

1527
ROYAL

PINES
PHASE II

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, H. Walker and Assoc., Inc., is the owner of the following described lots situated in the subdivision known as Royal Pines Phase 2, Helena, Alabama, area of Shelby County, Alabama:

Lots 1 Thru 26
of the first Addition, as recorded in Map Book 15, Volume , Page 19,
in the Probate Office of Shelby County, Alabama:

WHEREAS, H. Walker & Associates, desires to subject all of the numbered lots in the above survey to the covenants, terms, conditions, restrictions, and limitations:

1. The property made the subject of these restrictions shall be used for single family residential purposes only.
2. No one story dwelling with less than 1300 square feet of living area shall be permitted on any lot in said Royal Pines, First Sector. The living area shall not include porches, stoops, garages or similar structures. The ground floor area of the main structure, of a one and one-half story, two story or two and one-half story dwelling, exclusive of and excepting open porches, garages and similar structures, shall not be less than 800 square feet of living area, and any of said dwellings shall have an overall living area, excepting open porches, garages and similar structures, of not less than 1300 square feet.
3. No temporary buildings, 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.
5. No dwelling shall be erected on any lots of said property nearer to the front lot line or nearer to the said street line than the building setback lines shown on the recorded plat of Royal Pines. In any event, any portion of the building shall not be located on any lot nearer than 40 feet to the front lot or nearer than 12 feet to any side lot line, nor nearer than 40 feet to the back lot line. However, the Architectural Control Committee mentioned below retains the authority to waive any violation of setback lines.
6. No dwelling, outbuildings, garages or servant houses shall be erected or begun on said property until the building plans and specifications and a plot plan showing the location of such building 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 Harold R. Walker or by such other representatives as may be designated by him. If the plans, specifications, architectural design, plot plan, grade and location of a dwelling or other buildings provided for herein are actually

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✓ 2172 Hwy 31 So.
Pelham AL
35124

delivered to one of the members of said committee or other designated representatives for examination and approval and no member of said committee or other designated representatives 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 indicated on the recorded plat for this subdivision 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 herein. 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 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. However, nothing herein contained shall permit the erection of a duplex or other multiple family dwelling on the lots restricted by these covenants.

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

9. H. Walker and Assoc., Inc., or its transferors or assigns reserves the right to make any road or other improvements abutting on said property, to change the present road or other 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. In the event ^{than VACANT HRW} Harold R. Walker dies or becomes incapacitated, the owners of a majority of the lots in Royal Pines, 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 of the rights, duties and powers hereby vested in Harold R. Walker.

12. No signs shall be permitted on any lots, except for "For Sale" or "For Rent" signs, which shall be not more than 18" by 24". Signs erected by H. Walker and Assoc., Inc., or its designated representative shall be exempt from this provision.

13. Fences may be constructed to the rear of the dwelling house, but none shall be constructed nearer the front of the lot than the ~~front~~ ^{REAR HRW} most portion of any dwelling house, except those specifically approved in writing by the Architectural Control Committee. All fence material and design must be approved by the Architectural Control Committee. Brick and/or wood material is preferred although chain link or dog wire may be used with an approved design not to exceed 42" in height.

14. 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.

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

16. 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.

17. 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.

18. 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 systems as installed shall be obtained from such authority.

19. No individual sewage disposal systems 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 line connecting them at points 25 feet 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 heights to prevent obstruction of such sight lines.

21. No structures shall be erected, altered, placed or permitted to remain on any residential building lot, other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars. Special permission may be granted by the committee as set out in paragraph one above for the construction of an upstairs or downstairs apartment in an owner occupied dwelling. (Relatives Only)

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 16, 1986, at which time said restrictions and limitations shall be automatically extended for successive periods of ten years, unless by a vote or a majority of the then owners of ~~1986~~ 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 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 damages or other dues from such violation.

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

These covenants are subscribed to on this the 19 day of April, 1986.

H. Walker and Assoc., Inc.

By: Harold R. Walker
Harold R. Walker, President

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STATE OF ALABAMA)

COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public, in and for said County and State, Personally appeared Harold R. Walker whose name as President of is signed to the foregoing instrument, and who is known to me, on this day, that being informed of the contents of such 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 and official seal this 19 day of April, 1986.

MY COMMISSION EXPIRES 3-29-93

Jerry May
Notary Public

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

91 APR 22 AM 9:23

JUDGE OF PROBATE

1	Deed Tax	—
2	Mtg. Tax	—
3	Recording Fee	10.00
4	Notary Fee	3.00
5	State Tax	—
6	County Tax	7.00
Total		14.00