

1066

Protective Covenants

Shadow Wood Park Office Subdivision

Know all men by these presents that the herein after described lands known as;

Lots 1, 2, and 3 Shadow Wood Park

And being more particularly described as;

Commence at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 19 South, Range 2 West; thence run in a Southerly direction along the West line of said 1/4 - 1/4 a distance of 118.61 to the point of beginning; thence continue along said course for a distance of 603.41 ft. to set 1/2" rebar on North right-of-way and run in a Northeasterly direction along said right-of-way a distance of 14'-22'-50" and a radius of 2075.22 ft.; thence run along arc of said curve in a Northeasterly direction a distance of 520.86 ft. to the end of said curve; thence from the tangent of last described curve turn left an angle of 114-58'-21 and run in a Westerly direction for a distance of 218.02 ft.; thence turn right an angle of 90'-00'-24" and run in a Northerly direction a distance of 91.20 ft.; thence turn left an angle of 90'-00'-37" and run in a Westerly direction a distance of 133.08 ft. to the point of the beginning. All being situated in Shelby County Alabama.

Whose developers are the William Stuart Company Inc.;

Whereas said developer in order to promote and provide quality use of said lands do establish and file for record these covenants and restrictions in Book 242 Page 950 of this 15th day of June 1989.

Cahala Tittle

Protective Covenants

Shadow Wood Park

Shadow Wood Park shall be developed so as to possess aesthetic and environmental characteristics in keeping with the surrounding residential areas. Lots, open areas and buildings erected thereon shall be used in compliance with the zoning ordinance of Shelby County Alabama and subject to the following restrictions and protective covenants.

Architecture

1. All structures must be residential in appearance and constructed of materials commonly used in residential buildings of the surrounding area. Materials such as wood, brick dryvit, siding and or other similar products.
2. All exterior colors must be compatible with the surrounding residential areas.
3. No flat or built-up roofs shall be permitted. A pitched roof using asphalt or composition type shingles will be utilized.
4. The maximum size of buildings on each lot shall not exceed (6,000) six thousand square feet, not including the basement. The maximum building height shall not be more than 35 feet plus basement as measured to the median point of the roof.
5. Building setback from Valley Dale Road shall be 45 (forty five) feet, setback from Shadow Wood Drive shall be 35 (thirty five) feet. Side and rear yard setback shall conform to those as adopted by Shelby County in its zoning ordinance.

B) Landscape and Exterior Lighting

1. Lots shall remain primarily wooded and natural except as needed for construction of the buildings and parking.
2. A fifteen (15) foot evergreen buffer along Valley Dale Road and a ten (10) heavily vegetated buffer along side and rear property lines will be maintained in its natural

state or in the event of disturbance during construction, the greenbelt shall be primarily replanted with evergreen shrubs and trees. The median area will also be suitably landscaped and maintained by the developer and or the lot owners of record.

3. Exterior lighting fixtures shall be erected to direct the light beam below the horizontal plane of the fixture. Exterior lights may not extend higher than the eaves when placed on the building nor higher than twelve (12) feet above ground when placed on a pole or other structure.

C) Signage

Signs shall be located only on the face of the buildings and be in accordance with Shelby County Zoning Ordinance.

D) Permitted Use

1. Buildings and or other structures erected on the property shall be used as office space only.

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

89 JUN 16 AM 8:07

William Stuart Company Inc.

by:

Stuart L. Sims
It's secretary

Acknowledgement

Thomas R. Saunders, Jr.
JUDGE OF PROBATE

The State of Alabama
Shelby County

RECORDING FEES

Recording Fee	\$ <u>7.50</u>
Index Fee	<u>2.00</u>
TOTAL	<u>9.50</u>

I, Martha B. Ferguson, a Notary Public, in and for said County in said State, hereby certify that Stuart L. Sims as Secretary of William Stuart Company, a corporation, is signed to the foregoing instrument, and who is who is known to me, acknowledgement before me on this day that, being informed of the contents of this 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 this the 15th day of June, 1989.

Martha B. Ferguson
Notary Public