

Inst # 1996-17498

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**GREYSTONE FARMS NORTH**

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

**DATED APRIL 30, 1996**

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This Instrument prepared by and upon  
recording should be returned to:

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Dominick, Fletcher, Yeilding,  
Wood & Lloyd, P.A.  
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Birmingham, Alabama 35205  
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Inst # 1996-17498

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**OF**

**GREYSTONE FARMS NORTH**

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

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## GREYSTONE FARMS NORTH

### DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

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THIS GREYSTONE FARMS NORTH DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made as of the 30<sup>th</sup> day of April, 1996 by GREYSTONE FARMS NORTH, L.L.C., an Alabama limited liability company ("Developer").

#### **RECITALS:**

Developer is the owner of the Property, as described in Section 1.34 below, and desires to develop, improve, lease and sell the Property for single-family detached residential housing purposes, subject to certain easements, covenants, conditions, restrictions, requirements and obligations in order to protect the value and desirability of the Property and to have a flexible and reasonable method for the administration and maintenance of the Property.

Developer has heretofore caused the Association, as defined in Section 1.6 below, to be formed as an Alabama nonprofit corporation for the purposes of managing and maintaining the Common Areas, as defined in Section 1.10 below, establishing annual budgets for maintaining the Common Areas and paying all costs and expenses incurred by the Association in connection therewith, making annual, special and individual Assessments, as defined in Section 1.5 below, and otherwise taking all action which the Association is authorized to undertake hereunder.

NOW, THEREFORE, Developer does hereby declare that all of that certain real property situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference shall be held, developed, improved, transferred, sold, conveyed, leased, occupied and used subject to the following easements, covenants, conditions, restrictions, charges, liens and regulations, which shall be binding upon and inure to the benefit of all parties acquiring or having any right, title or interest in any portion of the Property described in Exhibit A attached hereto and any of the Additional Property, as described in Section 1.1 below, and their respective heirs, executors, administrators, personal representatives, successors and assigns.

#### **ARTICLE I**

#### **DEFINITIONS**

As used throughout this Declaration, the following terms shall have the meanings set forth below, which meanings shall be applicable to both the singular and plural forms and tenses of such terms:

1.1 **Additional Property.** The term "Additional Property" shall mean and refer to any real property and any Improvements situated thereon lying adjacent to or in close proximity with the Property (but which does not presently comprise any part of the Property) which Developer may from time to time submit and add to the provisions of this Declaration pursuant

to the provisions of Section 2.2 below. The Additional Property may also include additional Common Areas.

1.2 **ARC**. The term or letters "ARC" shall mean the architectural review committee appointed pursuant to Section 5.2 hereof with the rights and obligations conferred upon such architectural review committee pursuant to this Declaration.

1.3 **Architectural Standards**. The term "Architectural Standards" shall mean the standards prepared, issued and amended from time to time by the ARC pursuant to Section 5.4 below for the purpose of reviewing and approving all exterior improvements, landscaping and any other Improvements which may be made to any Lot, Dwelling, Multi-Family Area or Common Area.

1.4 **Articles of Incorporation**. The term "Articles of Incorporation" shall mean and refer to the Articles of Incorporation of the Association and all amendments thereto.

1.5 **Assessment**. The term "Assessment" shall mean, collectively, the annual and special assessments and individual assessments and/or any other charges assessed against an Owner by the Association pursuant to the terms of this Declaration.

1.6 **Association**. The term "Association" shall mean Greystone Farms North Owner's Association, Inc., an Alabama nonprofit corporation, its successors or assigns.

1.7 **Board**. The term "Board" shall mean and refer to the Board of Directors of the Association and their duly elected successors as may be provided in the Articles of Incorporation and Bylaws.

1.8 **Buffer Area(s)**. The term "Buffer Area(s)" shall mean and refer to those portions of the Property, including any Additional Property, designated as "Buffer Area" on the plats of the various subdivisions and other real property situated within the Property or Additional Property as recorded in the Office of the Judge of Probate of Shelby County, Alabama and made subject to the terms and provisions of this Declaration.

1.9 **Bylaws**. The term "Bylaws" shall mean and refer to the bylaws of the Association, as the same may be amended from time to time.

1.10 **Common Areas**. The term "Common Areas" shall mean and refer to all real and personal property now or hereafter owned, leased or maintained by the Association for the common use and enjoyment of the Owners. The Common Areas shall also include (a) all public or private roadways or easements within the boundaries of the Property upon which public or private roadways providing ingress to and egress from the Development for use by all Owners of the Property have been constructed, (b) all private roadways, including but not limited to the Eastern Portion of Hugh Daniel Drive, or easements upon which private roadways providing ingress to and egress from the Development have been constructed which may be adjacent to or in close proximity with (but otherwise outside of) the Development which provide ingress to or egress from any portion of the Development (other than any such private roadways which are located solely within the boundary lines of any Lot or Dwelling), (c) all signage, street lights, lighting, walkways, sidewalks, paths, bicycle and jogging paths and lanes, gates, walls, fences, security systems or facilities, improvements, landscaping and landscaped or other areas



immediately adjacent to any public or private roadways, including all medians within any public or private roadways, whether the same are located within the boundaries of the Development or on any public or private roadways which may be adjacent to or in close proximity with the Development which provide ingress to and egress from any portion of the Development (other than any such areas located solely within the boundary lines of any Lot, Dwelling or Multi-Family Area), (d) all lakes, water features, storm drains and sewers, drainage and/or watershed protection or retention ponds, lakes, basins or other areas and facilities located within the Development (other than such areas located solely within the boundary lines of any Lot, Dwelling or Multi-Family Area), (e) all maintenance areas and parking areas located on any portion of the Development (other than such areas located solely within the boundary lines of any Lot or Dwelling), (f) subject to the rights of Developer and others therein, all public and private utility lines, pipes, ducts, conduits, equipment, machinery and other apparatus and appurtenances which are located in or serve any portion of the Common Areas and (g) excluding the Buffer Areas, all parks, nature trails, recreational facilities and areas and any other areas or Improvements on or within the Development which are designated by Developer as Common Areas from time to time. The designation of any land and/or Improvements as Common Areas shall not mean or imply that the public at large acquires any easement of use or enjoyment or any other rights, licenses or benefits therein or to the use thereof.

1.11 **Common Expenses**. The term "Common Expenses" shall mean and refer to all expenditures made or incurred by or on behalf of the Association, including, without limitation, those expenses described in Section 8.4(e) below, together with all funds assessed for the creation or maintenance of reserves pursuant to the provisions of this Declaration.

1.12 **Daniel**. The term "Daniel" shall mean and refer to Daniel Oak Mountain Limited Partnership, an Alabama limited partnership, and its successors and assigns.

1.13 **Declaration**. The term "Declaration" shall mean and refer to this Greystone Farms North Declaration of Covenants, Conditions and Restrictions, together with all amendments thereto.

1.14 **Developer**. The term "Developer" shall mean GREYSTONE FARMS NORTH, L.L.C., an Alabama limited liability company, and its successors and assigns.

1.15 **Development Agreement**. The term "Development Agreement" shall mean and refer to that certain Development Agreement dated July 15, 1994 which has been recorded as Instrument #1994-22318 in the Office of the Judge of Probate of Shelby County, Alabama, together with all amendments and modifications thereto.

1.16 **Development**. The term "Development", with an initial capital letter, shall mean and refer to the Property and all Improvements thereon and any of the Additional Property submitted to the provisions of this Declaration pursuant to Section 2.2 hereof. **The Development does not include the Golf Club Property.**

1.17 **Dwelling**. The term "Dwelling", with an initial capital letter, shall mean and refer to any improved Lot or Multi-Family Area intended for use as single-family detached residential housing units or attached or detached single-family, two-family or multi-family residential dwellings, including, without limitation, any townhouses, condominiums,

cooperatives, duplexes, zero-lot-line homes and cluster and patio homes which may be constructed or situated upon any portion of any Lot or Multi-Family Area.

1.18 **Eastern Portion of Hugh Daniel Drive.** The term "Eastern Portion of Hugh Daniel Drive" shall mean and refer to that portion of Hugh Daniel Drive from the intersection of Hugh Daniel Drive and Shelby County, Alabama Highway 41 (also known as Dunnivant Valley Road) up to and including the westernmost right-of-way of the private roadway which is more particularly shown on the Amended Map of The Crest at Greystone, as recorded in Map Book 18, Page 17 A, B, C and D in the Office of the Judge of Probate of Shelby County, Alabama.

1.19 **Golf Club Property.** The term "Golf Club Property" shall mean and refer to (a) that certain real property described in that certain Second Amendment to Memorandum of Ground Lease dated as of February 2, 1993 and recorded as Instrument No. 1993-03126 in the Probate Office of Shelby County, Alabama, as the same may be modified or amended from time to time and (b) the golf course, clubhouse and related improvements constructed or to be constructed thereon. **THE GOLF CLUB PROPERTY IS NOT PART OF THE COMMON AREAS NOR IS IT TO BE GOVERNED BY THE PROVISIONS OF THIS DECLARATION. NO OWNER OR OCCUPANT, NOR THE ASSOCIATION SHALL HAVE ANY RIGHTS IN AND TO, OR ANY OBLIGATIONS WITH RESPECT TO, THE GOLF CLUB PROPERTY BY VIRTUE OF THIS DECLARATION OR BY VIRTUE OF OWNERSHIP OR OCCUPANCY OF ANY LOT, DWELLING OR MULTI-FAMILY AREA. THE GOLF CLUB PROPERTY MAY BE USED SOLELY BY THE MEMBERS OF THE GOLF CLUB AND OWNERSHIP OF ANY PORTION OF THE PROPERTY OR ANY LOT, DWELLING OR MULTI-FAMILY AREA SHALL NOT ENTITLE SUCH OWNER TO ANY RIGHTS IN OR TO OR THE USE OF THE GOLF CLUB PROPERTY.**

1.20 **Governmental Authority.** The term "Governmental Authority" shall mean any and all city, county, state and federal governmental or quasi-governmental agencies, bureaus, departments, divisions or regulatory authorities having jurisdiction over any portion of the Development or over any Owner or Occupant.

1.21 **Hugh Daniel Drive.** The term "Hugh Daniel Drive" shall mean and refer to that certain roadway situated adjacent to the Development and all improvements and alterations thereto which may be made to such roadway from time to time. The legal description of the right-of-way for Hugh Daniel Drive is set forth in Exhibit B attached hereto and incorporated herein by reference.

1.22 **Improvement.** The term "Improvement", with an initial capital letter, shall mean and refer to all Dwellings, any building, structure or device constructed, erected or placed upon any Lot, Multi-Family Area or Common Area which in any way affects the exterior appearance of any Lot, Dwelling, Multi-Family Area or Common Area. Improvements shall include, by way of illustration and not limitation, buildings, sheds, foundations, covered patios, underground utilities, roads, driveways, walkways, paving, curbing, parking areas, trees, shrubbery, landscaping, fences, screening, walls, signs, piers, wharves, boat launching areas, and any other artificial or man-made changes or alterations to the natural condition of any Lot, Dwelling, Multi-Family Area or Common Area. "Improvements" shall also mean any grading, any excavation or fill, the volume of which exceeds eight (8) cubic yards.



1.23 **Institutional Mortgagee**. The term "Institutional Mortgagee" shall mean and refer to any federal or state chartered bank, trust company, life insurance company, federal or state savings and loan association, real estate investment trust or other recognized lending institution which normally and customarily engages in the business of making Mortgage loans and shall include any institutional or governmental purchaser of mortgage loans in the secondary market, such as Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, which holds a first Mortgage on any Lot, Dwelling or Multi-Family Area which has been duly and properly recorded in the Probate Office of Shelby County, Alabama.

1.24 **Lake**. The term "Lake" shall mean the lake or lakes constructed or to be constructed by the Developer within the Property, together with all dams, spillways, pipes, lines, conduit, drainage swales, equipment, machinery, fixtures, appurtenances and other improvements of any nature situated in or upon the lake or lakes within the Property and shall also include all storm drainage pipes and lines and storm sewers not located within the Property but through which excessive water is drained from the lake or lakes to adjacent storm sewers.

1.25 **Living Space**. The term "Living Space" shall mean and refer to the enclosed and covered areas within a Dwelling which are heated and cooled by heating, ventilating and air conditioning equipment, exclusive of garages, carports, porches, terraces, balconies, decks, patios, courtyards, greenhouses, atriums, bulk storage areas, attics and basements.

1.26 **Lot**. The term "Lot" shall mean and refer to any unimproved portion of the Property upon which it is intended that a Dwelling be constructed thereon. Upon the recordation of any subdivision plat for any portion of the Property, each lot indicated thereon shall be deemed a Lot for purposes of this Declaration. A parcel of land shall be deemed unimproved and thus considered to be a Lot, rather than a Dwelling, until the Improvements constructed thereon are sufficiently complete to reasonably permit habitation thereof. Upon such completion, such Lot and the Improvements thereon shall collectively be considered to be a Dwelling for purposes of this Declaration. In the event any Lot is resubdivided pursuant to the provisions of Section 2.7 hereof, the resubdivided Lots shall constitute the number of Lots which remain after such division or combination of Lots.

1.27 **Mortgage**. The term "Mortgage", with an initial capital letter, shall mean and refer to any mortgage, deed of trust or other security device encumbering a Lot, Dwelling or Multi-Family Area or any interest therein and which shall have been duly and properly recorded in the Probate Office of Shelby County, Alabama.

1.28 **Mortgagee**. The term "Mortgagee", with an initial capital letter, shall mean and refer to the holder of any Mortgage and shall include any Institutional Mortgagee.

1.29 **Multi-Family Area**. The term "Multi-Family Area" shall mean and refer to any portion of the Property designated by Developer upon which or it is intended that there shall be constructed thereon, attached or detached townhouses, condominiums, cooperatives, duplexes, zero-lot-line homes or cluster or patio homes for residential dwelling purposes. Each Lot within a Multi-Family Area shall be deemed a Lot until such time as the Improvements constructed thereon are sufficiently complete to reasonably permit habitation thereof and, upon such completion, the Lot and Improvements thereon shall be deemed a Dwelling.

1.30 **Multi-Family Association**. The term "Multi-Family Association" shall mean and refer to any corporation or unincorporated association whose members are comprised entirely of Owners of Dwellings within a Multi-Family Area.

1.31 **Multi-Family Declaration**. The term "Multi-Family Declaration" shall mean and refer to any instrument or document and any amendments thereto which are recorded in the Probate Office of Shelby County, Alabama with respect to any Multi-Family Area and which creates or imposes covenants, conditions, easements and restrictions with respect to such Multi-Family Area.

1.32 **Occupant**. The term "Occupant" shall mean and include any Owner, the family members, guests, tenants, agents, servants, employees and invitees of any Owner and their respective family members, guests, tenants, agents, servants, employees, invitees and any other person who occupies or uses any Dwelling within the Development. All acts or omissions of any Occupant are and shall be deemed the act or omission of the Owner of such Lot or Dwelling.

1.33 **Owner**. The term "Owner", with an initial capital letter, shall mean and refer to the record owner, including Developer, of fee simple title to any Lot, Dwelling or Multi-Family Area, whether a corporation, partnership, limited liability company, proprietorship, association or other entity of any nature, including natural persons, but shall not include (i) any Mortgagee unless and until such Mortgagee has foreclosed on its Mortgage and purchased such Lot, Dwelling or Multi-Family Area at the foreclosure sale held with respect to the foreclosure of such Mortgage or (ii) any lessee, purchaser, contract purchaser or vendor who has an interest in any Lot, Dwelling or Multi-Family Area solely by virtue of a lease, contract, installment contract or other agreement.

1.34 **Property**. The term "Property", with an initial capital letter, shall mean and refer to that certain real property situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference. The Property shall also include any Additional Property made subject to this Declaration pursuant to Section 2.2 hereof. **The Property does not include the Golf Club Property.**

1.35 **Reciprocal Easement Agreement**. The term "Reciprocal Easement Agreement" shall mean and refer collectively to that certain Reciprocal Easement Agreement dated as of April 30, 1996 between Developer, The Crest at Greystone, Inc., Taylor Properties, L.L.C. and the Association which has been recorded as Instrument #1996-17497 in the Office of the Judge of Probate of Shelby County, Alabama, and all further amendments and modifications thereto.

## ARTICLE II

### **PROPERTY SUBJECT TO THE DECLARATION**

2.1 **General Declaration by Developer**. Developer hereby declares that the Property is and shall be subject to the easements, covenants, conditions, restrictions, charges, liens and regulations of this Declaration and the Property, any part thereof and each Lot, Dwelling, Multi-Family Area and Common Area thereof shall be held, owned, sold, transferred, conveyed,



hypothecated, encumbered, leased, occupied, built upon and otherwise used, improved and maintained subject to the terms of this Declaration, which easements, covenants, conditions, restrictions, charges, liens and regulations shall run with the title to the Property and shall be binding upon and inure to the benefit of Developer and upon all Owners and Occupants of the Property and any Lot, Dwelling, Multi-Family Area and Common Area thereof. **This Declaration shall not apply to or affect the Golf Club Property nor shall this Declaration apply to any other real property owned by Developer unless the same is subjected specifically by written instrument to this Declaration.**

2.2 **Additional Property.** Developer reserves the right, in its sole and absolute discretion, at any time and from time to time during the pendency of this Declaration, to add and submit any Additional Property to the provisions of this Declaration and, to the extent any of the Additional Property is specifically submitted to the terms and provisions of this Declaration by Developer, then any such Additional Property shall constitute part of the Property. Additional Property may be submitted to the provisions of this Declaration by an instrument executed by Developer in the manner required for the execution of deeds and recorded in the Probate Office of Shelby County, Alabama, which instrument shall be deemed an amendment to this Declaration (which need not be consented to or approved by any Owner, Occupant or Mortgagee, other than Developer's Mortgagee consenting hereto, and its successors and assigns, of any Lot, Dwelling or Multi-Family Area) and shall (a) refer to this Declaration stating the book and page number where this Declaration has been recorded in the Probate Office of Shelby County, Alabama, (b) contain a statement that such Additional Property is conveyed subject to the provisions of this Declaration or only specified portions thereof, (c) contain an exact description of such Additional Property and (d) state such other or different covenants, conditions and restrictions as Developer, in its sole discretion, shall specify to regulate and control the use, occupancy and improvement of such Additional Property. From and after the date on which an amendment to this Declaration is recorded in the Probate Office of Shelby County, Alabama submitting any Additional Property to the terms and provisions of this Declaration, the number of votes in the Association shall be increased by the number of Lots or Dwellings within the Additional Property which are added and submitted to the Declaration so that there shall continue to be one vote in the Association per Lot or Dwelling within the Development. In no event shall Developer be obligated to submit any Additional Property to the provisions of this Declaration or to impose any of the covenants, conditions or restrictions set forth in this Declaration upon any real property owned by Developer situated adjacent to or in close proximity with the Development. Notwithstanding anything provided in this Declaration to the contrary, (1) the provisions of this Section 2.2 may not be abrogated, modified, rescinded, supplemented or amended, in whole or in part, without the prior written consent of Developer and (2) the rights reserved by Developer pursuant to this Section 2.2 shall not be deemed to inure to the benefit of any transferee or purchaser of the Additional Property or any portion thereof, unless Developer, in its sole discretion, transfers and conveys to such transferee or purchaser the rights reserved herein by express reference to Section 2.2 of this Declaration; provided, however, that any Institutional Mortgagee of the real property legally described in Exhibit C (the "Exhibit C Property") which becomes the transferee or purchaser of the Exhibit C Property pursuant to a foreclosure sale or deed in lieu of foreclosure is hereby transferred and conveyed by Developer the right, at such Institutional Mortgagee's election, to cause the Declaration to be amended to add the Exhibit C Property as Additional Property under the terms and provisions of the Declaration.

**2.3 Right of Developer to Modify Restrictions with Respect to Lots and Multi-Family Areas Owned by Developer.** With respect to any Lot or Multi-Family Area owned by Developer, Developer may, by deed, contract or other instrument filed for record in the manner specified in Section 2.2 above, modify the provisions of this Declaration as the same apply to any such Lot or Multi-Family Area; provided, however, that this Declaration may not be modified or amended to (a) increase or decrease the voting rights in the Association attributable to such Lot, Multi-Family Area or any Dwellings situated thereon or (b) exempt any Lot, Multi-Family Area or any Dwellings situated thereon from the payment of the Assessments. Furthermore, Developer reserves the right, at any time and from time to time, to change the use of any Multi-Family Areas from attached or detached townhouses, condominiums, cooperatives, duplexes, zero-lot-line homes or cluster or patio homes to detached single-family residential housing uses.

**2.4 Mutuality of Benefit and Obligation.** The provisions of this Declaration are made (a) for the mutual and reciprocal benefit of each Lot, Dwelling, Multi-Family Area and Common Area within the Property and are intended to create mutual, equitable servitudes upon and in favor of each Lot, Dwelling and Multi-Family Area, (b) to create reciprocal rights and obligations between the respective Owners and all future and subsequent Owners of any Lot, Dwelling or Multi-Family Area within the Development and (c) to create a privity of contract and estate between the Owners, their respective heirs, successors and assigns.

**2.5 Multi-Family Associations.** It is presently contemplated that Developer may establish Multi-Family Associations which would be limited to the owners of Lots or Dwellings within the Multi-Family Areas within such portion or portions of the Property which Developer designates as Multi-Family Areas in order to promote the health, safety and social welfare, as well as to provide for the maintenance of Dwellings and/or common areas owned by such Owners and/or the Multi-Family Association established for such Multi-Family Areas. Such Multi-Family Areas may be subject to Multi-Family Declarations which impose covenants and restrictions which are in addition to, but not in abrogation or substitution of, those imposed hereby and such Multi-Family Associations may levy additional assessments and make and enforce supplemental covenants, restrictions, rules and regulations with respect to all such Multi-Family Areas. Notwithstanding anything provided herein to the contrary, the Owner of any Lot or Dwelling within any Multi-Family Areas of the Property shall also be a member of the Association and all Lots and Dwellings within such Multi-Family Areas shall continue to be subject to the terms of this Declaration.

**2.6 Development of Property.** Developer shall have the right, but not the obligation, for so long as Developer owns any Lot, Dwelling or Multi-Family Area in the Development, to make improvements and changes to all Common Areas and to all Lots, Dwellings or Multi-Family Areas owned by Developer, including, without limitation, (i) installation and maintenance of any Improvements in or to the Common Areas, (ii) changes in the location of the boundaries of any Lots, Dwellings or Multi-Family Areas owned by Developer or of the Common Areas, (iii) installation and maintenance of any water, sewer and any other utility systems and facilities within the Common Areas and (iv) installation of security and trash and refuse facilities.

**2.7 Subdivision Plat.** Developer may record, modify, amend, revise and otherwise add to or delete from, at any time and from time to time, a subdivision plat setting forth such information as Developer may deem necessary with regard to the Development, including, without limitation, the locations and dimensions of all Lots, Dwellings, Multi-Family Areas,



Common Areas, Buffer Areas, Additional Property, public or private roads, public or private utility systems, drainage systems, utility easements, drainage easements, access easements, set-back line restrictions, lakes, retention ponds and drainage basins. Any such subdivision plats or any amendments thereto shall be binding on the portions of the Property indicated thereon as if such subdivision plat were specifically incorporated into this Declaration. Notwithstanding anything provided to the contrary in this Declaration, Developer may at any time or from time to time divide and redivide, combine and resubdivide any Lots and Multi-Family Areas owned by Developer.

### ARTICLE III

#### EASEMENTS

##### 3.1 Grant of Non-Exclusive Easements to Owners.

(a) Common Areas. Subject to the terms and conditions of this Declaration and the rules, regulations, fees and charges from time to time established by the Board, Developer does hereby grant to each Owner and Occupant the non-exclusive right, privilege and easement of access to and the use and enjoyment of the Common Areas in common with Developer, its successors and assigns, and all other Owners and Occupants. Subject to the provisions of Sections 3.3(a), 3.3(b) and 3.3(c) below, the easement and rights granted pursuant to this Section 3.1(a) are and shall be permanent and perpetual, are nonexclusive, are appurtenant to and shall pass and run with the title to each Lot, Dwelling or Multi-Family Area. The easement and rights granted pursuant to this Section 3.1(a) are expressly subject to the rights reserved by Developer to restrict access to the Development as provided in Section 3.3(a) and 3.3(b) below and to take any action necessary or desired in order to cause any of the private roadways within the Development to be dedicated to and accepted as public roadways by any Governmental Authority as provided in Section 3.3(c) below.

(b) Hugh Daniel Drive. Subject to the terms and conditions set forth in this Declaration, that certain Amended and Restated Restrictive Covenants dated as of November 3, 1989 which have been recorded in Deed Book 265, Page 96 in the Office of the Judge of Probate of Shelby County, Alabama and the Development Agreement, Developer does hereby grant to each Owner and Occupant a nonexclusive easement over and upon, and the right to use for pedestrian and vehicular travel and transportation purposes, Hugh Daniel Drive, subject to and in common with Developer, its successors and assigns, and the rights of all other parties having any interest or rights therein. Subject to the terms of Sections 3.3(a) and 3.3(b) below and the rights reserved by Developer and Daniel to take any action necessary or desired in order to cause Hugh Daniel Drive or any portion thereof to be dedicated to and accepted as a public roadway by any Governmental Authority, as provided in Section 3.3(c) below, the easement and right to use granted pursuant to this Section 3.1(b) are and shall be permanent and perpetual, are nonexclusive, are appurtenant to and shall pass and run with title to each Lot, Dwelling and Multi-Family Area. As successor to the interests and obligations of Greystone Ridge, Inc., an Alabama corporation, under the Development Agreement, Developer hereby assigns to the Association and the Association, by execution hereof and of the Reciprocal Easement Agreement, does hereby assume for itself and its successors and assigns, Developer's obligations relating to the maintenance and repair of the Eastern Portion of Hugh Daniel Drive as set forth in Section 2.05(a) of the Development Agreement and the Association, for itself and its

successors and assigns, does hereby agree to be bound by and comply with all of the terms and provisions of the Development Agreement, and such costs shall be included as Common Expenses pursuant to Section 8.4(e)(v) below; provided, however, that Developer, on behalf of the Association, shall be entitled to negotiate, bargain and contract with any other entity or association for the maintenance of and costs of maintaining Hugh Daniel Drive.

3.2 **Grant of Easement to Governmental Authorities.** Subject to the provisions of Sections 3.1(a) and 3.1(b) above, Developer does to the extent of Developer's interests hereby grant to each branch, bureau, department and agency of the Governmental Authorities and their respective agents, employees and representatives, a permanent, perpetual and non-exclusive easement over, across, through and upon Hugh Daniel Drive and all of the private roadways within the Development forming a part of the Common Areas for the purposes of performing such duties and activities related to law enforcement, fire protection, trash and refuse collection, building inspection services, mail and package delivery, medical and emergency services and any other functions or duties to be performed by the Governmental Authorities as shall be required or appropriate from time to time.

3.3 **Reservation of Controlled Access Easement.**

(a) **Waiver of Unlimited Access.** Each Owner, by acceptance of a deed or other instrument conveying any interest in any Lot, Dwelling or Multi-Family Area, does hereby waive all rights of uncontrolled and unlimited access, ingress to and egress from such Lot, Dwelling or Multi-Family Area and acknowledges and agrees that (i) in order to provide a secure and safe environment, access and ingress to and egress from the Development may be controlled, restricted and limited to exclude the general public therefrom and (ii) access, ingress to and egress from such Owner's Lot, Dwelling or Multi-Family Area shall be limited to the roads, sidewalks, walkways, paths, trails and bicycle and jogging paths and lanes designated as Common Areas by Developer; provided, however, that, subject to the terms and provisions of the Declaration, vehicular and pedestrian access to and from all Lots, Dwellings and Multi-Family Areas shall be provided at all times. Notwithstanding anything provided to the contrary in this Declaration, during any golf tournaments sponsored by any private golf and/or country clubs situated in close proximity with the Development which utilize any portion of Hugh Daniel Drive for access purposes, Developer reserves the right for the benefit of such country club, to limit and restrict access to Hugh Daniel Drive and Common Areas of the Development and, to the extent practicable, to make portions of Hugh Daniel Drive a one-way road.

(b) **Right to Install Security.** Developer does hereby establish and reserve for itself, the Association and their respective successors and assigns, the right and privilege, but not the obligation, to (i) maintain guarded or electronically-monitored gates controlling, limiting and restricting vehicular and pedestrian access to and from any portion of the Development and (ii) require payment of toll charges for use of any private roads within the Property by permitted commercial traffic or by members of the general public, provided that in no event shall any such tolls be applicable to (1) any Owner or Occupant, (2) any Mortgagee or its designated representative, (3) any of the Governmental Authorities or their designated agents and representatives or (4) Developer and those individuals designated from time to time by Developer to be afforded access to the Development.

(c) **Power of Attorney.** Notwithstanding anything provided to the contrary in this Declaration and subject to the Amended and Restated Restrictive Covenants dated as of



November 3, 1989 which have been recorded in Deed Book 265, Page 96 in the Office of the Judge of Probate of Shelby County, Alabama and the rights reserved by Daniel pursuant to Section 2.07 of the Development Agreement, Developer (i) to the extent of Developer's interest, hereby establishes and reserves the right, in its sole and absolute discretion, at any time and from time to time, to dedicate Hugh Daniel Drive or any portion thereof and/or any of the private roadways or any portion thereof within the Development as public roadways to any Governmental Authority designated by Developer without requirement that the approval or consent of any Owner, Occupant or Mortgagee be obtained and (ii) shall be and hereby is authorized and entitled to execute any and all agreements, documents, instruments and subdivision plats pursuant to which Hugh Daniel Drive or any portion thereof and/or any of the private roadways within the Development are submitted for dedication as public roadways. Each Owner, by acceptance of any deed to a Lot, Dwelling or Multi-Family Area, and each Mortgagee, by the acceptance of any Mortgage on any Lot, Dwelling or Multi-Family Area, shall be deemed to, and each does hereby, irrevocably appoint the Developer as its respective agent and attorney-in-fact for the purpose of executing, signing, acknowledging, swearing to and recording any and all instruments, certificates, documents, agreements and subdivision plats relating to the dedication of Hugh Daniel Drive or any portion thereof and/or any of the private roadways within the Development to any Governmental Authority as public roadways for and in the name of any such Owner and Mortgagee in their name, place and stead. The power and authority granted herein is hereby declared to be irrevocable and a power coupled with an interest which shall survive the death or dissolution of any Owner or Mortgagee and be binding on all Owners and Mortgagees and their respective heirs, executors, administrators, personal representatives, successors and assigns and anyone having any interest in any Lot, Dwelling, Multi-Family Area, Common Areas or in any of the easement rights created or granted in this Declaration. The rights reserved by Developer pursuant to this Section 3.3(c) may be assigned to the Association which, upon such assignment, shall have the same rights reserved herein to Developer.

(d) Recreational Facilities. Subject to the terms and provisions of this Declaration and the rules, regulations, fees and charges from time to time established by the Board, each Owner and Occupant shall have the nonexclusive right, privilege and easement of access to and the use and enjoyment of the recreational areas, facilities and amenities now or hereafter located in the Common Areas. The easement and rights granted herein are and shall be permanent and perpetual, are nonexclusive, are appurtenant to and shall pass and run with title to each Lot, Dwelling and Multi-Family Area.

(e) Benefit of Easements. The easements, rights and privileges granted in Sections 3.1 and 3.3 shall pass with each Lot, Dwelling and Multi-Family Area as an appurtenance thereto and may not be severed, transferred, assigned or otherwise alienated separate or apart from a Lot, Dwelling or Multi-Family Area.

### 3.4 Reservation of General Access Easement.

(a) Developer does hereby establish and reserve for itself, the ARC, the Association and their respective agents, employees, representatives, invitees, successors and assigns, a permanent and perpetual non-exclusive easement appurtenant over, across, through and upon each Lot, Dwelling and Multi-Family Area for the purpose of providing ingress to and egress from each Lot, Dwelling and Multi-Family Area for (i) inspecting each Lot, Dwelling and Multi-Family Area and any Improvements thereon in order to determine compliance with

the provisions of this Declaration and (ii) the performance of the respective duties of Developer, the ARC and the Association hereunder, including, without limitation, taking any action required or permitted to be taken by Developer, the ARC and the Association pursuant to any of the terms or provisions of this Declaration; provided, however, that upon completion and occupancy of any Dwelling, then except in the event of emergencies, the foregoing easement shall be utilized only during normal business hours and then, whenever practicable, only upon advance notice to the Owner or Occupant of such Lot, Dwelling or Multi-Family Area or directly affected thereby.

(b) Other than in Multi-Family Areas, it is anticipated that a single family residential home shall be constructed on each Lot. Each home shall be located in such a manner so that there shall be a minimum of six (6) feet between each home located on the Property (to be measured between the closest outside walls of the homes). In the event a minimum side setback line of zero (0) is established for a Lot pursuant to the provisions of Section 6.4(a) below, the Dwelling to be constructed on each such Lot may be situated so that one side wall of the home is located up to and on one side line of the Lot (provided that the required distance between each home on the Property is maintained). Any such Lot shall hereafter be referred to as the "dominant lot" and the side line which the home is located up to or on shall thereafter be referred to as the "dominant side". The owner(s) of each dominant lot shall have, and there is hereby created in favor of each dominant lot, a five (5) foot wide easement across the Lot which joins the dominant lot on its dominant side, the easement to extend along their common property line from the front to the rear thereof, for the limited purpose of facilitating the construction and maintenance of the home. The easement herein created shall apply not only during the construction phase but shall also run with the Lots subject thereto and in favor of the dominant lot, and apply to the continued maintenance and repair of the home and the reconstruction of a home in the event of its partial or total destruction. Any party exercising its rights under the easement herein established shall not cause any damage to any Lot which is subject to this easement and may exercise its rights only during reasonable hours and in a reasonable manner. The easement herein created shall not permit the alteration in any manner or any area subject to the easement by the Owner of the "dominant lot".

### **3.5 Reservation of Easements With Respect to Common Areas.**

(a) Easement Upon Common Areas. Developer does hereby establish and reserve for itself, the ARC, the Association and their respective agents, employees, representatives, invitees, successors and assigns, a permanent and perpetual non-exclusive easement appurtenant, over, across, under, through and upon all of the Common Areas for the purpose of (i) constructing Dwellings and other Improvements in and to any Lots, Dwellings and Multi-Family Areas, (ii) installing, maintaining, repairing and replacing any other Improvements to the Property or to the Common Areas, including, without limitation, sidewalks, walkways, signage and traffic directional signs and (iii) doing all other things reasonably necessary and proper in connection therewith; provided, however, that in no event shall Developer have any obligation to undertake any of the foregoing. In addition to the other rights and easements established and reserved herein and regardless of whether Developer continues to own a Lot or Dwelling within the Development, Developer hereby establishes and reserves for itself, its successors and assigns, a permanent and perpetual, nonexclusive easement to have access, ingress to and egress from and the right and privilege to use and enjoy the Common Areas and



all Improvements thereon for such purposes as Developer deems appropriate; provided, however, that Developer should not exercise such rights so as to unreasonably interfere with the rights of the Owners to use the Common Areas.

(b) Changes in Common Areas. Developer does hereby establish and reserve unto itself and its successors and assigns the permanent right to change, modify and realign the boundaries of any of the Common Areas and any Lots, Dwellings or Multi-Family Areas owned by Developer. Developer further reserves the right, but shall not have any obligation, to convey, and the Association shall accept such conveyance, by quitclaim deed to the Association at any time and from time to time any portion of the Property or any Improvements thereto to be utilized as Common Areas, as Developer, in its sole discretion, may determine.

3.6 Reservation of Easement for Utilities. Developer does hereby establish and reserve for itself, the Association and their respective successors and assigns, a permanent and perpetual non-exclusive easement appurtenant over, across, under, through and upon all portions of the Common Areas and all Lots, Dwellings and Multi-Family Areas which are reasonably necessary for the purpose of installing, erecting, replacing, relocating, maintaining and operating master television and/or cable systems, security and similar systems and all utilities necessary or convenient for the use of any portion of the Development, including, without limitation, publicly or privately owned and operated electrical, gas, telephone, water and sewer services, storm drains and sewers, drainage systems, retention ponds, lakes, basins and facilities, lines, pipes, conduits, equipment, machinery and other apparatus and appurtenances necessary or otherwise reasonably required in order to provide any utility service to any portion of the Property. The easements established and reserved herein shall include the right to cut and remove trees, undergrowth and shrubbery, to grade, excavate or fill and to otherwise take all other action reasonably necessary to provide economical and safe installation, maintenance, repair, operation and replacement of all such utility services and the systems, equipment and machinery used to provide the same. Notwithstanding anything provided in this Section 3.6 to the contrary, (i) the utilization of any of the easements and rights established and reserved pursuant to this Section 3.6 shall not unreasonably interfere with the use or occupancy of any Dwelling situated on any Lot or within any Multi-Family Area and (ii) Developer shall use good faith efforts to attempt to cause any utility company or other supplier or provider of any utility service which may utilize any of the easements and rights reserved and established pursuant to this Section 3.6 to take reasonable action to repair any damage caused by such utility company or other supplier or provider of such utility service during the exercise of any rights established and reserved herein.

3.7 Reservation of Easements for Signs, Walks, Trails, Walls and Fences.

(a) Easement for Walks, Trails and Signs. Developer does hereby establish and reserve for itself, the Association and their respective successors and assigns, a permanent and perpetual easement appurtenant, over, across, through and upon a strip of land ten (10) feet in width lying parallel to and running along the common exterior boundary between each Lot, Dwelling or Multi-Family Area and any public or private roadway which is directly adjacent to and abuts such Lot, Dwelling or Multi-Family Area for the purpose of constructing, installing, maintaining, repairing, operating, replacing and the use of sidewalks, walkways, trails, bicycle and jogging paths and lanes, traffic directional signs and related improvements; provided, however, that neither Developer nor the Association shall have any obligation to construct any of the foregoing improvements.

(b) Easement for Perimeter Wall. Developer does hereby establish and reserve for itself and the Association and their respective successors and assigns, a permanent and perpetual easement appurtenant over, across, through and upon a strip of land twenty (20) feet in width running parallel to and along the boundary of any Lot, Dwelling or Multi-Family Area which constitutes the perimeter boundary of the Development for the purpose of constructing, installing, maintaining, repairing, operating and replacing a perimeter wall, fence, mound or berm around the perimeter boundary of the Development; provided, however, that neither Developer nor the Association shall have any obligation to construct any such perimeter wall, fence, mound or berm.

3.8 Reservation of Maintenance Easement. Subject to the terms and provisions of Section 7.2(b) below, Developer does hereby establish and reserve for itself, the Association and their respective agents, employees, successors and assigns, a permanent and perpetual right and easement to enter upon any Lot, Dwelling or Multi-Family Area for the purpose of mowing, removing, clearing, cutting or pruning underbrush, weeds, stumps or other unsightly growth and removing trash so as to maintain reasonable standards of health, fire safety and appearance within the Development; provided, however, that such easement shall not impose any duty or obligation upon Developer or the Association to perform any of the foregoing actions.

3.9 Reservation of Environmental Easement. Developer does hereby establish and reserve for itself, the ARC, the Association and their respective agents, employees, successors and assigns, a permanent and perpetual right and easement on, over, across and upon all Lots and all unimproved portions of any Dwellings or Multi-Family Areas for the purpose of taking any action necessary to effect compliance with the Architectural Standards or any watershed, soil erosion or environmental rules, regulations and procedures from time to time affecting or otherwise promulgated or instituted by any Governmental Authorities or the Board. The easement and right established and reserved herein shall include, without limitation, the right to implement erosion control procedures and practices, the right to drain standing water and the right to take any other action which may be required in order to satisfy the requirements of the Architectural Standards or any applicable Governmental Authority. Except in the case of an emergency situation or a perceived emergency situation, the exercise by Developer or the Association of the rights reserved in this Section 3.9 shall not unreasonably interfere with the use or occupancy of any Dwelling situated on any Lot or Multi-Family Area.

3.10 Establishment of Buffer Areas.

(a) Developer does hereby establish and declare, for the benefit of Developer, the ARC and the Association and their respective successors and assigns, that the Buffer Areas (i) shall be and remain a natural, undisturbed buffer area, free from any Improvements of any nature except that Developer may landscape such area in a manner and to the extent determined by Developer in Developer's sole discretion, (ii) shall not, without the prior written consent of Developer or the ARC, be used for any activities, whether as play areas for children, picnic areas, recreational areas or any other uses whatsoever and (iii) shall not be improved with any Improvements of any nature (including, without limitation, fences, walls, decks, outdoor furniture, recreational equipment or devices of any nature, equipment, tools, machinery, buildings or other structures).

(b) Developer does hereby grant to the ARC, the Association and each of their respective successors and assigns, a permanent, perpetual and non-exclusive easement



appurtenant over, across, through and upon the Buffer Areas for the purpose of maintaining the Buffer Areas; provided, however, that nothing contained in this Section 3.10 shall obligate Developer to undertake any maintenance responsibilities with respect to the Buffer Areas or preclude Developer's conveyance of a Buffer Area to an entity chosen by Developer in Developer's sole discretion for the protection of a Buffer Area as a natural, undisturbed buffer area.

3.11 **Establishment of Flood Easements.** Developer does hereby establish and reserve for itself, the Association and their respective successors and assigns, forever, a permanent and perpetual easement over, across, through, under and upon that portion of each Lot, Dwelling, Common Area or Multi-Family Area within the Property as shown on the plats of the various subdivisions within the Property which adjoin, abut, or are adjacent to or contiguous with the Lake as recorded in the Office of the Judge of Probate of Shelby County, Alabama, which easement is to be utilized for the flow and drainage of surface water accumulating in, upon or as a result of the construction and maintenance of the Lake, which easement shall include the right to flood that portion of any Lot, Dwelling, Common Area or Multi-Family Area which is situated within the flood easement(s) indicated and shown on such recorded plats.

3.12 **Reservation of Easement on Lakefront Lots.** Developer does hereby establish and reserve for itself, the Association, the ARC and each Owner, and their respective agents, employees, representatives, invitees, successors and assigns, an easement over, across and upon each of the Lots, Dwellings and Multi-Family Areas as set forth on the plats of the various subdivisions of the Property which adjoin, abut, or are adjacent to or contiguous with the Lake for the use and enjoyment by Developer, the ARC, the Association and each Owner of the foot paths, jogging paths, sidewalks, bridges, promenades, walkways or other Improvements, if any, constructed and maintained thereon by Developer and the Association; provided, however, that in no event shall Developer or the Association have any obligation to undertake the construction or maintenance of the foregoing. The easement reserved in this Section 3.12 is for pedestrian use only and no self propelled or motorized vehicles shall be allowed thereon.

## ARTICLE IV

### **ASSOCIATION**

4.1 **Membership.** The Owner of each Lot or Dwelling shall be a member of the Association. For purposes of determining membership in the Association, each dwelling unit within a Multi-Family Area shall be deemed a separate individual Dwelling. Membership in the Association shall be appurtenant to and may not be separated from ownership of any Lot or Dwelling; provided, however, that (a) Developer shall be deemed a member of the Association and shall have one (1) vote for each Lot or Dwelling owned by Developer in the Development, (b) in the event any Lot or Dwelling is owned by more than one (1) person, then the Owner of such Lot shall, by written notice to the Board, designate only one (1) representative to serve as a member of the Association who shall exercise all voting rights attributable to the Lot or Dwelling owned by such Owner and (c) no Mortgagee shall become a member of the Association until such time, if at all, that the Mortgagee becomes an Owner by virtue of foreclosure of its Mortgage and title to such encumbered Lot or Dwelling is vested in Mortgagee pursuant to a duly recorded deed. The transfer or conveyance of fee title to any Lot or Dwelling (other than by a Mortgage as security for the payment of an obligation), shall automatically

include the transfer of all membership rights of such Owner in the Association with respect to the Lot or Dwelling transferred and conveyed, notwithstanding any failure of the transferor to endorse to his transferee any certificates, assignments or other evidence of such membership. Membership or the rights and benefits in the Association may not be transferred, assigned, conveyed or otherwise alienated in any manner separately and apart from the ownership of a Lot or Dwelling. Each member of the Association shall at all times comply with the provisions of this Declaration, the Articles of Incorporation, the Bylaws and all rules and regulations which may from time to time be adopted by the Board or the members of the Association.

4.2 **Board.** The Board shall have the rights and duties set forth in the Articles of Incorporation and the Bylaws. Developer hereby retains and shall have the right to appoint or remove, with or without cause, any member or members of the Board and any officer or officers of the Association until such time as Developer no longer is the Owner of any Lot or Dwelling within the Development. Each Owner, by acceptance of a deed to or other conveyance of a Lot or Dwelling, vests in Developer such authority to appoint and remove members of the Board and officers of the Association as provided by this Section 4.2.

4.3 **Voting Rights.** Subject to the rights reserved to Developer in the Articles of Incorporation and Bylaws (which, among other things, provide that only Developer, for so long as Developer owns any Lot or Dwelling within the Property, shall be exclusively entitled to take various actions and vote on all matters to be voted on by the members of the Association) and the rights of the Association to suspend any Owner's voting rights or privileges in the Association pursuant to Article XI below, the Owner of each Lot or Dwelling shall be entitled to one (1) vote in any matters submitted to the members of the Association for approval. No Owner, whether one or more persons, shall have more than one membership and one vote per Lot or Dwelling owned. Such voting rights shall continue to apply to each Lot or Dwelling upon the addition of any of the Additional Property to this Declaration. Each Owner, by acceptance of a deed or other conveyance to a Lot or Dwelling, consents and agrees to the dilution of his voting interest in the Association by virtue of the resubdivision of any Lot by Developer pursuant to Section 2.7 above or the submission of any Additional Property to the terms of this Declaration. In no event, whether as a result of there being multiple ownership interests in any Lot or Dwelling or otherwise, shall more than one vote be allowed for any one Lot or Dwelling. Fractional voting shall not be permitted. For purposes of this Section 4.3, Developer shall be deemed to be the Owner of and entitled to all voting rights attributable to any Lots or Dwellings owned by Developer.

4.4 **Duties and Powers of Association.** In addition to the rights, duties, responsibilities and obligations of the Association otherwise set forth in this Declaration, the Association shall have the power to do, cause to be done and otherwise perform or cause to be performed any of the duties and powers set forth in the Articles of Incorporation and the Bylaws. The Association may exercise any other right or privilege granted to it expressly by this Declaration or by law, together with every other right or privilege reasonably to be implied from the existence of any right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege. In the event of any conflict, ambiguity or inconsistency between the Code of Alabama, this Declaration, the Articles of Incorporation, the Bylaws or any rules and regulations adopted from time to time by the Association, then the provisions of the Code of Alabama, this Declaration, the Articles of Incorporation, the Bylaws and any rules and regulations adopted by the Association, in that order, shall prevail and each Owner, by acceptance of a deed or other conveyance to a Lot or Dwelling, covenants and agrees to vote



in favor of and execute any amendments as may be necessary to remove or alleviate any such conflict, ambiguity or inconsistency. The powers of the Association shall include, but not be limited to, (i) the power to purchase or lease one or more Lots and/or Dwellings and any other real or personal property, whether tangible or intangible, and to hold, lease, mortgage, sell and otherwise convey the same, (ii) subject to the provisions of this Section 4.4, the right to borrow money for the purpose of acquiring additional Common Areas, for constructing, repairing, maintaining or improving the Common Areas or any portion thereof or for providing any of the services authorized herein, (iii) subject to the provisions of this Section 4.4, the right to give Mortgages or other security instruments encumbering all or any part of the Common Areas as security for any loan obtained by the Association; provided, however, that the lien and encumbrance of any such Mortgage shall be subject and subordinate to all of the rights, interests, privileges, easements, licenses, and options reserved or established herein for the benefit of Developer, the ARC, the Association and all Owners and Occupants, (iv) the right to grant and accept easements, (v) the right to dedicate or transfer from the Association fee simple title to all or any portion of the Common Areas to any Governmental Authority; provided however, that except as provided in Section 3.3(c) above and in Section 9.3 below, the dedication or transfer from the Association of title to any of the Common Areas must be approved by a majority of those Owners present in person or by proxy at a duly held meeting of the Association called for such purpose and (vi) the right to arrange with any of the Governmental Authorities or any public or private utilities or others, for the furnishing of trash collection, water, sewer and/or security services for the Common Areas and/or the Lots, Dwellings and Multi-Family Areas. For so long as Developer shall own any Lot or Dwelling, the Association shall not, without the consent of Developer, borrow money or pledge, mortgage, encumber, sell or otherwise convey any interest it may have in the Common Areas. Except as otherwise specifically provided to the contrary herein, in the Articles of Incorporation or in the Bylaws, the powers and authority granted to the Association may be exercised by the Board, acting through the officers of the Association, without further consent or action on the part of the Owners.

4.5 **Agreements.** Subject to the conditions, restrictions and other provisions of this Declaration, all agreements, actions and determinations lawfully authorized by the Board shall be binding upon all Owners, their heirs, executors, personal representatives, administrators, successors and assigns and all others having any interest in the Development. In performing its responsibilities hereunder, the Association, through the Board, shall have the right and authority to delegate to such persons of its choice, including third party management companies which may be affiliates of Developer, such duties of the Association as may be determined by the Board. In furtherance of the foregoing and not in limitation thereof, the Association may obtain and pay for the services of any person or entity to manage its affairs or any part thereof, to the extent it deems advisable, as well as such other personnel as the Association shall deem necessary or desirable for the proper operation of any portion of the Development, whether such personnel are furnished or employed directly by the Association or by independent contract with the Association. All costs and expenses incurred incident to the employment of a manager of the Development or any of the Common Areas shall be a Common Expense. During the term of any such management agreement entered into by the Association with a third party, such manager may, if authorized by the Board, exercise all the powers and shall be responsible for the performance of all of the duties of the Association, excepting any of such powers or duties specifically and exclusively reserved to the Board or the officers of the Association by the Declaration, the Articles of Incorporation or the Bylaws. Such manager may be an individual, corporation or other legal entity and may be bonded in such manner as the Board may require, with the costs of such bond to be a Common Expense. In addition to the foregoing, the

Association may pay for and the Board may hire and contract for such legal and accounting services as are necessary or desirable in connection with the operation of the Development, or the enforcement of this Declaration, the Articles of Incorporation, the Bylaws or any rules and regulations of the Association.

4.6 **Management by Developer or its Affiliates.** Developer or any affiliate thereof may be employed as the manager of the Association and the Development for so long as Developer owns any Lot or Dwelling within the Development, at such compensation and on such terms as would be usual, customary and obtainable in an arms-length transaction with any third party providing comparable services for any real estate development in the southeastern United States of the size, quality and nature of the Development. Each Owner, by acceptance of a deed to or other conveyance of a Lot or Dwelling, shall be deemed to ratify the provisions of this Section 4.6 and specifically be deemed to have approved any such management agreement entered into by the Association and Developer or any affiliate thereof.

4.7 **Rules and Regulations.** The Board may establish and enforce reasonable rules and regulations governing the use of all Lots, Dwellings, Multi-Family Areas and Common Areas. Without limiting the foregoing, the Board may adopt rules and regulations which shall govern the use of any of the Common Areas (including, specifically, the use of any of the recreational facilities, if any, situated within the Common Areas), the establishment of bird sanctuaries, wildlife and wild flower areas, the enforcement of all of the terms and provisions of this Declaration and any rules and regulations adopted by the Board and such other matters, including, without limitation, the limitation, restriction or prohibition of application of fertilizers, pesticides, and other chemicals within the Development. Copies of such rules and regulations shall be binding upon all Owners and Occupants until and unless such rule or regulation is specifically overruled, canceled or modified by the Board or by the majority vote of the total votes of the Association at any regular or special meeting of the Association; provided, however, that no such rules or regulations may be overruled, canceled or modified unless such action is also approved by Developer so long as Developer owns Lots or Dwellings in the Development.

4.8 **Indemnification.** The Association shall and does hereby indemnify, defend and agree to hold each and every officer, agent, representative and member of the ARC and the Board of the Association harmless from and against any and all expenses, including court costs and reasonable attorneys' fees, suffered, paid or incurred by any of them in connection with any action, suit or other proceeding (including the settlement of any suit or proceeding approved by the Board) to which such person may be made a party by reason of being or having been an officer, agent, representative or member of the ARC or the Board of the Association. The officers, agents, representatives and members of the ARC or the Board of the Association shall not be liable for any mistake in judgment, negligence or otherwise except for their own willful misconduct or reckless disregard of duty, as finally determined by a court of competent jurisdiction. The officers, agents, representatives and members of the ARC or the Board of the Association shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the ARC or the Association and the Association shall and does hereby indemnify, defend and agree to forever hold each such officer, agent, representative and member of the ARC or the Board harmless from any and all liability to others on account of any such contract or commitment. The indemnification obligations and rights provided for herein shall not be exclusive of any other rights to which any officer, agent, representative or member of the ARC or the Board of the Association may be entitled, including anything provided to the contrary contained in the Articles of Incorporation or the Bylaws. The



Association shall maintain adequate general liability and, to the extent financially feasible, officers and directors liability insurance in order to fulfill its obligations under this Section 4.8 and the costs of such insurance shall constitute a Common Expense.

## ARTICLE V

### ARCHITECTURAL REVIEW COMMITTEE AND ARCHITECTURAL STANDARDS

5.1 **Committee Composition.** The ARC shall consist of not less than three (3) nor more the seven (7) persons, each of whom shall be appointed or elected as provided in Section 5.2 below. The members of the ARC may, but shall not be required to be, members of the Association or Owners of any Lot or Dwelling. The regular term of office for each member of the ARC shall be one (1) year, coinciding with the fiscal year of the Association. Any member appointed or elected as provided in Section 5.2 below may be removed with or without cause in the manner provided in Section 5.2 below. Each Owner, by acceptance of a deed to or other conveyance to a Lot or Dwelling, shall be deemed to ratify the provisions of Section 5.2 below.

#### 5.2 **Appointment and Removal of ARC Members.**

(a) For so long as Developer is the Owner of any Lot or Dwelling within the Development or any portion of the Development, Developer shall have the sole and exclusive right to appoint and remove all of the members of the ARC.

(b) At such time as Developer is no longer the Owner of any Lot or Dwelling within the Property or, upon Developer's written notice to the Association that it no longer desires to exercise the right to appoint and remove members of the ARC as provided in Section 5.2(a) above, then the members of the ARC shall be appointed by the Board of the Association.

(c) Any member of the ARC may be removed, with or without cause, by (i) Developer, in its sole discretion, during the period of time that the provisions of Section 5.2(a) above are in effect or (ii) the Board, in the event the provisions of Section 5.2(b) above are in effect. In the event of death or resignation of a member of the ARC, then Developer, in the event of the provisions of Section 5.2(a) above are applicable, or the Board, in the event the provisions of Section 5.2(b) above are applicable, as the case may be, shall appoint a substitute member of the ARC to fill the vacancy of such deceased or resigning member for the remainder of the term of such former member.

5.3 **Procedure and Meetings.** The ARC shall elect a chairman and he, or in his absence, the vice-chairman, shall be the presiding officer at all meetings of the ARC. The ARC shall meet on a regular basis as well as upon call of the chairman or vice-chairmen, and all such meetings shall be held at such places as may be designated by the chairman or vice-chairman. A majority of the total number of members of the ARC shall constitute a quorum of the ARC for the transaction of business and the affirmative vote of a majority of those present in person or by proxy at a meeting of the ARC shall constitute the action of the ARC on any matter which comes before it. The ARC is authorized to retain the services of consulting architects, landscape architects, designers, engineers, inspectors and/or attorneys in order to advise and assist the

ARC in performing its functions set forth herein. Each member of the ARC may be paid a stipend or honorarium as may from time to time be determined by the Board of the Association and shall otherwise be entitled to a reimbursement of expenses incurred on behalf of the ARC, subject to the approval of such expenses by the Board of the Association. The ARC shall have the right from time to time to adopt and establish such rules and regulations as may be determined to be necessary concerning the procedure, notice of meetings and all other matters concerning the conduct of the business of the ARC.

5.4 **Architectural Standards.** The ARC is hereby authorized to promulgate and amend or modify from time to time written Architectural Standards governing policies, guidelines and minimum requirements to be satisfied with respect to the construction, location, landscaping and design of all Dwellings and other Improvements on any Lot, the content and manner in which plans and specifications and other documentation and information concerning the construction of any Dwelling or other Improvement on a Lot are to be submitted to and approved by the ARC and any other matters affecting the construction, repair or maintenance of any Dwelling or other Improvements on any Lot. The Architectural Standards adopted by the ARC shall be in addition to the provisions and requirements set forth in this Declaration and shall be binding upon and enforceable against all Owners.

5.5 **Approval of Plans and Specifications.**

(a) IN ORDER TO PRESERVE THE ARCHITECTURAL AND AESTHETIC APPEARANCE AND THE NATURAL SETTING AND BEAUTY OF THE DEVELOPMENT, TO ESTABLISH AND PRESERVE A HARMONIOUS DESIGN FOR THE DEVELOPMENT AND TO PROTECT AND PROMOTE THE VALUE OF THE PROPERTY, THE LOTS, THE DWELLINGS AND ALL IMPROVEMENTS THEREON, NO IMPROVEMENTS OF ANY NATURE SHALL BE COMMENCED, ERECTED, INSTALLED, PLACED, MOVED ONTO, ALTERED, REPLACED, RELOCATED, PERMITTED TO REMAIN ON OR MAINTAINED ON ANY LOT OR DWELLING BY ANY OWNER OR MULTI-FAMILY ASSOCIATION, OTHER THAN DEVELOPER, WHICH AFFECT THE EXTERIOR APPEARANCE OF ANY LOT OR DWELLING UNLESS PLANS AND SPECIFICATIONS THEREFORE HAVE BEEN SUBMITTED TO AND APPROVED BY THE ARC IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF SECTION 5.5(b) BELOW. WITHOUT LIMITING THE FOREGOING, THE CONSTRUCTION AND INSTALLATION OF ANY DWELLINGS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, MAILBOXES, DECKS, PATIOS, COURTYARDS, SWIMMING POOLS, TENNIS COURTS, GREENHOUSES, PLAYHOUSES, AWNINGS, WALLS, FENCES, EXTERIOR LIGHTS, GARAGES, GUEST OR SERVANT'S QUARTERS, GARAGES OR ANY OTHER OUTBUILDINGS, SHALL NOT BE UNDERTAKEN, NOR SHALL ANY EXTERIOR ADDITION TO OR CHANGE OR ALTERATION BE MADE (INCLUDING, WITHOUT LIMITATION, PAINTING OR STAINING OF ANY EXTERIOR SURFACE) TO ANY DWELLING OR IMPROVEMENTS, UNLESS THE PLANS AND SPECIFICATIONS FOR THE SAME HAVE BEEN SUBMITTED TO AND APPROVED BY THE ARC IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF SECTION 5.5(b) BELOW.

(b) The ARC is hereby authorized and empowered to approve all plans and specifications and the construction of all Dwellings and other Improvements on any part of the Property. Prior to the commencement of any Dwelling or other Improvements on any Lot,



Dwelling or Multi-Family Area, the Owner thereof shall submit to the ARC plans and specifications and related data for all such Improvements, which shall include the following:

(i) Two (2) copies of an accurately drawn and dimensioned site development plan indicating the location of any and all Improvements, including, specifically, the Dwelling to be constructed on said Lot, the location of all driveways, walkways, decks, terraces, patios, fences and outbuildings and the relationship of the same to any set-back requirements applicable to the Lot or Dwelling.

(ii) Two (2) copies of a foundation plan, floor plans and exterior elevation drawings of the front, back and sides of the Dwelling to be constructed on the Lot.

(iii) Two (2) copies of written specifications and, if requested by the ARC, samples indicating the nature, color, type, shape, height and location of all exterior materials to be used in the construction of the Dwelling on such Lot or any other Improvements thereto, including, without limitation, the type and color of all brick, stone, stucco, roofing and other materials to be utilized on the exterior of a Dwelling and the color of paint or stain to be used on all doors, shutters, trim work, eaves and cornices on the exterior of such Dwelling.

(iv) Two (2) copies of the lighting plan, including specifications, for any exterior lighting to be utilized with respect to such Lot or Dwelling.

(v) Two (2) copies of a landscaping plan prepared and submitted in accordance with the provisions of Section 5.6 below.

(vi) Such other plans, specifications or other information or documentation as may be required by the ARC or the Architectural Standards.

(c) The ARC shall, in its sole discretion, determine whether the plans and specifications and other data submitted by any Owner for approval are acceptable. The ARC shall have the right to disapprove any plans and specifications upon any ground which is consistent with the objectives and purposes of this Declaration, including purely aesthetic considerations, any failure to comply with any of the provisions of this Declaration or the Architectural Standards, failure to provide requested information, objection to exterior design, appearance or materials, objection on the ground of incompatibility of any such proposed improvement with the scheme of development proposed for the Development, objection to the location of any proposed Improvements on any such Lot, objection to the landscaping plan for such Lot or Dwelling, objection to the color scheme, finish, proportions, style of architecture, height, bulk or appropriateness of any Improvement or any other matter which, in the sole judgment of the ARC, would render the proposed Improvement inharmonious with the general plan of development contemplated for the Development. The ARC shall have the right to approve any submitted plans and specifications with conditions or stipulations by which the Owner of such Lot or Dwelling shall be obligated to comply and must be incorporated into the plans and specifications for such Improvements or Dwelling. Approval of plans and specifications by the ARC for Improvements to one particular Lot, Dwelling or Multi-Family Area shall not be deemed an approval or otherwise obligate the ARC to approve similar plans



and specifications or any of the features or elements for the Improvements for any other Lot, Dwelling or Multi-Family Area within the Development. The ARC shall establish a fee sufficient to cover the expense of reviewing plans and related data and to compensate any consulting architects, landscape architects, designers, engineers, inspectors and/or attorneys retained in order to approve such plans and specifications and to monitor and otherwise enforce the terms hereof. Such fee or fees shall be paid by the Owner who is seeking the ARC's approval of plans and specifications. Notwithstanding anything provided herein to the contrary, an Owner may make interior improvements and alterations within his Dwelling that do not affect exterior appearance and a Multi-Family Association may make interior improvements and alterations within any buildings or structures it maintains or owns that do not affect exterior appearance and, in each case, without the necessity or requirement that the approval or consent of the ARC be obtained.

(d) In the event the ARC fails to approve in writing any such proposed plans and specifications within forty-five (45) days after such plans and specifications have been submitted, then the plans and specifications so submitted will be deemed to have been disapproved.

(e) Any revisions, modifications or changes in any plans and specifications previously approved by the ARC must be approved by the ARC in the same manner specified above.

(f) If construction of the Dwelling or the Improvements has not substantially commenced (e.g., by clearing and grading, pouring of footing and otherwise commencing framing and other related construction work) within one (1) year of approval by the ARC of the plans and specifications for such Dwelling or other Improvements, then no construction may be commenced (or continued) on such Lot or Dwelling and the Owner of such Lot or Dwelling shall be required to resubmit all plans and specifications for any Dwelling or other Improvements to the ARC for approval in the same manner specified above.

**5.6 Landscaping Approval.** In order to preserve, to the extent practicable, the natural landscaping and plant life currently situated on the Property and in order to enhance the aesthetic appearance of the Property, no landscaping, grading, excavation or fill work of any nature shall be implemented or installed by any Owner or Multi-Family Association, other than Developer, on any Lot, Dwelling, Common Area, Buffer Area or Multi-Family Area unless and until landscaping plans therefore have been submitted to and approved by the ARC. The provisions of Section 5.5 above regarding the method that such plans are to be submitted to the ARC, the time for approval or disapproval of the same and the method of approving modifications or changes thereto shall be applicable to such landscaping plans.

**5.7 Construction Without Approval.** If (a) any Improvements are initiated, installed, maintained, altered, replaced or relocated on any Lot, Dwelling or Multi-Family Area without approval of the plans and specifications for the same or (b) the ARC shall determine that any approved plans and specifications for any Improvements or the approved landscaping plans for any Lot, Dwelling or Multi-Family Area are not being complied with, then, in either event, the Owner of such Lot, Dwelling or Multi-Family Area shall be deemed to have violated this Declaration and the ARC shall have the right to exercise any of the rights and remedies set forth in Section 5.13 below.

5.8 **Inspection.** The ARC or any agent, employee or representative thereof may at any reasonable time and from time to time enter upon and inspect any Lot, Dwelling or Multi-Family Area or any Improvements being constructed thereon in order to determine whether the approved plans and specifications therefore are being complied with. Any such entry shall not be deemed to be a trespass or any other wrongful act by the ARC.

5.9 **Subsurface Conditions.**

(a) The Property may be located in an area which includes underground mines, tunnels, sinkholes and subsurface conditions which may result in sinkholes or other types of ground subsidence. The approval of plans and specifications by the ARC for any Dwelling or other Improvements on a Lot, Dwelling or Multi-Family Area shall not be construed in any respect as a representation or warranty by Developer or the ARC to the Owner submitting such plans or to any of the successors or assigns of such Owner that the surface or subsurface conditions of such Lot, Dwelling or Multi-Family Area are suitable for the construction of the Improvements contemplated by such plans and specifications. It shall be the sole responsibility of each Owner to determine the suitability and adequacy of the surface and subsurface conditions of any Lot, Dwelling or Multi-Family Area for the construction of any contemplated Improvements thereon.

(b) Neither the ARC and its individual members, nor the Association and its members, nor the Developer and its partners, agents and employees and the officers, directors, agents and employees of its partners shall be liable to any Owner or Occupant, or the successors, assigns, licensees, lessees, employees and agents of any Owner or Occupant, for loss or damage on account of injuries to any parcel of the Property, to any buildings, Improvements, Dwellings or other structures now or hereafter located upon any parcel of the Property, or on account of any past or future injuries to any Owner, Occupant, or any other person in or upon any parcel of the Property, which are caused by, or arise as a result of soil and/or subsurface conditions, known or unknown (including, without limitation, underground mines or other geological formations or conditions) under or on the Property.

5.10 **Limitation of Liability.** Notwithstanding anything provided herein to the contrary, neither Developer, the ARC, the Association, nor any agent, employee, representative, member, shareholder, partner, officer or director thereof, shall have any liability of any nature whatsoever for any damage, loss or prejudice suffered, claimed, paid or incurred by any Owner on account of (a) any defects in any plans and specifications submitted, reviewed or approved in accordance with the provisions of this Article V, (b) any defects, structural or otherwise, in any work done according to such plans and specifications, (c) the failure to approve or the disapproval of any plans, drawings, specifications or other data submitted by any Owner for approval pursuant to the provisions of this Article V, (d) the construction or performance of any work related to such plans, drawings and specifications, (e) bodily injuries (including death) to any Owner, Occupant or the respective family members, guests, employees, servants, agents, invitees or licensees of any such Owner or Occupant, or any damage to any Dwellings, Improvements or the personal property of any Owner, Occupant or the respective family members, guests, employees, servants, agents, invitees or licensees of such Owner or Occupant, which may be caused by, or arise as a result of, any defect, structural or otherwise, in any Dwellings or Improvements or the plans and specifications therefore, or any past, present or future soil and/or subsurface conditions, known or unknown (including, without limitation, sinkholes, underground mines, tunnels and water channels and limestone formations on or under



any Lot or Dwelling) and (f) any other loss, claim, damage, liability or expense, including court costs and attorneys' fees, suffered, paid or incurred by any Owner arising out of or in connection with the use and occupancy of any Lot, Dwelling, Multi-Family Area or any Improvements situated thereon.

5.11 **Commencement and Completion of Construction.** Upon commencement of construction of any Dwelling, construction work thereon shall be prosecuted diligently and continuously and shall be completed within one (1) year of the commencement date of said construction, such completion to be evidenced by a certificate of occupancy issued by the appropriate Governmental Authorities.

5.12 **Sales and Construction Activities.** Notwithstanding any provisions or restrictions contained in this Declaration to the contrary, Developer, its agents, employees, successors and assigns, shall have the right and option to maintain and carry on such facilities and activities as may be reasonably required, convenient, or incidental to the completion, improvement, and sale of Lots and/or Dwellings or the development of Lots, Dwellings, Multi-Family Areas, Common Areas and the Additional Property, including, without limitation, the installation and operation of sales and construction trailers and offices, signs and model Dwellings, all as may be approved by Developer from time to time; provided, however, that the location of any construction trailers of any assignees of Developer's rights under this Section 5.12 shall be subject to Developer's approval. The right to maintain and carry on such facilities and activities shall include, without limitation, the right to use Dwellings as model residences and as offices for the sale of Lots and/or Dwellings and for any related activities.

5.13 **Enforcement and Remedies.** In the event any of the provisions of this Article V are breached or are not otherwise being complied with in all respects by any Owner or Occupant or the respective family members, guests, invitees, agents, employees or contractors of any Owner or Occupant, then the ARC and/or the Association shall each have the right, at their option, to (a) enjoin any further construction on any Lot or Dwelling and require the removal or correction of any work in place which does not comply with the plans and specifications approved by the ARC for such Improvements and/or (b) through their designated agents, employees, representatives and independent contractors, enter upon such Lot or Dwelling and take all action necessary to extinguish such violation or breach. All costs and expenses incurred by the ARC or the Association in enforcing any of the provisions of this Article V, including, without limitation, attorneys' fees, court costs, costs and expenses of witnesses, engineers, architects, designers, land planners and any other persons involved in the correction of nonconforming work, the completion of uncompleted work or in any judicial proceeding, together with any other costs or expenses incurred by the ARC or the Association in causing any Owner or such Owner's contractors, agents or invitees to comply with the terms and provisions of this Article V, shall be paid by such Owner, shall constitute an individual Assessment to such Owner pursuant to Section 8.6 below and, if the same is not paid when due, shall be subject to the lien provided for in Section 8.9 below and be subject to foreclosure as provided for therein. Notwithstanding anything provided herein to the contrary, the rights and remedies of the ARC and the Association set forth herein shall not be deemed exclusive of any other rights and remedies which the ARC or the Association may exercise at law or in equity or any of the enforcement rights set forth in this Declaration.

5.14 **Compliance Certification.** The ARC or any authorized representative thereof shall, upon request and at such reasonable charges as may from time to time be adopted by the

Board, furnish to an Owner a certificate in writing setting forth whether all necessary approvals have been obtained and whether any Dwelling or Improvement has been constructed in accordance with the provisions of this Declaration.

5.15 **Assignment Rights.** Developer shall have the right at any time to transfer and assign its rights and duties and the benefits granted to it pursuant to this Article V to the Association or to any other person or entity, and following such assignment, such assignee shall be entitled to all of the rights and benefits of Developer set forth in this Article V.

## ARTICLE VI

### **USE AND PROPERTY RESTRICTIONS**

6.1 **Use Restrictions.** Except as otherwise provided to the contrary in this Section 6.1, each Lot and Dwelling shall be used for detached single-family residential purposes only. No trade or business may be carried on in or from any Lot, Dwelling or Multi-Family Area; provided, however, that any of the Multi-Family Areas within the Development may be used for attached or detached townhouses, condominiums, cooperatives, duplexes, zero-lot-line homes and cluster or patio homes for residential dwelling purposes. The use of any portion of a Dwelling as an office by an Owner shall not be considered a violation of this covenant if such use does not create regular customer, client or employee traffic. The leasing or rental of a Dwelling for residential purposes only shall not be considered a violation of this covenant so long as the lease (a) is for not less than the entire Dwelling, (b) is for a term of at least six (6) months and (c) is otherwise in compliance with the rules and regulations promulgated and published from time to time by the Association; provided, however, that Developer shall have the perpetual right to designate from time to time any Dwellings owned by Developer, its successors and assigns, which may be leased for such periods of time as Developer may determine, including daily or weekly rentals. Notwithstanding anything provided in this Section 6.1 to the contrary, the Property or any portion thereof, including, specifically, any Lots constituting any portion of the Property, may be used and developed for (i) any of the uses included in the definition of Common Areas and (ii) any uses permitted under applicable zoning ordinances affecting the Property; provided, however, that in the event any portion of the Property is to be developed or used for any purpose other than Common Areas, single-family residential purposes or any of the residential purposes or any of the residential uses authorized above for any of the Multi-Family Areas, then such use must be approved in writing by the ARC.

6.2 **ARC Approval.** No Dwellings or other Improvements of any nature whatsoever shall be constructed on any Lot, Dwelling or Multi-Family Area unless such Dwelling and/or Improvements have been approved by the ARC in the manner set forth in Article V above.

6.3 **Underground Utilities.** All utility lines, pipes, conduits and wiring for electrical, gas, telephone, water, sewer, cable television, security and any other utility service for any portion of the Property shall be installed and maintained below ground; provided, however, that above ground (overhead) electrical, telephone and cable television lines may be utilized on any portion of the Property so long as such above ground lines and any above ground poles, transformers or other devices for the transmission of such services are not visible from Hugh Daniel Drive or any portion thereof.



#### 6.4 **Building Setbacks.**

(a) Subject to the provisions of Section 6.5 below, minimum building setback lines for all Dwellings (including a Dwelling in a Multi-Family Area) shall be established either (i) on the recorded subdivision plat for the subdivision of which such Lot is included (which may vary for each phase of development), (ii) in the Multi-Family Declaration of any Multi-Family Area or (iii) in the deed from Developer to the Owner of such Lot.

(b) No Dwellings shall be built within the setback areas established in accordance with any of the procedures specified in Section 6.4(a) above or Section 6.4(c) below.

(c) Notwithstanding anything provided herein to the contrary, any Dwellings to be constructed within 200 feet of the right-of-way of Hugh Daniel Drive shall be subject to the setback requirements set forth in those certain Amended and Restated Restrictive Covenants dated as of November 3, 1989 which have been recorded in Deed Book 265, Page 96 in the Office of the Judge of Probate of Shelby County, Alabama.

6.5 **Siting of Dwellings.** Prior to commencing any construction-related activities on any Lot or Multi-Family Area (including any grading or clearing), the location of any Dwelling to be constructed thereon shall be set forth on the site development plan for such Lot which must be approved by the ARC pursuant to the provisions of Section 5.5 above. Notwithstanding anything provided in Section 6.4 above to the contrary, the ARC may require building setback requirements different from those described in Section 6.4, including building setbacks which are greater than those specified in Section 6.4 above.

6.6 **Trees.** Except during the construction of a Dwelling and unless located within ten (10) feet of a Dwelling or any driveway or sidewalk, no Owner or Multi-Family Association, other than Developer, shall cut, remove or mutilate any tree, shrub, bush or other vegetation having a trunk diameter of four (4) inches or more at a point of three (3) feet above ground level, without first obtaining the approval of the ARC; provided, however, that the foregoing shall not be deemed to prohibit the cutting and removal of any dead or diseased trees certified as such by the ARC nor shall the foregoing be deemed to release any Owner from the provisions of Sections 6.9 and 7.1 below.

6.7 **Height Limitations.** The height of all Dwellings shall be compatible with all other Dwellings adjacent to such Lot or Dwelling. No Dwelling shall exceed three and one-half (3½) stories in height, as measured from the finished grade of the Lot on the front of the Dwelling facing a street or roadway.

6.8 **Minimum Living Space.** Minimum Living Space requirements shall be established (i) on the subdivision plat for the subdivision of which such Lot is included (which may vary for each phase of development), (ii) in the Multi-Family Declaration for any Multi-Family Area or (iii) in the deed from Developer to the Owner of a Lot; provided, however, that with respect to any Dwelling which shall be constructed within 200 feet of the right-of-way of Hugh Daniel Drive, the ground floor area of the main structure of such Dwelling, exclusive of open porches and garages, shall be at least 2,200 gross square feet.

## **6.9 Landscaping.**

(a) The landscaping plan for each Lot or Dwelling in the Development shall be submitted to the ARC for approval pursuant to the provisions of Section 5.6 above. Each Owner shall, to the extent practicable, attempt to incorporate into the landscaping plan for his Dwelling the natural plant life existing on such Lot and shall otherwise take such steps which would, to the extent practicable, preserve the existing trees, plant life, wild flowers and natural environment, including natural drainage channels, which exist on such Lot.

(b) All front and side yards of each Lot or Multi-Family Area shall, unless approved by the ARC as a natural area or unless the same is landscaped with shrubbery and other approved plant life, be sodded with grass. All front and side yards of each Lot, Dwelling and Multi-Family Area shall have underground irrigation (sprinkler) systems.

(c) All landscaping for a Lot shall be completed in accordance with the landscaping plan approved by the ARC no later than thirty (30) days following the issuance of a certificate of occupancy for the Dwelling situated thereon.

(d) No hedge or shrubbery planting which obstructs sight-lines of streets and roadways shall be placed or permitted to remain on any Lot, Dwelling or Multi-Family Area where such hedge or shrubbery interferes with traffic sight-lines for roadways providing ingress to or egress from the Development. The determination of whether any such obstruction exists shall be made by the ARC, whose determination shall be final, conclusive and binding on all Owners.

(e) Unless approved by the ARC, no rocks, rock walls or other substances shall be placed on any Lot or Multi-Family Area as a front or side yard border or to prevent vehicles from parking on or pedestrians from walking on any portion of such Lot or Multi-Family Area or to otherwise impede or limit access to the same. No bird baths, fountains, reflectors, flag poles, statues, lawn sculptures, lawn furnishings, artificial plants, rock gardens, rock walls, bird houses or other fixtures and accessories shall be placed or installed on or within any Lot or Dwelling or Multi-Family Area which would be visible from any public or private streets.

(f) No vegetable, herb or similar gardens or plants shall be planted or maintained in the front or side yards of any Lot, Dwelling or Multi-Family Area or in the rear (back) yard of any Lot, Dwelling or Multi-Family Area if the same would be visible from any public or private street.

(g) The ARC may from time to time promulgate rules and regulations adopting an approved list of plant life which may be utilized on any Lot, Dwelling or Multi-Family Area, which rules and regulations may prescribe that a minimum dollar amount be established and utilized as the landscaping budget for each Lot, Dwelling or Multi-Family Area.

(h) No Owner shall allow the grass on his Lot or Dwelling to grow to a height in excess of six (6) inches, measured from the surface of the ground.



(i) Seasonal or holiday decoration (e.g., Christmas trees and lights, pumpkins, Easter decorations) shall be promptly removed from each Lot or Dwelling as soon as such holiday passes.

#### 6.10 **Roofing.**

(a) The ARC shall have the right to establish specific requirements for the pitch of any roof and the type of roofing materials which may be utilized for any Dwelling.

(b) No solar or other energy collection panel, equipment or device shall be installed or maintained on any Lot, Dwelling or Multi-Family Area, including, without limitation, the roof of any Dwelling if the same would be visible from the any street.

(c) No plumbing or heating vents, stacks and other projections of any nature shall be placed on the roof on the front of a Dwelling. All such vents, stacks and any other projections from the roof of any Dwelling shall be located on the rear roof of such Dwelling and, to the extent practicable, shall not be visible from any street.

(d) No projections of any type shall be placed or permitted to remain above the roof of any Dwelling except for approved chimneys and vent stacks.

6.11 **Exterior Lighting.** All exterior lighting for any Dwelling, including, without limitation, free standing lighting and utility (e.g., flood) lights attached to a Dwelling, must be approved by the ARC.

#### 6.12 **Exterior Materials and Finishes.**

(a) All exterior building material finishes for any Dwelling shall be approved by the ARC. Unless otherwise approved by the ARC, all wood surfaces utilized on the exterior of any Dwelling shall be painted; stained wood shall not be authorized; provided, however, that the foregoing shall not be deemed to require decks on the rear of a Dwelling to be painted nor shall the foregoing be deemed to prohibit the staining of doors.

(b) All brick, stonework and mortar, as to type, size, color and application, must be approved by the ARC. All exterior colors, including, without limitation, the color of all roof shingles, brick, stone, stucco, synthetic plaster (e.g. dryvit), wood, trim, cornices, eaves, railings, doors and shutters shall be subject to ARC approval.

(c) No wooden steps, stoops or porches shall be allowed on the front or sides of any Dwellings unless approved by the ARC. Concrete steps, stoops or porches must be finished in tile, brick or stone. No concrete, concrete block or cinder block shall be used as an exposed building surface; any concrete, concrete block or cinder block utilized in the construction of a Dwelling or for retaining walls and foundations shall be finished in the same materials utilized for the remainder of the Dwelling (e.g., brick, stone, stucco, etc.).

6.13 **Off-Street Parking and Garages.** Each Dwelling, including Dwellings in a Multi-Family Area, shall provide for off-street parking for at least two (2) automobiles in garages equipped with garage doors. Garage doors shall be constructed of such materials as are approved by the ARC. Garage doors shall be kept closed at all times except when in use. No

garage shall be converted to any use other than for the parking of vehicles therein without the approval of the ARC. Furthermore, with respect to any Dwelling which is constructed within 200 feet of the right-of-way of Hugh Daniel Drive, the garage doors of such Dwelling shall not open onto Hugh Daniel Drive.

6.14 **Fences.** No fences of any kind or material shall be permitted within the Development except as approved by the ARC. The type of materials utilized for (including the color thereof) and the location of all fences must be approved by the ARC.

6.15 **Windows, Window Treatments and Doors.**

(a) All exterior windows and doors shall be approved by the ARC. Reflective glass shall not be permitted on the exterior of any Dwelling. No foil or other reflective materials shall be installed on any windows or used for sunscreens, blinds, shades or other purposes.

(b) No aluminum or metal windows shall be utilized on the front or sides of any Dwelling. Burglar bars or doors (including wrought iron doors) shall not be permitted unless approved by the ARC. Screen doors shall not be used on the front or side of any Dwelling. Appropriate window treatments shall be used on all windows. Sheets, bed linens, blankets and paper or plastic bags are not appropriate window treatments.

6.16 **Mailboxes.** Only one (1) mailbox shall be allowed on any Lot or Dwelling. All mailboxes shall be of the type, design, color and location as may be established in the Architectural Standards or as approved by the ARC. Mailboxes shall contain only the house number of the Lot or Dwelling as approved by the ARC, but no further inscription, paintings, ornaments or artistry shall be allowed. In lieu of mailboxes, the ARC or the Association may provide within any of the Common Areas a kiosk or community mail center.

6.17 **Utility Meters and HVAC Equipment.** All electrical, gas, telephone and cable television meters shall be located at the rear or on the side of all Dwellings. All exterior heating, ventilating and air conditioning compressor units and equipment shall be located, to the extent practicable, at the rear of a Dwelling and, if the same are visible from the street, such compressor units and equipment shall be screened from public view, by either walls or landscaping to be approved by the ARC. No window mounted heating or air conditioning units or window fans shall be permitted.

6.18 **Satellite Dishes and Antennae.** Subject to the approval of the ARC as to size, appearance, location and function, miniature satellite dishes which are three (3) feet in diameter or less and not visible from any street may be allowed on any Lot, Dwelling or Multi-Family Area. No radio antenna, radio receiver or other similar device or aerial shall be attached to or installed on any Lot, Dwelling or Multi-Family Area or any other portion of the Development unless the same is contained entirely within the interior of a building or other structure, is not visible from any street or adjacent Lot or Dwelling and is approved by the ARC. No radio or television signals or any other form of electromagnetic radiation or transmission shall be permitted to originate from any Lot, Dwelling or Multi-Family Area which may interfere with the reception of radio or television signals within the Development; provided, however, that Developer shall not be prohibited from installing and operating any equipment necessary for



master antenna, cable television, security, mobile radio or similar systems within the Development.

**6.19 Driveways and Sidewalks.** All driveways and sidewalks for each Lot, Dwelling or Multi-Family Area shall be constructed of materials approved by the ARC. All driveways and sidewalks shall be paved; chert, gravel and loose stone driveways and sidewalks are prohibited. No driveways for a Lot or Dwelling shall connect directly to Hugh Daniel Drive; provided, however, that the foregoing shall not be applicable to any of the private or public roadways within the Development or any of the roadways within the Development which may constitute Common Areas.

**6.20 Outdoor Furniture, Recreational Facilities and Clotheslines.**

(a) No furniture shall be placed, kept, installed, maintained or located in or on the front or side yards or areas of a Lot, Dwelling or Multi-Family Area. Any yard (exterior) furniture placed, kept, installed, maintained or located on any Lot or Dwelling shall, to the greatest extent practicable, be located so that the same shall not be visible from any street. No interior furniture (i.e., sofas, etc.) shall be allowed outside any Dwelling.

(b) Wood piles, children's toys, swing sets, jungle gyms, trampolines and other outdoor and recreational equipment and appurtenances shall be allowed only at the rear or behind a Dwelling and shall, to the extent practicable, be located so that the same are not visible from any street.

(c) Free-standing playhouses and treehouses shall be permitted but only after ARC approval of the same.

(d) Basketball backboards shall be of a type and located on such Lot or Dwelling in a location approved by the ARC.

(e) Outside clotheslines or other outside facilities for drying or airing clothes shall be prohibited on any Lot or Dwelling unless such clotheslines or other facilities are screened by appropriate landscaping from view from any street and from any adjacent Lot or Dwelling. No clothing, rugs or other items shall be hung, placed or allowed to remain on any railing, fence or wall.

(f) Barbecue grills or other types of outdoor cooking equipment and apparatus shall be located only at the rear of a Dwelling and shall not be visible from any street.

(g) Bird feeders, wood carvings, plaques and other types of homecrafts shall not be permitted in the front or side yards of any Lot or Dwelling nor shall any of the foregoing items be attached to the front or side of any Dwelling without ARC approval. All bird feeders, wood carvings, plaques and other types of homecrafts shall be located only at the rear of a Dwelling and shall not be visible from any street.

**6.21 Pets and Animals.** No animals, livestock, birds or poultry of any kind shall be kept, raised or bred by any Owner upon any Lot, Dwelling, Multi-Family Area or other portion of the Development; provided, however, unless otherwise approved by the ARC, that not more than two (2) dogs or cats may be kept and maintained on a Lot so long as they are not kept for

breeding or commercial purposes. No pet shall be allowed to make an unreasonable amount of noise or become a nuisance. No structure or area for the care, housing or confinement of any pet shall be constructed or maintained on any part of the Common Areas. All structures or areas for the care, housing or confinement of any pet shall be located at the rear of a Dwelling, shall not be visible from any street and shall be constructed of materials and of a size approved by the ARC. Dogs and cats shall not be allowed to roam unattended within the Development; all dogs shall be kept and maintained within fenced or walled areas on a Lot or Dwelling, as approved by the ARC, or otherwise under leash. Pets shall not be permitted to leave excrement on the Lot or Dwelling of any other Owner or within any street or any portion of the Common Areas or Buffer Areas and the Owner of such pet shall immediately remove the same. Each Owner shall be liable to the Association or the Developer for the costs of repairing any damage to the Common Areas or Buffer Areas, respectively, caused by the pet of such Owner or Occupant. The Board shall have the right from time to time to promulgate rules and regulations governing keeping the pets within the Development, including the right to assess fines for violations of such rules and regulations.

#### **6.22 Trash, Rubbish and Nuisances.**

(a) No trash, garbage, rubbish or debris of any kind shall be dumped, placed or permitted to accumulate upon any portion of the Development nor shall any nuisance or odors be permitted to exist or operate upon or arise from any Lot, Dwelling or Multi-Family Area which would render any portion thereof unsanitary, unsightly, offensive or detrimental to persons using, occupying or owning any other Lots, Dwellings or Multi-Family Areas within the Development or any real property owned or being developed by the ARC or Developer in close proximity to the Development. Noxious or offensive activities shall not be carried on in or from any Lot, Dwelling or Multi-Family Area or in any part of the Common Areas, and each Owner and Occupant shall refrain from any act or use of a Lot, Dwelling or Multi-Family Area which could cause disorderly, unsightly or unkept conditions, result in the cancellation of or increase in insurance coverage or premiums for any portion of the Development or be in violation of any law, statute, ordinance, rule, regulation or requirement of any Governmental Authority. Without limiting the generality of the foregoing, no horns, whistles, bells or other sound devices, other than security and fire alarm devices used exclusively for such purposes, shall be located, used or placed upon any Lot, Dwelling or Multi-Family Area or other portion of the Development; provided, however, that the foregoing shall not apply to Developer or to the use of any of the foregoing devices within any recreational areas of the Common Areas. Any Owner, Occupant or Multi-Family Association, or any respective family members, guests, invitees, servants, agents, employees or contractors of such Owner, Occupant, or Multi-Family Association who dumps, places or allows trash or debris to accumulate on his Lot, Dwelling or Multi-Family Area or on any other portion of the Development shall be liable to the Association for all costs incurred by the Association to remove the same.

(b) Trash, garbage and any other refuse or waste shall not be kept on any Lot, Dwelling or Multi-Family Area except in sanitary containers or garbage compactor units. Trash cans and containers shall at all times be kept at the rear of or inside a Dwelling and shall be screened from view from all public and private streets and adjacent Lots and Dwellings by appropriate landscaping or fencing approved by the ARC; provided, however, that trash cans and containers can be moved to the side yard or driveway of any Dwelling on trash collection days for such Lot, Dwelling or Multi-Family Area.



(c) Except during construction of a Dwelling or other Improvements, no outdoor burning of trash, garbage, leaves, wood, shrubbery or other materials shall be permitted on any Lot, Dwelling, Multi-Family Area or other portion of the Development.

#### **6.23 Recreational Vehicles and Machinery and Equipment.**

(a) Mobile homes, motor homes, trailers of any kind, campers, vans, motorcycles, bicycles, motorized carts and all-terrain vehicles, lawnmowers, tractors, tools, construction machinery and equipment of any nature, golf carts, boats and any other type of watercraft, including boat trailers, and any other similar types of vehicles, machinery or equipment shall not be permitted, stored or allowed to remain on any Lot, Dwelling or Multi-Family Area unless the same is placed, stored and maintained within a wholly-enclosed structure, with roofing and doors, on such Lot, Dwelling or Multi-Family Area. Any such enclosed structure must be approved by the ARC. Neither the Common Areas nor the public or private streets within the Development shall be utilized for the parking or storage of any of the foregoing vehicles, recreational vehicles, machinery or equipment; provided however, that the Association may construct and provide within any of the Common Areas a facility for the storage of such foregoing vehicles, recreational vehicles, machinery or equipment and the Board shall have the right from time to time to promulgate rules and regulations governing the use of such storage facility, including the right to charge individual Assessments pursuant to Section 8.6 below for the use thereof and the right to assess fines for violations of such rules and regulations; provided further, however, that neither Developer nor the Association shall have any obligation to construct such storage facility.

(b) Each Lot, Dwelling or Multi-Family Area shall provide for adequate off-street parking (i.e., parking areas located solely within the property lines of such Lot, Dwelling or Multi-Family Area). Vehicles shall be parked only in driveways constructed in accordance with the provisions of Section 6.19 above or in garages constructed in accordance with the provisions of Section 6.13 above. Vehicles shall not be parked on any landscaped or natural areas of a Lot or Dwelling.

(c) Any vehicle which is inoperable shall be immediately removed from the Development. No Owner or Occupant shall repair or restore any vehicle, machinery or equipment of any kind upon or within any Lot, Dwelling or Multi-Family Area or within any portion of the Common Areas, except (i) within enclosed garages or workshops or (ii) for emergency repairs and then only to the extent necessary to enable the immediate movement thereof to a proper repair facility located outside the Development.

(d) The Board shall have the right at any time and from time to time to adopt rules and regulations with respect to the keeping, storage, parking, operation, use or maintenance of, mobile homes, tractors, equipment, machinery, trailers (with or without wheels), motorhomes, trucks (other than pick-up trucks), commercial vehicles of any type, campers, motorized campers or trailers, boats or other watercraft, boat trailers, motorcycles, motorized bicycles, all-terrain vehicles, motorized go-carts and other forms of transportation.

**6.24 Signage.** No signs or advertising posters of any kind (other than one (1) "For Sale" sign in size and color approved by the ARC) shall be maintained or permitted within any windows or on the exterior of any Lot or Dwelling or elsewhere on any portion of the Property without the express written permission of the ARC. The approval of any signs and posters,

including, without limitation, political campaign signs and name and address signs, shall be upon such conditions as may from time to time be determined by the ARC. Notwithstanding the foregoing, (a) the restrictions set forth in this Section 6.24 shall not be applicable to Developer or to any signs erected pursuant to Section 6.27(b) below and (b) Developer and the Association shall have the right, but not the obligation, to erect and maintain reasonable and appropriate signs on any portions of the Common Areas and within those easement areas established in Section 3.7 above.

**6.25 Above or Below Ground Tanks and Wells.** No exposed above-ground tanks for the storage of fuel, water or any other substances shall be located on any Lot, Dwelling or Multi-Family Area or within any of the Common Areas. No private water wells may be drilled or maintained and no septic tanks or similar sewage facilities may be installed or maintained on any Lot, Dwelling or Multi-Family Area.

**6.26 Temporary Structures.** No temporary house, trailer, shack, tent, barn, shed, stable, poultry house or yard, rabbit hut or other outbuilding or structure of any kind, shall be permitted, constructed, installed or allowed to remain on any Lot, Dwelling or Multi-Family Area; provided, however, that the foregoing shall not be deemed to prohibit (a) temporary structures for social functions as may be permitted by the rules and regulations of the Board of the Association, (b) any detached garages or other structures which are approved in writing by the ARC, (c) dog houses, as provided in Section 6.21, and (d) construction trailers and/or sales offices of Developer.

**6.27 Construction of Improvements.**

(a) During the construction of any Improvements or Dwelling, (i) all Lots, Dwellings and Multi-Family Areas shall be maintained in a clean condition, free of debris and waste material, (ii) all unused construction materials shall be stored, to the extent practicable, out of view from any streets and (iii) all construction trash, debris and rubbish on each Lot shall be properly disposed of outside the Development at least weekly. Used construction materials may be burned on-site so long as such burning is conducted at the rear of such Lot or Dwelling and does not create a nuisance to other Owners or violate the laws, ordinances, codes, statutes, rules or regulations of any applicable Governmental Authority; in no event, however, shall any used construction materials be buried on or beneath any Lot, Dwelling, Multi-Family Area or any other portion of the Development. No Owner shall allow dirt, mud, gravel or other substances to collect or remain on any street. Each Owner and each Owner's contractor, subcontractors, laborers and suppliers shall cause all such dirt, mud, gravel and other substances to be removed from the treads and wheels of all vehicles used in or related to the construction of Improvements on a Lot or Dwelling prior to such vehicles traveling on any street within the Development.

(b) During the construction of any Improvements or Dwellings, up to two (2) signs, in size and color to be approved by the ARC, may be posted on a Lot at a height not to exceed five (5) feet from the ground level advertising the Lot or the Dwelling thereon for sale or containing information identifying the builder of such Dwelling. No other signage, banners, flags or advertising posters shall be allowed on any portion of the Development without obtaining approval of the ARC. No signage shall be attached, nailed or otherwise adhered to any tree or other plant life on a Lot, Dwelling or Multi-Family Area and the location of all signage shall be established by the ARC.



(c) No construction trucks, equipment or machinery, including any trailers used for the transportation of construction equipment or machinery, shall be parked overnight on any streets or roads within the Development. Upon completion of construction of any Improvements or any Dwelling, all construction machinery, tools and equipment, all unused construction materials and all trash, debris and rubbish shall be immediately removed from the Lot or Dwelling and such Lot or Dwelling shall be kept and maintained in a clean and uncluttered condition.

(d) All Dwellings and any other Improvements shall be constructed in compliance with the Architectural Standards and all applicable federal, state, county and local laws, ordinances, rules, regulations and zoning and building code requirements. Each Owner shall be solely responsible for obtaining from the appropriate Governmental Authorities all necessary permits and licenses and otherwise paying all required fees for the construction of any Improvements on such Owner's Lot. Each Owner shall also be responsible for strict compliance with all applicable watershed protection, soil erosion and other governmental requirements, both during and after completion of construction of any Improvements on such Owner's Lot.

**6.28 Subdivision and Interval Ownership.** No Lot may be subdivided or resubdivided without the prior written approval of the ARC; provided, however, that the provisions of this Section 6.28 shall not be applicable to Developer. No Lot or Dwelling shall be sold or owned under any time-sharing, time-interval or similar right-to-use programs.

**6.29 Swimming Pools and Tennis Courts.** No swimming pools, outdoor hot tubs, reflecting ponds, saunas, whirlpools, lap pools or tennis courts may be constructed, installed and maintained on any Lot, Dwelling or Multi-Family Area without the prior written approval of the plans for the same by the ARC.

**6.30 Traffic Regulations.** All vehicular traffic on the private streets and roads in the Development shall be subject to the applicable provisions of the laws of the State of Alabama and any other city or county having jurisdiction thereof concerning operation of motor vehicles on public streets. The Board of the Association is hereby authorized to promulgate, administer, and enforce reasonable rules and regulations governing vehicular and pedestrian traffic, including adopting reasonable safety measures and speed limits for any of the private roads within any portion of the Development. The Board of the Association shall be entitled to enforce such rules and regulations by establishing such enforcement procedures as it deems appropriate, including levying fines for the violation thereof. In the event of any conflict between the provisions of the laws of the State of Alabama and the traffic rules and regulations promulgated by the Association, the rules and regulations of the Association shall govern. All vehicles of any kind and nature which are operated on the streets in the Development shall be operated in a careful, prudent, safe and quiet manner, with due consideration for the rights of all residents of the Development.

**6.31 Lake Restrictions.** In addition to the covenants, conditions, restrictions, rules and regulations set forth in this Declaration, all of which shall be binding on each Owner, Lot and Dwelling, the following restrictions shall be applicable to the Lake and each Lot and Dwelling which is adjacent to or contiguous with the Lake:

(a) No Improvement, including, without limitation, fences, walls, berms, mounds, barriers, decks, terraces, patios, tennis courts, swimming pools, outdoor furniture,

swing sets, outdoor recreational facilities and equipment or any other similar devices, equipment, tools or machinery, buildings or other structures of any kind shall be built, erected, maintained or placed on the Lake or within the easements reserved in Article III above, or on any portion of any Lot or Dwelling which is adjacent to and contiguous with the Lake, other than Improvements constructed by Developer, without first obtaining the prior written approval of the same from the ARC.

(b) No canoes, row boats, other manually or gasoline powered watercraft including, without limitation, jet skis or wave runners, shall be allowed on the Lake unless approved and authorized by the Board of the Association. No swimming, water skiing or similar activities shall be conducted on the Lake unless approved and authorized by the Board of the Association. Notwithstanding anything provided in this Section 6.31(b) to the contrary, the Declarant, the Developer and the Association may utilize electric or gasoline powered watercraft on the Lake in performing any maintenance activities thereon.

(c) Fishing is not authorized in or upon the Lake unless approved in writing by the Board of the Association and approved fishing shall be subject to any rules and regulations which the Board of the Association may at any time adopt and implement with respect thereto.

(d) Drainage flow into the Lake from any Lot or Dwelling shall not be obstructed or diverted or rerouted outside of the natural drainage swales existing on any portion of such Lot or Dwelling.

(e) No garbage, trash or other refuse shall be dumped into the Lake.

(f) In addition to the restrictions set forth in this Section 6.31 and in this Declaration, Developer and the Board of the Association shall have the right, in their sole discretion, from time to time and at any time, to modify and impose such other further or different requirements or restrictions on the use of the Common Areas, including without limitation the use of the Lake, which shall be binding on the Owners and Mortgagees and their respective heirs, executors, guests, family members, agents, employees, contractors, invitees, successors and assigns.

**6.32 Release of Liability. THE OWNER OF ANY LOT OR DWELLING, FOR ITSELF, ANY OCCUPANT OF SUCH LOT OR DWELLING AND THEIR RESPECTIVE INVITEES, HEIRS, EXECUTORS, PERSONAL REPRESENTATIVES, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, BY ACCEPTANCE OF A DEED TO SUCH LOT OR DWELLING, AND EACH MORTGAGEE, BY ACCEPTANCE OF A MORTGAGE ENCUMBERING ANY SUCH LOT OR DWELLING, FOR THEMSELVES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, DO HEREBY WAIVE ALL CLAIMS AGAINST AND RELEASE DEVELOPER, THE ASSOCIATION AND EACH GOVERNMENTAL AUTHORITY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FROM AND AGAINST ANY AND ALL LIABILITY OF ANY NATURE ARISING OUT OF OR ON ACCOUNT OF ANY LOSS, DAMAGE OR INJURY TO PERSON OR PROPERTY, INCLUDING DEATH, AS A RESULT OF (a) ANY ENTRY ONTO THE LAKE OR ANY PORTION THEREOF BY ANY OWNER, OCCUPANT, MORTGAGEE OR ANY OF THEIR RESPECTIVE INVITEES, HEIRS, EXECUTORS,**



PERSONAL REPRESENTATIVES, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, (b) THE EXERCISE OF ANY OF THE EASEMENTS AND RIGHTS GRANTED HEREIN, AND (c) THE RISE AND FALL OF THE WATER LEVEL OF THE LAKE INCLUDING, WITHOUT LIMITATION, THE FLOW OF WATER INTO AND OUT OF THE LAKE WHICH RESULTS IN OR CAUSES DAMAGE, BY FLOODING OR OTHERWISE, TO ANY IMPROVEMENTS OR ANY OTHER PERSONAL PROPERTY SITUATED ON ANY PORTION OF THE PROPERTY OR WHICH RESULTS IN OR CAUSES ANY IMPROVEMENTS SITUATED ON OR ADJACENT TO ANY LAKES TO BE UNUSABLE DUE TO HIGH OR LOW WATER LEVELS. FURTHERMORE, THE OWNER OF EACH LOT AND DWELLING, FOR THEMSELVES, THEIR OCCUPANTS, INVITEES, HEIRS, EXECUTORS, PERSONAL REPRESENTATIVES, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, DOES HEREBY ACKNOWLEDGE AND AGREE THAT (i) NEITHER DEVELOPER, THE ASSOCIATION, ANY GOVERNMENTAL AUTHORITY NOR ANY OF THEIR RESPECTIVE AGENTS, EMPLOYEES, REPRESENTATIVES, SUCCESSORS AND ASSIGNS, SHALL PROVIDE ANY LIFE GUARD OR ANY OTHER SUPERVISORY PERSONNEL OR ASSISTANCE IN THE CONDUCT OF ANY ACTIVITIES ON OR ABOUT THE LAKE, (ii) THE USE OF THE LAKE BY ANY OWNER OR OCCUPANT OF ANY PORTION OF THE PROPERTY OR THEIR RESPECTIVE INVITEES, HEIRS, EXECUTORS, PERSONAL REPRESENTATIVES, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, SHALL BE AT THE SOLE RISK AND EXPENSE OF THE PERSON OR ENTITY ENTERING ONTO AND USING THE LAKE AND (iii) NEITHER DEVELOPER, THE ASSOCIATION, ANY GOVERNMENTAL AUTHORITY NOR ANY OF THEIR RESPECTIVE AGENTS, EMPLOYEES, REPRESENTATIVES, SUCCESSORS OR ASSIGNS, SHALL BE OBLIGATED TO TAKE ANY ACTION TO MAINTAIN A SPECIFIC WATER LEVEL FOR THE LAKE.

6.33 **Compliance with Governmental Regulations.** Each Owner and Occupant shall at all times comply with all applicable laws, ordinances, statutes, rules, regulations, requirements and code provisions of the Governmental Authorities.

6.34 **Additional Regulations.** In addition to the restrictions set forth in this Declaration, the (i) ARC shall have the right, in its sole discretion, from time to time and at any time to adopt, modify and amend the Architectural Standards in order to impose such other, further or different requirements or restrictions which shall be binding on all Owners, Lots, Dwellings and Multi-Family Areas, including the adoption of additional or more specific requirements and restrictions governing the improvement and use of any Lot or Dwelling and (ii) Board of the Association shall have the right from time to time and at any time to adopt, modify and amend such rules and regulations as the Board, in its sole discretion, determines to be in the best interests of all Owners, which rules and regulations shall be binding on all Owners, Lots, Dwellings and Multi-Family Areas.

6.35 **Variances.** The ARC, in its sole and absolute discretion, shall have the exclusive right to grant variances with respect to the provisions of Article V above and this Article VI with respect to any Lot, Dwelling or Multi-Family Area. Any variance request submitted to the ARC shall be in writing and, upon approval of the same by the ARC, shall be evidenced by a written variance executed by either the chairman or vice chairman of the ARC.

6.36 **Enforcement and Remedies.** In the event any of the provisions of this Article VI are breached or are not otherwise being complied with in all aspects by any Owner or Occupant or the respective family members, guests, invitees, agents, employees or contractors of any Owner or Occupant, then the Developer, the Association and/or the ARC shall each have the right, at their option, to exercise any of the rights or remedies set forth in Article XI below.

## ARTICLE VII

### **MAINTENANCE RESPONSIBILITIES**

#### **7.1 Responsibilities of Owners and Multi-Family Associations.**

(a) Unless specifically identified herein as being the responsibility of the Association or in a Multi-Family Declaration as being the responsibility of a Multi-Family Association, the maintenance and repair of all Lots, Dwellings, all other Improvements situated thereon or therein and all lawns, landscaping and grounds on or within a Lot or Dwelling shall be the responsibility of the Owner of such Lot or Dwelling. Unless otherwise provided in the appropriate Multi-Family Declaration to the contrary, the maintenance and repair of all common areas or common elements located within the Multi-Family Areas (including all landscaping and grounds and all recreational facilities and other improvements located within such Multi-Family Areas) shall be the responsibility of the Multi-Family Association for such Multi-Family Area. Each Owner or Multi-Family Association shall be responsible for maintaining his or its Lot, Dwelling or Multi-Family Area, as the case may be, in a neat, clean and sanitary condition, both inside and outside of any Dwellings or Improvements thereto. Such responsibilities shall include, without limitation, maintaining at all times appropriate paint and stain finishes on all Dwellings and other Improvements and reroofing or replacing roofing shingles when the same become worn or would be replaced by a prudent Owner. No exterior changes, alterations or Improvements shall be made to any Lot, Dwelling or Multi-Family Area without first obtaining the prior written approval of the same from the ARC.

(b) Each Lot, Dwelling or Multi-Family Area, as the case may be, shall be landscaped in accordance with plans and specifications submitted to and approved by Developer or the ARC pursuant to Section 5.6 above. All areas of any Lot, Dwelling or Multi-Family Area which are not improved by the construction of a Dwelling thereon shall at all times be maintained by the Owner or Multi-Family Association, as the case may be, in a fully and well kept landscaped condition utilizing ground cover and/or shrubbery and trees. Grass, hedges, shrubs, vines and any other vegetation of any type on any Lot shall be cut and trimmed at regular intervals at all times in order to maintain the same in a neat, safe and attractive condition. Trees, shrubs, vines, plants and other vegetation which die shall be promptly removed and replaced with living plants of like kind and quantity. Dead vegetation, stumps, weeds, rubbish, debris, garbage and waste material shall be promptly removed from any Lot and properly disposed of outside of the Development.

(c) No Owner or Multi-Family Association shall (i) decorate, change or otherwise alter the appearance of any portion of the exterior of a Dwelling or the landscaping, grounds or other improvements within a Lot or Multi-Family Area unless such decoration, change or alteration is first approved, in writing, by the ARC as provided in Sections 5.5 and 5.6 above or (ii) do any work which, in the reasonable opinion of the ARC, would jeopardize



the soundness and safety of the Development, reduce the value thereof or impair any easement or hereditament thereto, without in every such case obtaining the prior written approval of the ARC.

## **7.2 Responsibilities of Association.**

(a) Except as may be otherwise provided herein to the contrary and subject to the provisions of Section 4.8 above, the Association shall, to the extent it has received sufficient sums from the Owners through Assessments, maintain and keep in good repair and condition all portions of the Common Areas, which responsibility shall include the maintenance, repair and replacement of (i) the Eastern Portion of Hugh Daniel Drive and all other private streets and roads within the Development, walks, trails, paths, walkways, bicycle and jogging paths and lanes, parking lots, landscaped areas, recreational areas and other improvements made by Developer or the Association within any of the Common Areas or within any of the easements encumbering the Lots, Dwellings or Multi-Family Areas as provided in Sections 3.5 through 3.12, inclusive, above, (ii) such security systems, entrance gates and utility lines, pipes, plumbing, wires, conduits and related systems, appurtenances, equipment and machinery which are a part of the Common Areas and which are not maintained by a public authority, public service district, public or private utility, or other person, (iii) all lawns, trees, shrubs, hedges, grass and other landscaping and all lakes and ponds situated within or upon the Common Areas and (iv) all lakes, ponds and other water areas and facilities constructed by Developer or the Association, wherever located (either within or outside of the Development so long as the same are utilized for the benefit of the Development), including, without limitation, implementing and maintaining siltation, soil erosion and sedimentation programs and otherwise dredging, cleaning and maintaining all siltation ponds and appurtenances thereto as may be necessary or otherwise required by any Governmental Authorities. The Association shall not be liable for injuries or damage to any person or property (1) caused by the elements, acts of God or any Owner or other person, (2) resulting from any surface or subsurface conditions which may at any time affect any portion of the Property caused by rain or other surface water which may leak or flow from any portion of the Common Area onto a Lot, Dwelling or Multi-Family Area or (3) resulting from thief, burglary or other illegal entry into the Development, any Lot, Dwelling or Multi-Family Area thereof. No diminution or abatement of Assessments shall be claimed or allowed by reason of any alleged failure of the Association to take some action or perform some function required to be taken by or performed by the Association hereunder or for inconvenience or discomfort arising from the making of improvements or repairs which are the responsibility of the Association or from any action taken by the Association to comply with any requirements of the Governmental Authorities.

(b) In the event that the Board of the Association determines that (i) any Owner or Multi-Family Association has failed or refused to discharge properly his or its obligations with regard to the maintenance, cleaning, repair or replacement of items for which he or it is responsible hereunder or (ii) any maintenance, cleaning, repair or replacement for which the Association is responsible hereunder is caused by the willful or negligent act of an Owner or Occupant, or their respective family members, guests, servants, employees, invitees or contractors, and the costs of such maintenance, cleaning, repair or replacement are not paid in full from insurance proceeds, if any, received by the Association with respect thereto, then, in either event, the Association, in addition to the exercise of any of the rights and remedies set forth in this Declaration, may give such Owner or Multi-Family Association written notice of the Association's intent to provide such necessary maintenance, cleaning, repair or replacement,

at the sole cost and expense of such Owner or Multi-Family Association, and setting forth in reasonable detail what action is deemed necessary. Except in the event of emergency situations, such Owner or Multi-Family Association, as the case may be, shall have fifteen (15) days within which to complete the same in a good and workmanlike manner or, if the same is not capable of completion within such fifteen (15) day period, to commence such maintenance, cleaning, repair or replacement and to proceed diligently with the completion of the same in a good and workmanlike manner. In the event of emergency situations or the failure by any Owner or Multi-Family Association to comply with the provisions hereof after such notice, the Association may provide (but shall not be obligated to provide) any such maintenance, cleaning, repair or replacement at the sole cost and expense of such Owner or Multi-Family Association, as the case may be, and said cost shall be a personal obligation of such Owner or all Owners who are members of such Multi-Family Association, as the case may be, shall constitute an individual Assessment to such Owner or all the Owners who are members of such Multi-Family Association and shall be subject to the lien and foreclosure rights granted pursuant to Section 8.9 below.

## **ARTICLE VIII**

### **COMMON AREA ASSESSMENTS**

8.1 **Assessments and Creation of Lien.** Each Owner of a Lot or Dwelling, by acceptance of a deed or other instrument conveying any interest therein, regardless of whether such deed or instrument contains a reference to this Declaration, is hereby deemed to covenant and agree to pay to the Association (a) annual Assessments, as established and to be collected as provided in Section 8.4 below, (b) special Assessments, to be established and collected as provided in Section 8.5 below, and (c) individual Assessments against any particular Lot or Dwelling which are established or assessed pursuant to the terms of this Declaration, including, but not limited to, any fines as may be levied or imposed against such Lot or Dwelling in accordance with the provisions of this Declaration. All Assessments, together with late charges and interest as provided in Section 8.9(a) below, and all court costs and attorneys' fees incurred by the Association to enforce or collect such Assessments shall be an equitable charge and a continuing lien upon each Lot or Dwelling for which the Owner thereof is responsible for the payment of the same, which lien may be enforced in the manner provided in Section 8.9(c) below. Each Owner shall be personally liable for the payment of all Assessments coming due while he is the Owner of a Lot or Dwelling and his grantee shall take title to such Lot or Dwelling subject to the equitable charge and continuing lien therefor, but without prejudice to the rights of such grantee to recover from his grantor any amounts paid by such grantee to the Association which were the legal obligations of the grantor. All Assessments, together with late charges and interest at the Applicable Rate, as specified in Section 8.9(a) below, court costs and attorneys' fees incurred with respect thereto by the Association shall also be a personal obligation of the person who was the Owner of the Lot or Dwelling at the time such Assessments and other costs and charges were assessed or incurred. In the event of co-ownership of any Lot or Dwelling, all of the co-Owners shall be jointly and severally liable for the entire amount of such Assessments. All other Assessments shall be paid in such manner and on such dates as may be fixed by the Board of the Association. All Assessments shall be payable in all events without offset, diminution or abatement by reason of fire or other casualty or any taking as a result of, in lieu of or in anticipation of the exercise of the right of eminent domain, condemnation or by private purchase in lieu thereof with respect to any Lot, Dwelling,



Multi-Family Area, Common Area or any other portion of the Development or any other cause or reason of any nature.

8.2 **Purpose of Assessments.** The annual and special Assessments provided for herein shall be used for the general purposes of promoting the recreational, health, safety, welfare, common benefit and enjoyment of the Owners and Occupants of the Development and otherwise for the general upkeep and maintenance of the Development, including, specifically, the Common Areas and any Improvements thereto, all as may be more specifically authorized from time to time by the Board of the Association.

8.3 **Uniform Rate of Assessments.**

(a) Subject to Section 8.8 below, both annual and special Assessments, as described in Sections 8.4 and 8.5 below, shall be assessed against each Lot or Dwelling in the Property at a uniform rate, with the Owner of each Lot or Dwelling being required to pay his prorata portion of such annual and/or special Assessments, as determined by a fraction, the numerator of which shall be the total Lots or Dwellings owned by such Owner and the denominator of which shall be the total number of Lots and Dwellings in the Property at the time such annual or special Assessment is levied. For purposes of calculating annual and special Assessments, each dwelling unit within a Multi-Family Area shall be deemed a separate and individual Dwelling.

(b) Notwithstanding anything provided in Section 8.3(a) above to the contrary, in the event any Additional Property is added to the Development, then the Lots and/or Dwellings within the Additional Property shall be subject to the same annual or special Assessments then being paid by the Owners of all other Lots and Dwellings in the Development, subject to proration for the actual number of days remaining in the year in which such Additional Property was added to the Property as provided in Section 8.8 below.

8.4 **Computation of Annual Assessments.**

(a) Subject to Section 8.8 below, the annual Assessment for each Lot and Dwelling in the Development (including any Lot or Dwelling forming any part of the Additional Property) for the approximate eight (8) month period commencing on the date hereof and continuing until and including December 31, 1996 shall be Three Hundred Sixty Dollars (\$360.00) per annum per Lot or Dwelling in the Development. The foregoing shall not limit or restrict any special Assessments levied pursuant to Section 8.5 below (with the approval of a majority of the Owners as provided therein) or any individual Assessments levied in accordance with the provisions of Section 8.6 below.

(b) Commencing with the fiscal year of the Association which begins on January 1, 1997 (i.e., from January 1, 1997 through December 31, 1997, which period is hereinafter referred to as the "Base Year") and annually thereafter, the Board of the Association shall determine and approve annually an annual budget covering the estimated Common Expenses for the Development for the upcoming year, such budget to include a capital contribution or reserve account if necessary for the capital needs of the Association. The amount set forth in such budget shall constitute the aggregate amount of annual Assessments for the then applicable year and, subject to the provisions of Section 8.8 below, each Owner shall pay his prorata share of the same as provided in Section 8.3 above. A copy of the budget

setting forth the amount of annual Assessments to be levied against the Lots and Dwellings for the following year shall be delivered to each Owner. The provisions of Section 8.4(a) above shall not apply to the Base Year or any subsequent year thereafter.

(c) In the event the budget for any year after the Base Year results in the Owners being liable for the payment of annual Assessments which exceed (without regard to proration or adjustment as provided in Section 8.8 below) the greater of either (i) ten percent (10%) of the annual Assessments payable for the entire immediately preceding calendar year or (ii) the percentage increase in the United States Consumer Price Index, All Urban Consumers, United States City Average, All Items, (1982-1984=100) or any successor index thereto for January of the current year over the index for January of the Base Year (i.e., January 1997), then the budget and the amount of the annual Assessments shall be presented for approval of the Owners at the annual meeting of the Association and must be approved by the vote of a majority of the Owners who are voting in person or by proxy at such meeting. In the event the amount of the annual Assessments does not exceed the limitations set forth above or until such time as a majority of the Owners have approved such increase in the amount of the annual Assessments, then the budget approved by the Board for the then current fiscal year shall be implemented, subject to the restrictions and limitations set forth above on the amount of increase in annual Assessments.

**The limitations on increases in the amount of annual Assessments provided in this Section 8.4(c) shall not be applicable to the Base Year; accordingly, the actual annual Assessments for each Lot and Dwelling for the Base Year may exceed \$360.00 per annum increased by the greater of (1) ten percent (10%) or (2) the percentage increase in CPI from the preceding calendar year.**

(d) If any budget or the amount of annual Assessments collected by the Association at any time proves to be inadequate or insufficient for any reason to fully pay all costs and expenses of the Association and all Common Expenses, then the Board may call a meeting of the Association for the purpose of approving special Assessments as provided in Section 8.5 below. If the actual amount of annual Assessments collected in any one year exceeds the actual costs incurred for Common Expenses for such year, the excess shall be retained by the Association as a reserve for subsequent years' Common Expenses.

(e) The Common Expenses to be funded by the annual Assessments may include, but shall not be limited to, the following:

(i) Salaries, fringe benefits and other compensation paid and out-of-pocket expenses reimbursed by the Association for its employees, agents, officers, members of the Board and any third party contractors;

(ii) Management fees and expenses of administration, including legal and accounting fees, incurred by the Association;

(iii) Utility charges for any utilities serving any of the Common Areas and charges for other common services for the Property, including, without limitation, trash collection and security services, if any;



(iv) The costs of any insurance policies purchased for the benefit of the Association as required or permitted by this Declaration including, without limitation, fire, flood and other hazardous coverage, public liability coverage and such other insurance coverage as the Board determines to be in the best interest of the Association, including errors and omissions insurance, directors and officers liability insurance and any other liability insurance coverage for the benefit of the Association, the members of the Board, any officers, employees, agents or representatives of the Association or for any members of the ARC;

(v) The expenses of maintaining, operating, repairing and replacing any portions of the Common Areas for which the Association is responsible, including, without limitation, roads comprising Common Areas within the Development and the Eastern Portion of Hugh Daniel Drive, which maintenance and repair obligation shall include mowing, landscaping, seeding, cleaning, trash pick-up and removal, paving, repaving, striping and patching all such roadways comprising Common Areas and the Eastern Portion of Hugh Daniel Drive;

(vi) Expenses of maintaining, operating and repairing the amenities and facilities serving the Development which the Board determines from time to time would be in the best interest of the Association to so maintain, operate and/or repair;

(vii) Ad valorem real and personal property taxes assessed and levied upon any of the Common Areas;

(viii) The expenses of the ARC which are not defrayed by plan review charges;

(ix) All other fees, costs and expenses incurred by the Association in accordance with the terms and provisions of this Declaration or which the Board, in its sole discretion, determines to be appropriate to be paid by the Association, including, without limitation, taxes and governmental charges not separately assessed against Lots or Dwellings; and

(x) The establishment and maintenance of a reasonable reserve fund or funds (1) for inspections, maintenance, repair and replacement of any portions of the Common Areas for which the Association is responsible to inspect, maintain, repair or replace on a periodic basis, (2) to cover emergencies and repairs required as a result of casualties which are not funded by insurance proceeds and (3) to cover unforeseen operating contingencies or deficiencies arising from unpaid Assessments as well as from emergency expenditures and other matters, all as may be authorized from time to time by the Board.

8.5 **Special Assessments.** In addition to the annual Assessments authorized in Section 8.4 above and the special Assessments authorized in Sections 9.1(b) and 9.3(a)(i) below, the Board of the Association may levy in any year special Assessments for Common Expenses or any extraordinary costs incurred by the Association; provided, however, that any such special Assessments (other than special Assessments levied pursuant to Sections 9.1(b) and 9.3(a)(i) below) shall be approved by a majority of the votes of the Owners who are voting in person or

by proxy at the meeting called for the purpose of adopting special Assessments pursuant to the provisions of Section 8.7 below. The Board may make such special Assessments payable in one lump sum or in installments over a period of time which may, in the Board's discretion, extend beyond the then fiscal year in which said special Assessments are levied and assessed. Special Assessments shall be levied against and payable by each Owner in accordance with the provisions of Section 8.3 above.

**8.6 Individual Assessments.** Any expenses of the Association occasioned by the conduct of less than all of the Owners or by any Owner or Occupant, or the respective family members, agents, guests, servants, employees, invitees or contractors of any Owner or Occupant, shall be specially assessed against such Owners and their respective Lots or Dwellings. The individual Assessments provided for in this Section 8.6 shall be levied by the Board and the amount and due date of such Assessment shall be specified by the Board in a notice to such Owner. The provisions of this Section 8.6 shall apply, without limitation, to any individual Assessments levied pursuant to Section 5.13, Article VI and Section 7.2(b) above and Article XI below.

**8.7 Notice of Meetings and Quorum.**

(a) Written notice of the annual meeting of the Association, as well as any other meeting called for the purpose of taking any action authorized in this Article VIII shall be sent to all Owners not less than ten (10) days nor more than fifty (50) days in advance of such meetings. With respect to annual meetings, the presence in person or by proxy of Owners entitled to cast over fifty percent (50%) of all the votes of the Association shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement but the required quorum at the subsequent meeting shall be the presence in person or by proxy of Owners entitled to cast at least one-third (1/3) of the total votes of the Association. At such time as a quorum is obtained, the vote of a majority of the owners who are voting in person or by proxy at such meeting shall be required to approve any matter in which all of the members of the Association are entitled to vote, including any increase in the amount of annual Assessments in excess of the limitations specified in Section 8.4(c) above.

(b) With respect to all other meetings of the members of the Association, including, specifically, meetings pursuant to which special Assessments are to be levied upon each Lot or Dwelling pursuant to Section 8.5 above, there shall be no specific requirement establishing a quorum and the vote of a majority of the Owners who are voting in person or by proxy at any such special meeting shall be binding on all of the members of the Association.

**8.8 Date of Commencement of Assessments.**

(a) The annual Assessments provided for herein shall commence as to each Lot or Dwelling on the day on which such Lot or Dwelling is conveyed to a person other than Developer and shall be due and payable in such manner and on such schedule as may be established from time to time by the Board of the Association. Annual Assessments and any outstanding special Assessments shall be adjusted for each Lot or Dwelling according to the number of months then remaining in the then fiscal year of the Association and the number of



days then remaining in the month in which such Lot or Dwelling is conveyed. Annual and special Assessments for Lots and Dwellings within any portion of the Additional Property hereafter submitted to the terms of this Declaration shall commence with respect to each such Lot or Dwelling on the date on which such Lot or Dwelling is conveyed to a person other than Developer, subject to proration and adjustment according to the number of months then remaining in the fiscal year of the Association and number of days then remaining in the month in which such Assessments commence. Notwithstanding anything provided herein to the contrary but subject to Section 8.8(b) below, Developer shall not be responsible for the payment of annual or special Assessments on any Lots or Dwellings which it, or its affiliates, own in the Development.

(b) For so long as Developer is the Owner of any Lot or Dwelling within the Development and a deficit exists between the total amount of annual Assessments assessed to all other Owners and the actual costs incurred by the Association for Common Expenses for the Development, Developer shall have the option to either pay annual Assessments on Lots or Dwellings owned by Developer or fund any deficits which may exist between the total amount of annual Assessments assessed to all other Owners and the actual costs incurred by the Association for Common Expenses for the Development. At such time as Developer no longer has any interest in any Lot or Dwelling within the Development, Developer shall have no further obligation of any nature to pay any Assessments or otherwise fund any deficits relating to the Common Expenses or the Common Areas.

#### **8.9 Effect of Non-Payment; Remedies of the Association.**

(a) Each Owner of a Lot or Dwelling is and shall be deemed to covenant and agree to pay to the Association, all annual and special Assessments provided for herein and any individual Assessments levied or assessed pursuant to the terms of this Declaration. In the event any Assessments or any portions thereof are not paid when due, the same shall be subject to a late charge in an amount determined from time to time and uniformly applied by the Board, and the Owner of such Lot or Dwelling shall be deemed in default herewith. In the event any Assessments or any portion thereof are not paid within thirty (30) days after the due date of the same, then the unpaid portion of the Assessments shall accrue simple interest at the lesser of eighteen percent (18%) per annum or the highest rate which may be charged to said Owner by law (the "Applicable Rate") from and after the thirtieth (30th) day from the due date until the same is paid in full. In the event the Association employs an attorney or otherwise takes any legal action in attempting to collect any amounts due from any Owner, such Owner agrees to pay all attorneys' fees, court costs and all other expenses paid or incurred by the Association. The lien and equitable charge upon each Lot or Dwelling for Assessments shall also include all late charges, interest at the Applicable Rate and all attorneys' fees, court costs and all other expenses paid or incurred by the Association in attempting to collect any unpaid Assessments.

(b) In the event any Assessments are not paid by any Owner when the same come due, then, in addition to all other rights and remedies provided at law or in equity, the Association, acting through its Board or through any of its officers or authorized representatives, may undertake any or all of the following remedies:

(i) The Association may commence and maintain a suit at law against an Owner to enforce such charges and obligations for Assessments and any such judgment rendered in any such action shall include the late charge and interest at the Applicable Rate, as specified in Section 8.9(a) above, together with attorneys' fees, court costs and all other expenses paid and incurred by the Association in collecting such unpaid Assessments; and/or

(ii) The Association may enforce the lien created pursuant to Section 8.1 above in the manner hereinafter provided.

(c) There is hereby created a continuing lien on each Lot and Dwelling, with power of sale, which secures the payment to the Association of any and all Assessments levied against or upon such Lot or Dwelling, all late charges and interest at the Applicable Rate assessed pursuant to Section 8.9(a) above and all attorneys' fees, court costs and all other expenses paid or incurred by the Association in collecting any Assessments. If any portion of the Assessments remains unpaid for more than sixty (60) days, then the Association, through its Board or any officer or authorized representative thereof, as the case may be, may, but shall not be obligated to, make written demand on such defaulting Owner, which demand shall state the date and amount of delinquency. Each default shall constitute a separate basis for a demand and claim of lien, but any number of defaults may be included in a single demand. If such delinquency is not paid in full within ten (10) days after the giving of such demand or, even without giving demand, the Association may file a claim of lien and perfect its lien against the Lot or Dwelling of such delinquent Owner, which claim shall be executed by any member of the Board of the Association or any officer of the Association, contain the following information and be recorded in the Probate Office of Shelby County, Alabama:

(i) The name of the delinquent Owner;

(ii) The legal description and street address of the Lot or Dwelling upon which the lien claim is made;

(iii) The total amount claimed to be due including late charges, interest at the Applicable Rate, collection costs and attorneys' fees incurred to date and a statement, if applicable, that such charges and costs shall continue to accrue and be charged until full payment has been received; and

(iv) A statement that the claim of lien is made by the Association pursuant to this Declaration and is claimed against such Lot or Dwelling in an amount equal to that stated therein.

The lien provided for herein shall be in favor of the Association and may be foreclosed in the same manner as a foreclosure of a mortgage on real property under the laws of the State of Alabama, as the same may be modified or amended from time to time. The Association shall have the right and power to bid at any such foreclosure sale and to purchase, acquire, hold, lease, mortgage, convey and sell any such Lot or Dwelling. Each Owner, by acceptance of a deed to any Lot or Dwelling, shall be deemed to (1) grant to and vest in the Association and/or



its respective agents, the right and power to exercise the power of sale granted herein and foreclose the lien created herein, (2) grant to and vest in the Association and/or their respective agents, as the case may be, the right and power to bring all actions against such Owner personally for the collection of all amounts due from such Owner, (3) expressly waive any objection to the enforcement and foreclosure of the lien created herein and (4) expressly waive the defense of the statute of limitations which may be applicable to the commencement of any such suit or action for foreclosure.

8.10 **Subordination of Lien.** Notwithstanding anything provided herein to the contrary, the lien for Assessments or other charges authorized herein with respect to any Lot or Dwelling in the Property is and shall be subordinate to the lien of any Mortgage held by any Institutional Mortgagee, but only to the extent that the Mortgage held by any such Institutional Mortgagee is recorded in the Probate Office of Shelby County, Alabama prior to the filing of a claim of lien by the Association pursuant to Section 8.9(c) above. When an Institutional Mortgagee exercises its foreclosure rights provided in its Mortgage and acquires title to or sells to a third party its interest in any Lot or Dwelling, then such Institutional Mortgagee or its purchaser or transferee at such foreclosure sale shall (a) not be liable for the then unpaid portion of any Assessments or other charges incurred prior to the date of transfer or acquisition of title by foreclosure so long as the Mortgage held by such Institutional Mortgagee was recorded in the Probate Office of Shelby County, Alabama prior to the filing of a claim of lien by the Association pursuant to Section 8.9(c) above, but (b) be liable for all Assessments and other charges levied, assessed or incurred with respect to such Lot or Dwelling from and after the date of such foreclosure sale. The foregoing shall not relieve any Owner whose Lot or Dwelling has been foreclosed from the personal obligation to pay all Assessments and any other charges levied, assessed or incurred by the Association and the Association shall have the right to pursue all rights and remedies against a defaulting Owner notwithstanding the foreclosure of a Mortgage by an Institutional Mortgagee on such Owner's Lot or Dwelling.

8.11 **Certificates.** The Association (or any officer or authorized representative thereof) shall, upon request and at such reasonable charges as may from time to time be adopted by the Board, furnish to any Owner a certificate in writing setting forth whether the Assessments for which such Owner is responsible have been paid and, if not paid, the outstanding amount due and other costs and expenses due from such Owner. Such certificate shall be conclusive evidence of payment of any Assessments stated therein.

## ARTICLE IX

### **CASUALTY, CONDEMNATION AND INSURANCE**

#### 9.1 **Damage or Destruction to Common Areas.**

(a) In the event of any damage or destruction to any of the Common Areas by fire or other casualty, then, subject to the terms and provisions of this Article IX, the Association shall promptly repair, replace and restore the damaged portions of the Common Areas to the condition to which they existed immediately prior to such fire or other casualty.

(b) Notwithstanding anything provided in Section 9.1(a) above, in the event the amount of insurance proceeds, if any, recovered as a result of such damage or destruction is insufficient to fully repair, replace and restore the damaged portions of the Common Areas, and such deficiency cannot be appropriated from a reserve fund as may have been established for such purpose, then the Board of the Association may levy a special Assessment against all Owners, without the necessity of a vote of the Owners approving or disapproving the same, pursuant to Section 8.5 or 8.7 above, which such special Assessments shall be in an amount sufficient to provide funds to pay the remaining costs necessary to repair, replace or restore the Common Areas to the condition as existed immediately prior to such fire or other casualty. Such special Assessments shall be levied against each Owner equally as provided in Section 8.3 above. Further special Assessments may be made by the Board, without the necessity of a vote of the Owners approving or disapproving the same, at any time during or upon completion of any such repair, replacement or restoration of the Common Areas if funds are insufficient to cover the costs of such repair or restoration. Any and all insurance proceeds received by the Association on account of any damage to or destruction of any of the Common Areas or any sums paid to the Association under or by virtue of such special Assessments shall be held by and for the benefit of the Association and shall be disbursed by the Association in payment for the costs of such repair or restoration in such manner as may be determined by the Board of the Association. In no event shall the Owner or Mortgagee of any Lot or Dwelling be entitled to any portion of the proceeds of insurance payable as a result of the damage to or destruction of any portion of the Common Areas.

9.2 **Damage or Destruction to Lots, Dwellings or Multi-Family Areas.** In the event of any fire or other casualty which damages or destroys any portion of any Lot, Dwelling or Multi-Family Area, then the Owner of such damaged Lot, Dwelling or Multi-Family Area shall promptly repair and otherwise restore such Lot, Dwelling or Multi-Family Area to the condition to which the same existed immediately prior to such fire or other casualty; provided, however, that any such restoration or repair shall be subject to compliance with all of the terms and provisions set forth in Article V above and all then applicable rules, regulations, statutes and ordinances of the Governmental Authorities. Any such restoration or repair shall be commenced within one hundred eighty (180) days following the occurrence of such fire or other casualty.

9.3 **Condemnation of Common Areas.**

(a) In the event of the taking of all or any portion of any of the Common Areas as a result of, in lieu of or in anticipation of the exercise of the right of eminent domain, condemnation or by private purchase in lieu thereof, then the award from such taking or sale in lieu thereof shall be paid to the Association and shall be disbursed or held as follows:

(i) To the extent the Common Areas subject to such taking can either be restored or replaced, then, to the extent practicable, the Board of the Association is hereby empowered, authorized and directed to take such action, including the purchase of any remaining lands within the Development or the utilization of any other Common Areas within the Development, to restore, rebuild or replace, as the case may be, those portions of the Common Areas subject to such taking. If the award is insufficient to fully defray the cost of such



repair or replacement and such deficiency cannot be appropriated from a reserve fund as may have been established for such purpose, then the Board of the Association may levy a special Assessment against all Owners, without the necessity of a vote of the Owners approving or disapproving the same pursuant to Sections 8.5 and 8.7, which such special Assessments shall be in an amount sufficient to provide funds to pay the remaining costs of repair, restoration or reconstruction. Such special Assessments shall be levied against each Owner as provided in Section 8.3 above. Further special Assessments may be made by the Board without the necessity of a vote of the Owners approving or disapproving the same, at any time during or upon the completion of any such repair, replacement or restoration of the Common Areas if the award received as a result of such taking is insufficient to pay the costs of such repair or restoration.

(ii) To the extent the Common Areas subject to such taking cannot be restored or replaced or additional lands within the Development cannot be purchased by the Association in order to repair, replace or restore the Common Areas so taken or if the Board of the Association shall determine that the portions of the Common Areas so taken should not be replaced or restored, then in any such event, the net award from such taking shall be retained by and for the benefit of the Association.

(b) If any portion of the award from any taking remains after restoration or replacement of any of the Common Areas, the remainder of such award shall be retained by and for the benefit of the Association, without any claim thereto by any Owner. Except as specifically provided in Section 9.3(c) below, no Owner or Mortgagee of any Lot or Dwelling shall be entitled to any portion of the award made to the Association as a result of the taking of any portion of the Common Areas.

(c) If any such taking or sale in lieu thereof includes all or any part of a Lot, Dwelling or Multi-Family Area and also includes any part of the Common Areas, then the award from such taking shall be equitably apportioned in accordance with the decision of a court of competent jurisdiction and such award shall be disbursed separately to the Association and to the Owners so affected by such taking; provided, however, that the Owners of any Lot, Dwelling or Multi-Family Area which is subject to any such taking and the Board of the Association may mutually agree on the amount of such apportionment, which mutual agreement shall be binding on all Owners.

9.4 **Condemnation of Lots, Dwellings or Multi-Family Areas.** In the event that all or any portion of a Lot, Dwelling or Multi-Family Area is taken as a result of, in lieu of or in anticipation of the exercise of the right of eminent domain, condemnation or by private purchase in lieu thereof, then, to the extent practicable, the Owner of such Lot or Dwelling or the Multi-Family Association responsible for the maintenance and repair of such Lot, Dwelling or Multi-Family Area, as the case may be, shall promptly repair, reconstruct, rebuild and otherwise restore the remaining portions of the Lot, Dwelling or Multi-Family Area as nearly as practicable to the condition to which the same existed immediately prior to such taking; provided, however, that any such restoration shall be subject to all of the terms and conditions

set forth in Article V above and all then applicable rules, regulations, statutes and ordinances of the Governmental Authorities. In the event the restoration of such Lot, Dwelling or Multi-Family Area is impracticable or would otherwise violate any of the terms and provisions of this Declaration, then such Owner or Multi-Family Association, as the case may be, shall promptly clear away any remaining Improvements damaged or destroyed by such taking and shall leave such Lot, Dwelling or Multi-Family Area and any remaining Improvements thereon in a clean, orderly, safe and sightly condition.

#### 9.5 Insurance.

(a) The Board of the Association shall have the authority to obtain and maintain at all times adequate property and casualty insurance in such form as the Board deems appropriate for the benefit of the Association insuring all insurable Improvements in and to the Common Areas against loss or damage by fire or other hazards, including, without limitation, extended coverage, flood, vandalism and malicious mischief, which coverage shall be in an amount, with such insurance carriers, at such costs and with such deductibles as the Board, in its sole discretion, may determine.

(b) The Board shall have the authority to obtain and maintain in effect at all times such public liability insurance coverage covering all of the Common Areas and any damage or injury caused by the negligence of the Association, its Board and all members, officers, agents and employees thereof, in such amounts, with such insurance carriers, at such costs and with such deductibles as the Board, in its sole discretion, may deem necessary or desirable.

(c) The Board shall have the right and authority to obtain workman's compensation insurance, employer's liability insurance and all other types of insurance required by law, including, without limitation, errors and omissions and directors and officers liability insurance coverage, in such amounts, with such insurance carriers, at such costs and with such deductibles as the Board, in its sole discretion, may determine.

(d) All insurance coverage authorized hereunder shall be written in the name of the Association and all costs thereof shall be a Common Expense. To the extent the same may be obtained at a nominal cost, all such policies shall contain a waiver of subrogation clause pursuant to which the insurer waives any claims against the Developer, the Association, the members of the Board and all officers, agents and employees of the Association, including the manager for the Development and the Association, the Owners and the family members, servants, agents, tenants and guests of the Owners and shall also name Developer as an additional insured.

(e) Each Owner shall be solely responsible for obtaining and maintaining public liability, property damage, title and all other types of insurance with respect to his Lot, Dwelling and all other Improvements situated thereon. The Board may require all Owners and Multi-Family Associations to carry public liability insurance with respect to their respective Lots and Dwellings and to furnish copies or certificates thereof to the Association. Each Owner, by acceptance of a deed to or other conveyance of any interest in a Lot or Dwelling, does hereby



waive and release the Developer, the Association and the ARC, and their respective agents, employees, representatives, partners, shareholders, members, managers, officers and directors from any and all liabilities, damages or responsibilities or any other claim by or through such Owner, by way of subrogation or otherwise, for any loss or damage covered by (or which should be covered by) broad form fire and extended coverage insurance (or homeowner's insurance coverage) and comprehensive public or general liability insurance coverage maintained or which should be maintained by any Owner as required herein, even if such loss or damage is caused by the fault or negligence of the Association, Developer, the ARC or any of their respective agents, employees, representatives, partners, shareholders, members, managers, officers and directors.

## ARTICLE X

### TERM AND AMENDMENTS

10.1 **Term.** The terms, covenants, conditions and restrictions set forth in this Declaration shall run with and bind all of the Property, shall inure to the benefit of all Owners and Mortgagees and their respective heirs, executors, personal representatives, administrators, successors and assigns, and shall be and remain in effect for a period of fifty (50) years from and after the date hereof, after which time this Declaration shall be automatically renewed and extended for successive and continuous periods of ten (10) years each, unless, at any time after fifty (50) years from the date hereof, an agreement executed by the Owners of at least two-thirds (2/3) or more of the Lots or Dwellings within the Development agreeing to terminate or modify this Declaration has been recorded in the Probate Office of Shelby County, Alabama; provided, however, that the rights of way and easements established, granted and reserved in Article III hereof shall continue and remain in full force and effect for the time periods and duration specified therein.

10.2 **Amendment by Developer.** For so long as Developer owns any Lot or Dwelling within the Property, Developer may amend this Declaration by a written instrument filed and recorded in the Probate Office of Shelby County, Alabama, without obtaining the approval of any Owner or Mortgagee; provided, however, that (a) in the event any amendment proposed by Developer materially, substantially and adversely alters or changes any Owner's rights to the use and enjoyment of his Lot or Dwelling, or materially, substantially and adversely affects the title to any Lot or Dwelling, then such amendment shall be valid only upon the written consent thereto by fifty percent (50%) of all of the Owners (including Developer who shall have the voting rights attributable to any Lots or Dwellings owned by Developer), (b) in the event any such proposed amendment by Developer would materially, substantially and adversely affect the title and interest of any Institutional Mortgagee, such amendment shall be valid only upon the written consent thereto of all such Institutional Mortgagees affected thereby. Any amendment made pursuant to this Section 10.2 shall be certified by Developer and shall be effective upon recording of the same in the Probate Office of Shelby County, Alabama. Each Owner, by acceptance of a deed or other conveyance to a Lot or Dwelling, and each Mortgagee, by acceptance of a Mortgage on any Lot or Dwelling, agrees to be bound by all amendments permitted by this Section 10.2 and further agrees that, if requested to do so by Developer, such

Owner and Mortgagee will consent to the amendment of this Declaration or any other instrument relating to the Development if such amendment is (i) necessary to bring any provision hereof into compliance or conformity with the provisions of any law, ordinance, statute, rule or regulation of any applicable Governmental Authority or the judicial decision of any state or federal court, (ii) necessary to enable any reputable title insurance company to issue title insurance coverage with respect to any Lots, Dwellings or Multi-Family Areas, (iii) required by any Institutional Mortgagee in order to enable such Institutional Mortgagee to make a Mortgage loan on any Lot, Dwelling or Multi-Family Area or (iv) necessary to enable any governmental agency or reputable private insurance company to insure Mortgages on any Lots, Dwellings or Multi-Family Areas within the Development.

10.3 **Amendments by Association.** Amendments to this Declaration, other than those authorized by Section 10.2 above, shall be proposed and adopted by the Association in the following manner:

(a) At any annual or special meeting of the members of the Association, an amendment to this Declaration may be proposed by either the Board of the Association or by any Owners present in person at such meeting. Any such proposed amendment must be approved by the Owners holding at least two-thirds (2/3) of the total votes in the Association; provided, however, that (i) any amendment which materially, substantially and adversely affects the security, title or interest of any Institutional Mortgagee must be approved by such Institutional Mortgagee and (ii) during any period in which Developer owns any Lot or Dwelling within the Development, then Developer must approve such proposed amendment.

(b) Any and all amendments which have been approved in accordance with the provisions of Section 10.3(a) above shall be executed by all parties whose consent to the same is required, including the Owners holding at least two-thirds (2/3) of the total votes in the Association; provided, however, that in the alternative, the sworn statement of the President of the Association or by the Chairman of the Board stating unequivocally that the agreement of the requisite number of Owners in the Association was lawfully obtained may be attached to and incorporated into such amendment without joinder of any Owners. Any such amendment shall be effective upon recording of the same in the Probate Office of Shelby County, Alabama. Notwithstanding anything provided in this Section 10.3(b) to the contrary, Developer shall have the right, at its option, to add Additional Property to the Declaration as provided in Section 2.2 above.

10.4 **Restrictions on Amendment.** Notwithstanding anything provided in this Declaration to the contrary, for so long as Developer owns any Lot or Dwelling within the Development, in no event may any amendment to any section hereof be effective unless the same is consented to in writing by Developer. Notwithstanding anything provided in this Declaration to the contrary, in no event may any material and substantial amendment to Article V and Article VI hereof be effective unless the same is consented to in writing by Daniel.



## ARTICLE XI

### ENFORCEMENT

11.1 **Authority and Enforcement.** In addition to the rights and remedies provided elsewhere in this Declaration, in the event any Owner or Occupant or their respective agents, contractors or invitees, violates any of the provisions of this Declaration, the Architectural Standards, the Articles of Incorporation, the Bylaws or any other rules and regulations adopted by the Board of the Association from time to time, then the Developer, the Board and the ARC shall each, jointly and severally, having the power and right, at their option, to (a) impose reasonable monetary fines which shall constitute an equitable charge and a continuing lien upon the Lot and Dwelling and shall be a personal obligation of such Owner which is guilty of such violation, (b) suspend an Owner's right to vote in the Association, (c) suspend an Owner's or Occupant's right (and the right of such Owner's or Occupant's family members, guests and tenants) to use any of the recreational facilities located in or upon the Common Areas, (d) enjoin such violation or noncompliance and/or (e) through their respective designated agents, employees, representatives and independent contractors, enter upon such Lot or Dwelling and take all action necessary to extinguish or correct such violation or breach. The Board shall have the power to impose all or any combination of any of the foregoing sanctions and any suspension of rights may be for the duration of the infraction. All costs and expenses incurred by the Association, the Board, the ARC, or Developer in enforcing any of the provisions of this Declaration, including, without limitation, attorneys' fees, court costs, costs and expenses of witnesses, engineers, architects, designers, land planners and any other persons involved in the correction of any noncompliance or the removal of such violation or in any judicial proceeding, together with any other costs or expenses incurred in extinguishing or correcting such violation or breach, shall be paid by such Owner who has violated or breached any of the provisions of this Declaration and all such costs shall be deemed individual Assessments pursuant to Section 8.6 above.

11.2 **Procedure.** In the event any of the terms or provisions of this Declaration, the Architectural Standards, the Articles of Incorporation, the Bylaws or any rules and regulations of the Association are violated by any Owner or Occupant, or their respective agents, contractors or invitees of any Owner or Occupant, the Board shall not impose a fine, suspend voting rights or infringe upon or suspend any other rights pursuant to Section 11.1 above unless written demand to cease and desist from an alleged violation shall be served upon the Owner responsible for such violation which demand shall specify:

- (i) The alleged violation;
- (ii) The action required to abate such violation; and
- (iii) A time period of not less than ten (10) days during which the violation may be abated without further sanction, if such violation is a continuing one or if the violation is not a continuing one, a statement that any further violation of the same provision of this Declaration, the Architectural Standards, the Articles of Incorporation, the Bylaws or any of the rules and regulations of the

Association may result in the imposition of sanctions. The foregoing procedure shall only be applicable to the enforcement rights specified in Section 11.1 above and shall not apply to the exercise of any of the rights and remedies specified in any other section or provision of this Declaration.

11.3 **Nonexclusive Remedies.** Notwithstanding anything provided to the contrary in this Declaration, the authority, enforcement and procedural rights set forth in this Article XI are in addition to and shall not be deemed to limit the other rights and remedies set forth in this Declaration or which the Association, acting through the Board, would have the right to exercise at law or in equity.

## ARTICLE XII

### **MISCELLANEOUS PROVISIONS**

12.1 **Control by Developer.** NOTWITHSTANDING ANYTHING PROVIDED TO THE CONTRARY IN THIS DECLARATION, THE ARTICLES OF INCORPORATION, THE BYLAWS, OR IN ANY OTHER DOCUMENT OR INSTRUMENT RELATING TO THE DEVELOPMENT, DEVELOPER HEREBY RETAINS THE RIGHT TO APPOINT AND REMOVE ANY MEMBER OR MEMBERS OF THE BOARD OF THE ASSOCIATION AND ANY OFFICER OR OFFICERS OF THE ASSOCIATION AS PROVIDED BY AND FOR THE PERIOD OF TIME SET FORTH IN SECTION 4.2 ABOVE. Each Owner, by acceptance of a deed or other conveyance of any interest in a Lot or Dwelling, agrees that Developer shall have the authority to appoint and remove members of the Board and officers of the Association in accordance with the foregoing provisions of this Section 12.1 and the provisions of Section 4.2 above. At such time as Developer no longer owns any interest in any Lot or Dwelling within the Development, a special meeting of the Association shall be called within a reasonable time thereafter at which time the Owners shall elect a new Board which shall undertake the responsibilities of the Board and Developer shall deliver all books, accounts and records of the Association, if any, which Developer has in its possession.

12.2 **Legal Expenses.** In addition to the rights and remedies set forth in this Declaration, in the event either the Board or the ARC, or any of their respective agents and representatives, undertake any legal or equitable action which either of them deem necessary to abate, enjoin, remove or extinguish any violation or breach of this Declaration, then all costs and expenses incurred by either of them, including, without limitation, attorneys' fees and court costs, in enforcing any of the terms, provisions, covenants or conditions in this Declaration shall be paid for by the Owner against whom such action was initiated. The ARC, its agents and representatives, and the Board, its agents and representatives, are each hereby authorized to take any and all legal or equitable action as may be necessary under the circumstances to restrain or enjoin any such violation or breach or to otherwise seek monetary damages as a result of any expenses incurred by either the ARC or the Board to cure such violation or breach.



12.3 **Severability**. If any provision of this Declaration or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Declaration or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby and each provision shall be valid and enforceable to the fullest extent permitted by law.

12.4 **Captions and Headings**. The captions and headings contained in this Declaration are for convenience of reference only and shall not be used in the construction or interpretation of any provisions of this Declaration. The table of contents, cover page and any index to this Declaration are for convenience of reference only and shall not define or limit any of the terms and provisions hereof.

12.5 **Pronouns and Plurals**. All personal pronouns used in this Declaration, whether used in the masculine, feminine or neuter gender, shall include all other genders. The use of the singular tense shall include the plural and the use of the plural shall include the singular.

12.6 **Binding Effect**. The terms and provisions of this Declaration shall be binding upon each Owner, Occupant and Mortgagee and the respective heirs, executors, administrators, personal representatives, successors and assigns of each Owner, Occupant and Mortgagee, and shall inure to the benefit of Developer, the ARC, the Association, all of the Owners and their respective Mortgagees and their respective heirs, executors, administrators, personal representatives, successors and assigns.

12.7 **Conflict or Ambiguity**. In the event of any conflict or ambiguity in the terms and provisions of this Declaration, the general rules of construction against one party as a result of that party having drafted this Declaration are hereby waived by each Owner and, to the fullest extent allowed by law, no conflicts or ambiguity shall be resolved in favor or to the advantage of one party as opposed to another in interpreting any ambiguity or conflict contained herein.

12.8 **No Reverter**. No restriction or provision hereof is intended to be or shall be construed as a condition subsequent or a possibility of reverter in favor of Developer nor shall any provision be deemed to vest any reversionary interest in Developer.

12.9 **Interpretation**. In all cases, the provisions set forth and provided for in this Declaration shall be construed together and given that interpretation or construction which, in the opinion of Developer or the Board, will best effect the intent of the general plan of development for the Property. The provisions hereof shall be liberally interpreted and, if necessary, they shall be so extended or enlarged by implication so as to make them fully effective. The provisions of this Declaration shall be given full force and effect notwithstanding the existence of any zoning ordinance or building codes which are less restrictive. The effective date of this Declaration shall be the date hereof. This Declaration shall be construed under and in accordance with the laws of the State of Alabama.

12.10 **Rights of Third Parties**. This Declaration shall be recorded for the benefit of the Developer, the Association, the Owners and their respective Mortgagees and by such recording, no other adjoining property owner or third party shall have any right, title or interest

whatsoever in the Development or its operation and continuation, in the enforcement of any of the provisions of this Declaration or the right to consent to or approve any amendment or modification to this Declaration.

12.11 **No Trespass.** Whenever the Association, Developer, the ARC and their respective agents, employees, representatives, successors and assigns, are permitted by this Declaration to enter upon or correct, repair, clean, maintain or preserve or do any other action within any portion of a Lot, Dwelling or Multi-Family Area, the entering thereon and the taking of such action shall not be deemed a trespass.

12.12 **No Partition.** Each Owner hereby waives any right to seek or obtain judicial partition of any portion of the Property.

12.13 **Standards for Review.** Whenever in this Declaration Developer, the ARC or the Association has the right to approve, consent to, or require any action be taken pursuant to the terms hereof, such approval, consent or required action shall, except as otherwise specifically provided herein to the contrary, be given or withheld in the sole and absolute discretion of Developer, the ARC or the Association, as the case may be.

12.14 **Oral Statements.** Oral statements or representations by Developer, the ARC or the Association or any of their respective employees, agents, representatives, successors or assigns, shall not be binding on Developer, the ARC or the Association.

12.15 **Notices.** Notices required hereunder shall be in writing and shall be delivered by hand or sent by United States Mail, postage prepaid. All notices to Owners shall be delivered or sent to such addresses as have been designated in writing to the Association or, if no such address has been so designated, at the address of such Owner's respective Lot or Dwelling within the Development.

12.16 **Assignment.** Subject to the provisions of Section 12.19 below, Developer, the Association and the ARC shall have the right to assign any and all of the rights, powers, reservations and duties contained herein to any person or entity who shall thereupon have the same rights, power, reservations and duties as Developer, the Association and the ARC, respectively.

12.17 **Further Assurances.** Each Owner covenants and agrees to execute, sign and deliver, or cause to be executed, signed and delivered and to otherwise do or make, or cause to be done and made, any and all agreements, instruments, papers, deeds, acts or things, supplemental, conformity or otherwise, which may be reasonably requested by Developer, the ARC or the Association for the purpose of or in connection with clarifying, amending or otherwise consummating any of the transactions and matters herein.

12.18 **No Waiver.** All rights, remedies and privileges granted to Developer, the ARC and the Association pursuant to the terms and provisions of this Declaration shall be deemed to be cumulative and the exercise of any one or more of such rights, remedies or privileges shall not be deemed to constitute an election of remedies nor shall it preclude the party exercising the



same, or any other party, from pursuing such other and/or additional rights, remedies or privileges as may be available to such party at law or in equity. The failure at any time to enforce any covenant or restriction set forth herein shall in no event be deemed a waiver of the right thereafter to enforce such covenant or restriction.

12.19 **Reservation of Rights**. Notwithstanding anything provided herein to the contrary, no sale, transfer, conveyance, lease, pledge, encumbrance or other hypothecation of any Lot, Dwelling or Multi-Family Area by Developer to a third party shall constitute or be deemed a transfer of any of the rights reserved herein to Developer unless express reference is made in such instrument of conveyance to the specific rights created in this Declaration which Developer is transferring to any such third party.

12.20 **Perpetuities**. If any of the covenants, conditions, restrictions or other provisions of this Declaration shall be unlawful, void or voidable for violation of the rule against perpetuities, then such provisions shall continue only until twenty-one (21) years after the death of the last survivor of the now living descendants of George Herbert Walker Bush, former President of the United States.

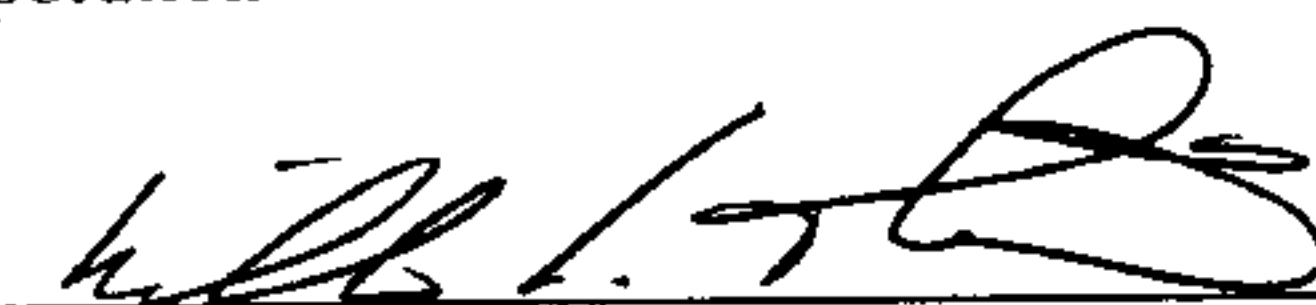
**IN WITNESS WHEREOF**, Developer and the Association have caused this Declaration to be duly executed as of the day and year first above written.

**GREYSTONE FARMS NORTH, L.L.C.**, an  
Alabama limited liability company

By: **TAYLOR PROPERTIES, L.L.C.**, an  
Alabama limited liability company  
Its Member

By:   
Michael D. Fuller  
Its Manager

**GREYSTONE FARMS NORTH OWNER'S  
ASSOCIATION, INC.**, an Alabama nonprofit  
corporation

By:   
William L. Thornton, III  
Its President

STATE OF ALABAMA                   )  
COUNTY OF JEFFERSON            )

I, the undersigned, a notary public in and for said County in said State, hereby certify that Michael D. Fuller, whose name as Manager of Taylor Properties, L.L.C., an Alabama limited liability company, as Member of Greystone Farms North, L.L.C., an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such manager and with full authority executed the same voluntarily for and as the act of said company, acting in its capacity as Member as aforesaid.

Given under my hand and official seal, this the 29<sup>TH</sup> day of April, 1996.

Mary P. Thornton  
Notary Public

[SEAL]

My Commission Expires:

5/24/99

STATE OF ALABAMA                   )  
COUNTY OF JEFFERSON            )

I, the undersigned, a notary public in and for said County in said State, hereby certify that William L. Thornton, III, whose name as President of Greystone Farms North Owner's Association, Inc., an Alabama nonprofit corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such President and with full authority executed the same voluntarily for and as the act of said Alabama nonprofit corporation.

Given under my hand and official seal, this the 29<sup>TH</sup> day of April, 1996.

Mary P. Thornton  
Notary Public

SEAL]

My Commission Expires:

5/24/99



**CONSENT OF MORTGAGEE**

**OF GREYSTONE FARMS NORTH, L.L.C.**

SouthTrust Bank of Alabama, National Association ("Mortgagee"), as the holder of that certain Mortgage and Security Agreement dated as of December 21, 1995 executed by Greystone Farms North, L.L.C., an Alabama limited liability company, and recorded as Instrument No.1995-37359 in the Office of the Judge of Probate of Shelby County, Alabama, as such mortgage is amended or modified from time to time, has joined in the execution of this Greystone Farms North Declaration of Covenants, Conditions and Restrictions (the "Declaration") for the purposes set forth below.

In consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mortgagee does hereby consent to the execution of the Declaration and all of the terms and provisions set forth therein; provided, however, that such consent shall not be deemed a consent to any amendment to the terms or provisions of the Declaration.

Dated as of the 12 day of May, 1996.

**SOUTHTRUST BANK OF ALABAMA, National Association**

By: [Signature]

Its: Assistant Vice President

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Stephen T. Hodges, whose name as Asst. Vice Pres., of SouthTrust Bank of Alabama, National Association, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Bank.

Given under my hand and official seal, this the 7<sup>th</sup> of May, 1996.

[Signature]  
Notary Public

[SEAL]

My commission Expires:

01-27-99

**CONSENT OF MORTGAGEE**

**OF TAYLOR PROPERTIES, L.L.C. AND THE CREST AT GREYSTONE, INC.**

Compass Bank ("Mortgagee"), as the holder of that certain Future Advance Mortgage, Assignment of Rents and Leases and Security Agreement dated as of July 19, 1994, assumed by Taylor Properties, L.L.C., an Alabama limited liability company, and recorded as Instrument No. 1994-22321 in the Office of the Judge of Probate of Shelby County, Alabama, (the "Probate Office"), as such mortgage is amended or modified from time to time, and as the holder of that Accommodation Mortgage and Security Agreement dated as of December 21, 1995, by The Crest at Greystone, Inc., an Alabama corporation and recorded on December 29, 1995 as Instrument No. 95-37355 in said Probate Office, as such mortgage is amended or modified from time to time, has joined in the execution of this Greystone Farms North Declaration of Covenants, Conditions and Restrictions (the "Declaration") for the purposes set forth below.

In consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mortgagee does hereby consent to the execution of the Declaration and all of the terms and provisions set forth therein; provided, however, that such consent shall not be deemed a consent to any amendment to the terms or provisions of the Declaration.

Dated as of the 2nd day of May, 1996.

COMPASS BANK, an Alabama banking corporation

By: \_\_\_\_\_

Its: Vice President

STATE OF ALABAMA                   )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that J.R. Miller, whose name as Vice President, of Compass Bank, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Bank.

Given under my hand and official seal, this the 2nd of May, 1996.

Ann Aikens  
Notary Public

[SEAL]

My commission Expires:

3-23-99



**EXHIBIT A**

**TO GREYSTONE FARMS NORTH DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS**

**THE PROPERTY**

PHASE I - TOTAL

To locate the point of beginning commence at the Southeast corner of Section 27, Township 18 South, Range 1 West, Shelby County, Alabama; thence run on an assumed bearing of the south line of said section line of South 89°35'37" West a distance of 703.82 feet to a point; thence North 00°24'23" West a distance of 436.36 feet to THE POINT OF BEGINNING of the herein described parcel; thence South 60°43'30" East a distance of 418.11 feet to a point on the northwest right-of-way of Shelby County Highway 41 and a point on a curve; thence turn an interior angle of 82°35'44" to the tangent of said curve to the left running in a Southwesterly direction having a central angle of 16°01'19" and a radius of 5769.57 feet and run along said right-of-way and along the arc of said curve a distance of 1613.37 feet to a point, said point being the point of intersection of said right-of-way with the north right-of-way of Hugh Daniel Drive; thence turn an interior angle of 89°16'43" and run along the right-of-way of said Drive on a bearing of North 68°37'15" West for a distance of 332.90 feet to a point; thence turn an interior angle of 179°57'10" to the tangent of a curve to the left running in a southwesterly direction having a central angle of 47°55'36" and a radius of 340.00 feet and run along the right-of-way of said Drive along the arc of said curve for a distance of 284.40 feet to a point; thence run along the right-of-way of said Drive South 63°29'59" West for a distance of 195.02 feet to a point; said point being the point of beginning of a curve to the right running in a southwesterly direction having a central angle of 11°59'33" and a radius of 293.21 feet and run along the right-of-way of said Drive along the arc of said curve for a distance of 61.37 feet to a point; thence run along the right-of-way of said Drive South 75°29'32" West for a distance of 455.56 feet to a point; said point being the point of beginning of a curve to the left running in a southwesterly direction having a central angle of 43°17'11" and a radius of 540.00 feet and run along the right-of-way of said Drive along the arc of said curve for a distance of 407.96 feet to a point; thence run along the right-of-way of said Drive South 32°12'21" West for a distance of 164.89 feet to a point; said point being the point of beginning of a curve to the right running in a southwesterly and northwesterly direction having a central angle of 94°00'04" and a radius of 145.00 feet and run along the right-of-way of said Drive along the arc of said curve for a distance of 237.89 feet to a point; said point being the point of beginning of a reverse curve to the left running in a northwesterly direction having a central angle of 14°42'05" and a radius of 1517.80 feet and run along the right-of-way of said Drive along the arc of said curve for a distance of 389.45 feet to a point; thence run along the right-of-way of said Drive North 68°29'40" West for a distance of 392.45 feet to a point; thence departing said right-of-way run North 21°30'20" East for a distance of 278.94 feet to a point; thence North 69°07'13" East for a distance of 608.67 feet to a point; thence North 20°52'47" West a distance of 128.56 feet to a point; thence North 12°03'42" East a distance of 602.02 feet to a point; thence North 30°16'36" East a distance of 232.18 feet to a point; thence South 67°52'47" East a distance of 523.08 feet to a point on a line located 20 feet horizontally, above and outside of the normal pool elevation of a lake that is under construction; thence South 17°00'08" West a distance of 101.52 feet to a point; thence South 02°53'08" West a distance of 157.93 feet to a point; thence North 68°05'35" East a distance of 114.62 feet to a point; thence North 23°44'41" East a distance of 76.47 feet to a point; thence North 38°14'38" East a distance of 75.95 feet to a point; thence North 51°49'28" East a distance of 130.64 feet to a point; thence North 39°22'05" East a distance of 61.93 feet to a point; thence South 81°08'36" East a distance of 73.89 feet to a point; thence North 20°24'21" East a distance of 101.50 feet to a point; thence North 59°55'57" East a distance of 52.50 feet to a point; thence North 47°40'59" East a distance of 68.75 feet to a point; thence North 78°01'17" East a distance of 58.99 feet to a point; thence North 74°17'18" East a distance of 71.85 feet to a point; thence North 35°01'18" East a distance of 63.19 feet to a point; thence North 55°39'42" East a distance of 81.01 feet to a point; thence North 46°32'26" East a distance of 81.96 feet to a point;



thence North 51°16'00" East a distance of 87.68 feet to a point;  
thence North 59°06'49" East a distance of 94.80 feet to a point;  
thence North 72°44'56" East a distance of 54.43 feet to a point;  
thence South 75°18'09" East a distance of 60.44 feet to a point;  
thence North 44°36'54" East a distance of 71.64 feet to a point;  
thence North 82°39'17" East a distance of 145.79 feet to a point;  
thence North 88°18'14" East a distance of 49.69 feet to a point;  
thence South 79°53'36" East a distance of 38.53 feet to a point;  
thence South 65°21'02" East a distance of 39.05 feet to a point;  
thence South 32°32'43" East a distance of 44.82 feet to a point;  
thence South 12°09'03" East a distance of 46.73 feet to a point;  
thence South 02°32'33" East a distance of 48.86 feet to a point;  
thence South 48°42'12" East a distance of 48.48 feet to a point;  
thence North 64°29'54" East a distance of 46.75 feet to a point;  
thence North 33°41'24" East a distance of 45.17 feet to a point;  
thence North 31°33'18" East a distance of 36.58 feet to a point;  
thence South 78°18'48" East a distance of 22.58 feet to a point;  
thence North 30°07'13" East a distance of 187.83 feet to a point,  
said point being the Point of Beginning of the herein described  
parcel, containing 75.5778 acres, more or less.

# The Lake Plus 20 Feet

To locate the point of beginning commence at the Southeast corner of Section 27, Township 18 South, Range 1 West, Shelby County, Alabama; thence run on an assumed bearing of said south section line of South 89°35'37" West a distance of 703.82 feet to a point; thence North 00°24'23" West a distance of 436.36 feet to THE POINT OF BEGINNING of a line that is approximately located 20 feet horizontally, above and outside of the normal pool elevation of a lake that is under construction; thence North 30°07'13" East a distance of 74.12 feet to a point; thence North 36°50'06" East a distance of 89.93 feet to a point; thence North 44°28'22" West a distance of 89.96 feet to a point; thence North 39°10'01" West a distance of 39.07 feet to a point; thence North 15°36'17" East a distance of 57.46 feet to a point; thence North 29°59'20" West a distance of 58.36 feet to a point; thence North 31°16'43" East a distance of 81.44 feet to a point; thence North 52°51'21" East a distance of 85.06 feet to a point; thence North 63°54'47" East a distance of 135.51 feet to a point; thence North 71°29'56" West a distance of 132.66 feet to a point; thence South 89°37'51" West a distance of 72.78 feet to a point; thence North 83°06'21" West a distance of 63.62 feet to a point; thence North 27°59'32" West a distance of 84.66 feet to a point; thence South 37°59'24" West a distance of 113.60 feet to a point; thence South 33°50'20" West a distance of 88.10 feet to a point; thence South 29°50'32" West a distance of 53.41 feet to a point; thence South 43°00'30" West a distance of 127.93 feet to a point; thence South 09°05'50" West a distance of 59.33 feet to a point; thence South 20°53'46" West a distance of 55.21 feet to a point; thence South 67°34'16" West a distance of 49.37 feet to a point; thence South 61°41'40" West a distance of 54.62 feet to a point; thence South 47°14'08" West a distance of 33.49 feet to a point; thence South 67°16'14" West a distance of 55.31 feet to a point; thence North 63°17'48" West a distance of 60.66 feet to a point; thence North 10°55'05" West a distance of 82.99 feet to a point; thence North 03°46'55" East a distance of 52.55 feet to a point; thence North 12°49'05" East a distance of 110.84 feet to a point; thence North 26°03'54" East a distance of 94.18 feet to a point; thence North 00°17'51" West a distance of 60.32 feet to a point; thence North 14°38'20" East a distance of 150.19 feet to a point; thence North 05°21'57" East a distance of 216.01 feet to a point; thence South 32°34'17" West a distance of 284.34 feet to a point; thence South 30°24'16" West a distance of 84.34 feet to a point; thence South 31°15'04" West a distance of 42.07 feet to a point; thence North 89°32'13" West a distance of 30.73 feet to a point; thence North 41°37'06" West a distance of 48.76 feet to a point; thence North 04°09'46" West a distance of 40.11 feet to a point; thence North 34°57'21" West a distance of 232.60 feet to a point; thence South 32°15'44" West a distance of 81.16 feet to a point; thence South 78°16'21" West a distance of 68.98 feet to a point; thence South 10°07'44" East a distance of 65.69 feet to a point; thence South 26°49'21" East a distance of 79.41 feet to a point; thence South 10°01'04" West a distance of 133.77 feet to a point; thence South 78°36'47" West a distance of 90.20 feet to a point;



thence South 29°34'20" East a distance of 92.65 feet to a point;  
thence South 39°48'37" East a distance of 65.13 feet to a point;  
thence South 83°47'59" West a distance of 58.35 feet to a point;  
thence South 27°40'55" West a distance of 99.83 feet to a point;  
thence South 02°07'52" West a distance of 80.67 feet to a point;  
thence South 26°00'30" East a distance of 68.52 feet to a point;  
thence South 39°21'35" West a distance of 74.67 feet to a point;  
thence North 83°00'18" West a distance of 46.22 feet to a point;  
thence North 52°28'25" West a distance of 75.68 feet to a point;  
thence North 66°06'08" West a distance of 67.87 feet to a point;  
thence South 69°55'27" West a distance of 61.80 feet to a point;  
thence North 48°12'44" West a distance of 40.58 feet to a point;  
thence North 31°52'50" West a distance of 86.55 feet to a point;  
thence South 61°38'34" West a distance of 92.20 feet to a point;  
thence South 15°02'10" East a distance of 74.87 feet to a point;  
thence South 35°22'50" East a distance of 130.94 feet to a point;  
thence North 84°05'46" East a distance of 44.33 feet to a point;  
thence South 23°31'47" East a distance of 62.39 feet to a point;  
thence South 39°29'29" East a distance of 83.39 feet to a point;  
thence South 51°24'33" East a distance of 66.58 feet to a point;  
thence South 66°41'49" West a distance of 28.33 feet to a point;  
thence South 65°56'14" West a distance of 123.99 feet to a point;  
thence South 56°31'11" West a distance of 91.70 feet to a point;  
thence South 25°27'17" West a distance of 88.98 feet to a point;  
thence South 38°43'46" West a distance of 72.14 feet to a point;  
thence North 89°17'02" West a distance of 81.19 feet to a point;  
thence South 35°46'19" West a distance of 47.83 feet to a point;  
thence South 05°59'34" West a distance of 85.45 feet to a point;  
thence South 17°00'08" West a distance of 172.48 feet to a point;  
thence South 02°53'08" West a distance of 157.93 feet to a point;  
thence North 68°05'35" East a distance of 114.62 feet to a point;  
thence North 23°44'41" East a distance of 76.47 feet to a point;  
thence North 38°14'38" East a distance of 75.95 feet to a point;  
thence North 51°49'28" East a distance of 130.64 feet to a point;  
thence North 39°22'05" East a distance of 61.93 feet to a point;  
thence South 81°08'36" East a distance of 73.89 feet to a point;  
thence North 20°24'21" East a distance of 101.50 feet to a point;  
thence North 59°55'57" East a distance of 52.50 feet to a point;  
thence North 47°40'59" East a distance of 68.75 feet to a point;  
thence North 78°01'17" East a distance of 58.99 feet to a point;  
thence North 74°17'18" East a distance of 71.85 feet to a point;  
thence North 35°01'18" East a distance of 63.19 feet to a point;  
thence North 55°39'42" East a distance of 81.01 feet to a point;  
thence North 46°32'26" East a distance of 81.96 feet to a point;  
thence North 51°16'00" East a distance of 87.68 feet to a point;  
thence North 59°06'49" East a distance of 94.80 feet to a point;  
thence North 72°44'56" East a distance of 54.43 feet to a point;  
thence South 75°18'09" East a distance of 60.44 feet to a point;  
thence North 44°36'54" East a distance of 71.64 feet to a point;  
thence North 82°39'17" East a distance of 145.79 feet to a point;  
thence North 88°18'14" East a distance of 49.69 feet to a point;  
thence South 79°53'36" East a distance of 38.53 feet to a point;  
thence South 65°21'02" East a distance of 39.05 feet to a point;  
thence South 32°32'43" East a distance of 44.82 feet to a point;

thence South  $12^{\circ}09'03''$  East a distance of 46.73 feet to a point;  
thence South  $02^{\circ}32'33''$  East a distance of 48.86 feet to a point;  
thence South  $48^{\circ}42'12''$  East a distance of 48.48 feet to a point;  
thence North  $64^{\circ}29'54''$  East a distance of 46.75 feet to a point;  
thence North  $33^{\circ}41'24''$  East a distance of 45.17 feet to a point;  
thence North  $31^{\circ}33'18''$  East a distance of 36.58 feet to a point;  
thence South  $78^{\circ}18'48''$  East a distance of 22.58 feet to a point;  
thence North  $30^{\circ}07'13''$  East a distance of 187.83 feet to a point,  
said point being the Point of Beginning of the herein described  
parcel, containing 23.3688 acres, more or less.



**EXHIBIT B**

**TO GREYSTONE FARMS NORTH DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS**

**HUGH DANIEL DRIVE**

LEGAL DESCRIPTION OF HUGH DANIEL DRIVE

Right-of-way Description for Hugh Daniel Drive, Book 301, Pages 799-803

To locate the point of beginning commence at the southeast corner of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama; thence north on the east boundary of said section a distance of 342.03 feet to a point; thence  $90^{\circ}00'$  left a distance of 3068.24 feet to the point of beginning, said point being the centerline of an 80 foot right-of-way 40 feet either side of the centerline; thence  $155^{\circ}10'47''$  right to the tangent of a curve to the right, said curve having a central angle of  $14^{\circ}34'45''$  and a radius of 643.69 feet; thence along said curve a distance of 163.79 feet; thence tangent to said curve a distance of 353.75 feet to a curve to the right, said curve having a central angle of  $43^{\circ}18'50''$  and a radius of 337.47 feet; thence along said curve a distance of 255.11 feet to a curve to the left, said curve having a central angle of  $60^{\circ}53'59''$  and a radius of 582.42 feet; thence along said curve a distance of 619.39 feet; thence tangent to said curve a distance of 247.39 feet to a curve to the right, said curve having a central angle of  $33^{\circ}47'17''$  and a radius of 273.00 feet; thence along said curve a distance of 162.17 feet; thence tangent to said curve a distance of 372.00 feet to a curve to the left, said curve having a central angle of  $46^{\circ}57'34''$  and a radius of 350.00 feet; thence along said curve a distance of 286.86 feet; thence tangent to said curve a distance of 234.58 feet to a curve to the right, said curve having a central angle of  $52^{\circ}20'28''$  and a radius of 610.00 feet; thence along said curve a distance of 357.25 feet; thence tangent to said curve a distance of 250.36 feet to a curve to the left, said curve having a central angle of  $20^{\circ}00'20''$  and a radius of 1650.00 feet; thence along said curve a distance of 576.12 feet; thence tangent to said curve a distance of 169.47 feet to a curve to the left, said curve having a central angle of  $33^{\circ}24'16''$  and a radius of 960.00 feet; thence along said curve a distance of 339.70 feet to a point; thence tangent to said curve a distance of 49.12 feet to a curve to the right, said curve having a central angle of  $8^{\circ}25'01''$  and a radius of 500.00 feet; thence along said curve a distance of 73.45 feet; thence tangent to said curve a distance of 192.38 feet to a curve to the left, said curve having a central angle of  $7^{\circ}45'25''$  and a radius of 1600.00 feet; thence along said curve a distance of 216.61 feet; thence tangent to said curve a distance of 138.92 feet to a curve to the right, said curve having a centerline angle of  $29^{\circ}31'15''$  and a radius of 291.62 feet; thence along said curve a distance of 151.95 feet to a curve to the left, said curve having a central angle of  $22^{\circ}12'53''$  and a radius of 483.89 feet; thence along said curve a distance of 187.61 feet; thence tangent to said curve a distance of 90.62 feet to a curve to the right, said curve having a central angle of  $3^{\circ}46'48''$  and a radius of 4500.00 feet; thence along said curve a distance of 42.00 feet to the point of ending of said 80 foot right-of-way and the beginning of a 70 foot right-of-way being 40 feet left and 30 feet right of centerline; thence continue along said curve a distance of 91.41 feet to the point of ending of said 70 foot right-of-way and point of beginning of said 80 foot right-of-way; thence continue along said curve a distance of 320.54 feet; thence tangent to said curve a distance of 419.17 feet to a curve to the right, said curve having a central angle of  $2^{\circ}53'11''$  and a radius of 2579.92 feet; thence along said curve a distance of 129.97 feet; thence tangent to said curve a distance of 275.08 feet to a curve to the left, said curve having a central angle of  $18^{\circ}28'14''$  and a radius of 920.00 feet; thence along said curve a distance of 296.38 feet; thence tangent to said curve a distance of 103.68 feet to a curve to the right, said curve having a central angle of  $18^{\circ}01'02''$  and a radius of 400.00 feet; thence along said curve a distance of 125.79 feet; thence tangent to said curve a distance of 74.87 feet to a curve to the left, said curve having a central angle of  $13^{\circ}58'11''$  and a radius of 979.47 feet; thence along said curve a distance of 238.81 feet; thence tangent to said curve a distance of 122.76 feet to a curve to the left, said curve having a central angle of  $3^{\circ}20'48''$  and a radius of 2053.94 feet; thence along said curve a distance of 119.97 feet to the point of ending of said 80 foot right-of-way and the point of beginning of a 100 foot right-of-way being 50 feet either side of the centerline; thence tangent to said curve a distance of 208.93 feet to a curve to the right, said curve having



a central angle of  $160^{\circ}19'19''$  and a radius of 106.66 feet; thence along said curve a distance of 298.45 feet; thence tangent to said curve a distance of 193.23 feet to a curve to the left, said curve having a central angle of  $10^{\circ}20'33''$  and a radius of 1000.00 feet; thence along said curve a distance of 180.51 feet; thence tangent to said curve a distance of 274.66 feet to a curve to the left, said curve having a central angle of  $129^{\circ}04'25''$  and a radius of 214.29 feet; thence along said curve a distance of 482.73 feet; thence tangent to said curve a distance of 39.49 feet to a curve to the left, said curve having a central angle of  $14^{\circ}17'16''$  and a radius of 797.86 feet; thence along said curve a distance of 198.96 feet to the point of ending of said 100 foot right-of-way and a point of beginning of said 80 foot right-of-way; thence tangent to said curve 374.53 feet to a curve to the left, said curve having a central angle of  $6^{\circ}57'27''$  and a radius of 822.51 feet; thence along said curve a distance of 99.88 feet; thence tangent to said curve a distance of 141.57 feet to a curve to the right, said curve having a central angle of  $10^{\circ}11'44''$  and a radius of 1000.00 feet; thence along said curve a distance of 177.95 feet; thence tangent to said curve a distance of 185.11 feet to a curve to the left, said curve having a central angle of  $25^{\circ}21'02''$  and a radius of 800.00 feet; thence along said curve a distance of 333.96 feet; thence tangent to said curve a distance of 298.21 feet to a curve to the right, said curve having a central angle of  $11^{\circ}35'28''$  and a radius of 2315.31 feet; thence along said curve a distance of 468.40 feet; thence tangent to said curve a distance of 237.66 feet to a curve to the right; said curve having a central angle of  $67^{\circ}01'19''$  and a radius of 280.00 feet; thence along said curve a distance of 327.53 feet; thence tangent to said curve a distance of 409.95 feet to a curve to the right, said curve having a central angle of  $14^{\circ}42'00''$  and a radius of 1477.79 feet; thence along said curve a distance of 379.15 feet to a curve to the left, said curve having a central angle of  $94^{\circ}00'00''$  and a radius of 185.00 feet; thence along said curve a distance of 303.51 feet; thence tangent to said curve a distance of 164.89 feet to a curve to the right, said curve having a central angle of  $43^{\circ}17'11''$  and a radius of 500.00 feet; thence along said curve a distance of 377.75 feet; thence tangent to said curve a distance of 455.56 feet to a curve to the left, said curve having a central angle of  $11^{\circ}59'33''$  and a radius of 333.21 feet; thence along said curve a distance of 69.74 feet; thence tangent to said curve a distance of 195.02 feet to a curve to the right, said curve having a central angle of  $47^{\circ}53'36''$  and a radius of 300.00 feet; thence along said curve a distance of 250.94 feet; thence tangent to said curve a distance of 338.05 feet to the point of ending of said 80 foot right-of-way, said point being on the northwest right-of-way of the Dunnivant Valley Road. All lying in Sections 32, 33 and 34, Township 18 South, Range 1 West, Shelby County, Alabama, and containing 28.992 acres.

**EXHIBIT C**

**TO GREYSTONE FARMS NORTH DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS**

**TAYLOR PROPERTY AND CREST PROPERTY**



PHASE II - PARCEL F - TAYLOR

To locate the point of beginning commence at the Southeast corner of Section 27, Township 18 South, Range 1 West, Shelby County, Alabama; thence run on an assumed bearing of said south section line of South 89°35'37" West a distance of 2741.84 feet to a point; thence run North 00°24'23" West a distance of 1084.62 feet to THE POINT OF BEGINNING; thence South 34°16'37" West a distance of 1949.38 feet to a point; thence South 55°44'00" East a distance of 765.27 feet to a point; thence South 69°07'13" West a distance of 405.11 feet to a point; thence South 21°30'20" West a distance of 278.94 feet; thence North 68°29'40" West a distance of 17.46 feet to a point on the north right-of-way of Hugh Daniel Drive; said point being the point of beginning of a curve to the left running in a northwesterly to southwesterly direction having a central angle of 67°01'19" and a radius of 320.00 feet and run along the arc of said curve for 374.32 feet to a point; thence departing said right-of-way run North 55°43'23" West a distance of 384.26 feet; thence North 34°16'37" East a distance of 2813.00 feet; thence South 55°43'23" East a distance of 50.00 feet to a point, said point being the Point of Beginning of the herein described parcel, containing 14.1465 acres, more or less.

PHASE II - PARCEL E - CREST

To locate the point of beginning commence at the Southeast corner of Section 27, Township 18 South, Range 1 West, Shelby County, Alabama; thence run on an assumed bearing of said south section line of South 89°35'37" West a distance of 2741.84 feet to a point; thence North 00°24'23" West a distance of 1084.62 feet to THE POINT OF BEGINNING; thence South 55°43'23" East for a distance of 782.71 feet to a point on a line located 20 feet horizontally, above and outside of the normal pool elevation of a lake that is under construction; thence South 61°38'34" West a distance of 81.58 feet to a point; thence South 15°02'10" East a distance of 74.87 feet to a point; thence South 35°22'50" East a distance of 130.94 feet to a point; thence North 84°05'46" East a distance of 44.33 feet to a point; thence South 23°31'47" East a distance of 62.39 feet to a point; thence South 39°29'29" East a distance of 83.39 feet to a point; thence South 51°24'33" East a distance of 66.58 feet to a point; thence South 66°41'49" West a distance of 28.33 feet to a point; thence South 65°56'14" West a distance of 123.99 feet to a point; thence South 56°31'11" West a distance of 91.70 feet to a point; thence South 25°27'17" West a distance of 88.98 feet to a point; thence South 38°43'46" West a distance of 72.14 feet to a point; thence North 89°17'02" West a distance of 81.19 feet to a point; thence South 35°46'19" West a distance of 47.83 feet to a point; thence South 05°59'34" West a distance of 85.45 feet to a point; thence South 17°00'08" West a distance of 70.96 feet to a point; thence departing said line located 20 feet horizontally, above and outside of the normal pool elevation of a lake that is under construction; run North 67°52'47" West for a distance of 523.08 feet to a point; thence South 30°16'36" West for a distance of 232.18 feet to a point; thence South 12°03'42" West for a distance of 602.02 feet to a point; thence South 20°52'47" East for a distance of 128.56 feet to a point; thence South 69°07'13" West for a distance of 203.56 feet to a point; thence North 55°44'00" West for a distance of 765.27 feet to a point; thence North 34°16'37" East for a distance of 1949.38 feet to a point, said point being the Point of Beginning of the herein described parcel, containing 36.4716 acres, more or less.

Inst # 1996-17498

05/30/1996-17498  
11:52 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
077 NCD 199.50