

STATE OF ALABAMA)

COUNTY OF SHELBY)

RESTRICTIONS APPLYING TO WOODLAND SUBDIVISION, ACCORDING TO THE MAP THEREOF AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, IN THE MAP BOOK 16 , PAGE 82 .

The undersigned, Scotch Building & Development Co., Inc., owns Woodland Subdivision recorded in Map Book 16 , Page 82 in the Office of the Judge of Probate of Shelby County, Alabama, and does hereby adopt the following restrictions and covenants as to the use of said property:

1. No structure other than one detached single family dwelling with private garage shall be erected, placed, altered, or permitted to remain on any lot embraced in said subdivision.
2. Said property shall be used for residential purpose only, and not for any purpose of business or trade.
3. No temporary building, servant's house, stable, garage or other building shall be built and used for residential purpose prior to the completion of the dwelling house on any of said lots in accordance with these restrictions.
4. No dwelling shall be erected of less than eighteen hundred (1800) square feet of heated floor area, exclusive of porches and garages.
5. No fence or walls above the grade of the lot shall be erected, nor growing hedges planted and maintained on said property unless prior written approval is obtained from Scotch Building and Development Co., Inc., its successors or assigns.
6. No lot may be subdivided or reduced in size by voluntary alienation, judicial sale or other proceeding, except with the written consent of Scotch Building & Development Co., Inc., its successors and assigns.
7. No aluminum windows or aluminum sliding glass doors may be used in the construction of any residence in the subdivision. All roofs in the subdivision must be of earth tone colors. All garage doors and garage door entrances must be to the side of rear of the residence built in this subdivision. All residences built in this subdivision must be constructed of at least 25% brick veneer. No concrete block foundations will be exposed on the front, the sides, or the rear of the residence constructed in this subdivision. All hot water tanks and heating systems must be gas.
8. No animals or fowls may be kept on the premises except not more than two dogs and two cats, which shall be confined to the premises.
9. No clotheslines for the purpose of hanging clothes, wash or laundry shall be installed, nor shall there be the hanging of clothes, wash or laundry on any lot where the hanging of said clothes, wash or laundry is visible from any street within the subdivision.
10. No satellite dish or television antennas may be placed on any lot within the subdivision nearer to the street than the rear building line of the residence, and said satellite dish antenna shall not be visible from any street within the subdivision.

11. All residences must have front yards of sodded grass, not less than 300 yards. All yards must be maintained in a manner customary with a majority of the other residences in the subdivision and within the Woodland Subdivision. No unsightly garbage or trash may be visible from any street with the subdivision, except in proper garbage or trash containers, and then the said garbage or trash containers may be placed on the street only on those days appointed for garbage pick-up by government authority or authorized franchise.

12. No recreational vehicles, junked vehicles or vehicles on which major repairs are in progress may be parked on any lot within the subdivision visible from any street.

13. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than thirty (30) feet. In any event, the dimensional regulations of the zoning ordinance of Shelby County, Alabama, approved by the Shelby County Planning Commission June 25, 1984, for a R-2 Single Family Residential District, shall be adhered to.

14. No trees greater than six (6) inches in diameter nor any flowering trees may be removed from said lots except within twelve (12) feet of the building site or without the expressed written approval of Scotch Building & Development Co., Inc.

15. No building, dwelling, outbuilding, garage or servant's house shall be erected, begun, placed or altered on any lot until the plans, specifications and plot plan showing the location of such buildings have been approved in writing as to the conformity and harmony of external design with existing structures in said subdivision, and as to location of the building with respect to topography and finished ground elevation by an officer or representative duly appointed for such purposes of Scotch Building & Development Co., Inc.. assigns.

In the event an officer of said development company, or its designated representative, fails to approve or disapprove such design and location within seventy-two (72) hours after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. The right to approve such plans may be terminated by the directors of Scotch Building & Development Co., Inc. at any time the said corporation shall own a minimum of ten percent (10%) of the lots and tracts in the said subdivision; otherwise, such rights shall cease ten (10) years from date hereof. Thereafter, the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said company.

It is understood and agreed that the foregoing conditions, limitations and restrictions shall attach to and run with the

land for a period of twenty-five (25) years from October 1, 1987, at which time limitations and restrictions shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the lots in Woodland Subdivision it is agreed to change said restrictions and limitations in whole or in part, and that it shall be lawful for the said Scotch Building & Development Co., Inc., its successors and assigns, to institute and prosecute any proceedings at law or in equity against the persons, person, corporations or corporation violating or threatening to violate the said conditions, limitations and restrictions; and failure to institute approval of same, or be construed as a waiver of any right or action contained herein, for past or future violations of said restrictions.

Scotch Building & Development Co., Inc., a corporation, reserves unto itself the right to change or alter said restrictions as they may apply to any particular lot so as to permit the construction and location thereon of properly approved structure, roads, and right-of-ways in line with the general construction plan authorized in said subdivision or adjoining subdivision, existing or proposed. This reservation to the valid for the period of twenty-five (25) years from the date of these restrictions and the variations to be authorized shall be placed of record as an approved variation.

Enforcement shall be by proceeding at law or equity against any person violating or attempting to violate any covenants either to restrain in full force and effect.

Any and all of the foregoing covenants, terms, conditions, restrictions and limitations can be altered, changed, cancelled or amended at any time by Scotch Building & Development Co., Inc., its successors and assigns.

IN WITNESS THEREOF, Scotch Building & Development Co., Inc., a corporation, has caused these presents to be executed in its name and behalf by Joe A. Scotch, Jr., its Vice President, and attested by

ATTEST:

Scotch Building & Development Co., Inc.

BY: Joe A. Scotch, Jr.

Joe A. Scotch, Jr., Vice President

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joe A. Scotch, Jr., whose name as Vice President of the Scotch Building & Development Co., Inc., a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND THIS THE 27 DAY OF ^{July}~~MARCH~~, 1992.

Charles L. Hay
Notary Public

4-1293

Inst # 1992-15772

08/03/1992-15772
10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50