

529

STATE OF ALABAMA )  
COUNTY OF SHELBY )

RECOMMENDATIONS FOR DECLARATION OF PROTECTIVE COVENANTS  
FOR BRAELINN VILLAGE PHASE III LOTS: 52 - 76

1. No violation of any of this Declaration shall defeat or render invalid the lien of any mortgage made in good faith and for value upon any portion of the property; provided; however, that any mortgagee in actual possession, or any purchaser at any mortgagee's or foreclosure sale shall be bound by and subject to this Declaration as fully as any other owner of any portion of the property.
2. All lots shown on the recorded plat of Braelinn Village Phase III Lots: 52-76 shall be for single family residences only.
3. No lot shown on the recorded plat of Braelinn Village Phase III Lots: 52-76 shall be subdivided or set back lines changed without the written permission of the Architectural Control Committee.
4. No buildings, structures, or swimming pool shall be erected, altered, placed or permitted without first being approved in writing by the Architectural Control Committee.
5. All structures shall have their front entrances facing the front street.
6. No building shall be located on any lot nearer than 15 feet from the front lot line. No building except a detached garage shall be located nearer than 5 feet from the side lot line unless approved by the Architectural Control Committee.
7. No trade or business activity, or noxious or dangerous activity of any kind shall be carried on upon any lot within the property which may become a nuisance to other lots within the property.
8. No clothes lines will be permitted if visible from any street.
9. No external antennas of any kind will be permitted. No satellite dishes will be permitted.
10. No commercial vehicles shall be permitted. No trailers, mobile or stationary shall be permitted. All campers, boats and motorhomes shall be parked on the property so as not to be visible from the street.
11. No out buildings of any kind either permanent or temporary (tents, shacks, portable storage sheds, etc.) will be permitted.
12. No disabled or non-operating, nor wrecked vehicle will be permitted on any lot or any street within the subdivision.
13. Trash, garbage, leaves, ect., shall not be kept on any lot except in sanitary containers and said trash cannot be visible from the street.

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Jack Harris  
1109 Town H Rd.

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14. No animals, livestock, or poultry of any kind shall be kept on any lot, except that the owner may keep no more than 2 dogs or 2 household cats provided they are not kept for any commercial use or purpose and said animals do not become a nuisance to other lot owners.

15. All exterior lighting will be prohibited unless approved in writing by the Architectural Control Committee.

16. No fence, privacy wall or other dividing structure shall be erected on any lot unless approved in writing by the Architectural Control Committee. No chain link fences will be permitted.

17. No signs will be allowed on any lot except a 5 foot real estate sign or a contractor's sign while the building is under construction.

18. No exterior alteration or additions shall be made unless approved in writing by the Architectural Control Committee.

19. The ground floor area of any residence, exclusive of open porches, carports and garages shall contain not less than 1120 square feet of living space heated and cooled. In the case of a two story building, the first floor shall contain not less than 700 square feet of living space heated and cooled.

20. No outside mailboxes are permitted or paper delivery boxes. All owners are required to use the central mail station.

21. No tree larger than 3 inches in diameter shall be cut or removed from any lot unless approved in writing by the Architectural Control Committee.

22. Burning of trash, refuse or other materials on any lot is prohibited.

23. No window or through the wall air conditioning units shall be permitted.

24. No brick or brick veneer shall be permitted on any houses or garages in Braelinn Village

TANGLEWOOD CORPORATION

1. Deed Tax	-----	\$	-----
2. Mtg. Tax	-----	\$	-----
3. Recording Fee	-----	\$	5.00
4. Indexing Fee	-----	\$	3.00
5. No Tax Fee	-----	\$	-----
6. Certified Fee	-----	\$	1.00
Total	-----	\$	9.00

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

90 MAY -8 PM 1:55

Jack D. Harris  
President

Witness: Jack D. Harris

Sworn to and subscribed before me this 8th day of May, 1990.

Jayce K. Lynn  
Notary Public  
MY COMMISSION EXPIRES OCTOBER 24, 1992

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