and all future assigns of said premises or any part or parts thereof. These said covenants shall be or may be changed by a majority of the owners of the lots in this subdivision after twenty-five (25) years from the date hereof.

13. No firearms shall be discharged in the residential area of Shelby Shores.

14. The exterior finish and general clean-up construction must be completed within one year after starting construction of cottage. Any unfinished or temporary type of material is prohibited for use on the exterior of any residence built in Shelby Shores.

15. No pier, boathouse, or other structure of any kind whatsoever shall be constructed out in the water or in or below the normal water level of Lay lake or its backwaters, or any part thereof so as to interfere with the reasonable and convenient use of water and water access by the persons, firms or corporation owning waterfront property in said subdivision and in the general area of said property.

16. The owner of any parcel in this subdivision shall not have the right to further subdivide any original parcel in this subdivision.

17. It will be the responsibility of future owners to comply with the requirements, if any, of Shelby County Planning Commission or other applicable zoning or planning agency in the event there is any further subdivision of the property subsequent to the original map recordation in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, Harold Hall has hereunto set his signature on this the 11th day of April, 1988.

Harold Hall
Harold Hall

STATE OF Florida
COUNTY OF Charlotte

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

Given under my hand and official seal this 11th day of April, 1988.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JUNE 30, 1990
BORN [REDACTED] GENERAL INV. 000.

Kathryn L. Wolfe
Notary Public

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

88 APR 15 AM 10:21

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

RECORDING FEE
Recording Fee \$ 5.00
Index Fee 1.00
TOTAL \$ 6.00