

STATE OF ALABAMA

SHELBY COUNTY

Chandalar Townhomes First Addition
Declaration of Protective
Covenants, Restrictions, Easements, Rights and
Liens

Inst # 1998-23357

06/24/1998-23357
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
006 MEL

This Declaration of Protective Covenants, Restrictions, Easements, Rights and Liens is made on this 23rd day of June, 1998, by Savannah Development, Inc., the owner of the property described below (hereinafter referred to as the "Owner") which property is developed as a residential subdivision known as Chandalar Townhomes, First Addition.

WITNESSETH

WHEREAS, Savannah Development, Inc. is the fee simple owner of certain real property located in Shelby County, Alabama, which is more particularly described as follows (hereinafter referred to as the "Real Estate"):

Lots One (1) through Forty Seven (47), Chandalar Townhomes, as recorded in Map Book 24, page 18, in the Probate Office of Shelby County, Alabama.

WHEREAS, the Owner intends to develop the Real Estate and the Buffer Area (the Real Estate and BUFFER Area being hereinafter sometimes collectively referred to as the "Property") pursuant to a general subdivision plan covering all of the Property and subject to certain protective covenants, restrictions, easements, rights, equitable servitudes, liens and charges, all running with the land.

WHEREAS, the plan for the Property provides for the Real Estate to be subdivided into lots on which single-family townhouse units will be constructed (hereinafter such lots being referred to as "Lots").

NOW, THEREFORE, in order to enhance and protect the value, attractiveness and desirability of the Property, and in furtherance of a general plan for the development, protection, maintenance, improvement and sale of the Property, the Owner hereby declares that all of the Property shall be subject to the following covenants, restrictions, easements, rights, equitable servitudes, liens and charges:

1. Land Use, The Real Estate shall be used exclusively for residential purposes. No building shall be constructed, placed or permitted to remain on any Lot other than one single-family dwelling not more than two and one-half stories in height (excluding any subterranean, basement). No part of the Property shall be used or caused to be used in any way, directly or indirectly, for any business, commercial, manufacturing, warehousing or other such nonresidential purpose, except, that the Owner may use the Property as a model home site, and may operate display and sales offices on the Property for the purpose of selling Lots for as long as the Owner continues to own any portion of the Property.

2. Parking, No automobile, truck, house trailer, camper, boat, dune buggy or any other type vehicle shall be parked or maintained on any permanent basis on the right-of-way or in front of any lot. Only vehicles used for day-to-day transportation of the property owners, their families or invitees may be kept or stored on the property. No house trailers, campers, boats, dune buggys, or inoperable vehicles may be kept or stored on the premises. Nothing contained in this paragraph shall preclude guests or invitees of any lot owner from parking in the front of any lot so long as such guest or invitee parks in the designated parking areas and parks only on a temporary basis. Ownership of each lot shall entitle the owner or owners thereof to the use of not more than two automobile parking spaces, which shall be as near and convenient to said lot as reasonably possible together with the right of ingress and egress in and upon said parking area.

3. Dwelling Size, The ground floor area of any dwelling constructed on the real estate, exclusive of open porches and garages, shall be not less than 650 square feet.

4. Set-back Requirements, Dwellings shall be constructed and placed on a Lot in conformance with the minimum building set-back requirements set forth in applicable municipal or county ordinances from time to time in effect or as may be indicated on the recorded plat covering the Property. Owner reserves the right to grant waivers for setback violations on the recorded plat.

5. Nuisances, No noxious or offensive activity or activity which is or may become, an unreasonable nuisance or annoyance to any Lot owner, shall be conducted or permitted in or around any portion of the Property. No loud noises or noxious odors shall be emitted or permitted on the Property.

6. Temporary Structures, No out-building, tent, shack or shed of any kind shall be placed upon any portion of the Property, either temporarily or permanently, other than temporary structures of offices erected by the Owner in connection with the construction and sale of townhouse units on the Lots. No garage, trailer, camper, motor home or recreation vehicle shall be used as a residence on the Property, either temporarily or permanently. All fire wood storage must be behind residence.

7. Signs and Antennas, No sign, poster, display, billboard or other advertising device of any kind shall be erected or displayed to the public view on any portion of the Property, except one sign of not more than Six (6) square feet advertising a Lot for sale or rent may be placed on the Lot, and signs, regardless of size, used by the Owner to advertise the Property during the period in which the Owner is constructing and/or selling townhouse units on the Property, may be placed on the Property. No television or other antennas shall be placed or erected on the exterior of any residence. Any satellite dishes should be installed in an unobtrusive manner.

8. Oil and Mining Operations, No exploration, drilling, development or refining of or for hydrocarbons, or quarrying or mining operation of any kind, shall be conducted or permitted upon or under any portion of the Property, and no wells, tanks, tunnels, surface mines or underground mines shall be permitted thereon or therein. No derrick or other structure designed for use in boring or drilling for water, oil or natural gas shall be erected, maintained or permitted upon the Property.

9. Animals, No animals, livestock or poultry of any kind shall be raised, bred or kept upon the Property, except that usual and ordinary household pets (e.g. dogs, cats, fish and birds) may be kept on the Property, provided that such animals are not kept, bred or maintained for commercial purposes or in unreasonable numbers.

10. Garbage and Refuse Disposal, No portion of the Property shall be used or maintained as a dumping ground for wastes, rubbish or garbage. All such refuse stored or kept on the Property must be placed in sanitary containers, and no noxious or foul odor shall be permitted to emanate therefrom.

11. CONTROL COMMITTEE

A. All plans and specifications, including plot plans, of residence on any lot shall be first filed with and approved by the Control Committee before any construction is commenced. Control Committee shall have the authority to require modifications and changes in plans and specifications if it deems the same necessary in its sole judgment to seek conformity of the proposed dwelling with restrictions hereof, Control Committee will consist of: Savannah Development, Inc.

B. The authority to review and approve any plans and specifications as provided herein is a right and not an obligation. Contractors and Owners shall have the sole obligation to oversee and to construct dwellings in accordance with the restrictions hereof and the plans and specifications approved by the Control Committee.

C. Any remodeling, reconstruction, alterations or additions to an existing residence shall not require the written approval of the Committee, but shall comply with all restrictions and covenants.

D. Neither the Committee nor any architect nor agent thereof nor the developer shall be responsible to check for any defects in any plans or specifications submitted, revised or approved in accordance with the foregoing provisions, nor for any structural or other defects in any work done according to such plans and specifications.

12. Townhouse Easements, The Owner intends to construct a townhouse on each Lot, and the construction of such townhouses may require that certain eaves, roof overhangs, brick veneers, siding and other architectural features and building materials encroach upon or hang over contiguous Lots. Accordingly, there is hereby created, granted and reserved, as an appurtenance to each Lot, a perpetual easement over and across each Lot contiguous thereto for all such encroachments and overhangs, as well as for all encroachments and overhangs resulting from any natural movement or settling of any such townhouse. In addition there is created, granted and reserved to the owner or owners of each Lot a license and right of entry across contiguous Lots as may be reasonable needed to maintain and repair such encroaching or overhanging structures. If any townhouse shall be damaged or destroyed, the owner or owners thereof shall be permitted to repair and reconstruct such townhouse with encroachments and overhangs not more intrusive than those existing at the time of such damage or destruction and thereafter said license and right of entry shall continue in effect. In addition owner plans to develop additional residential subdivisions in the future on property adjacent to the property referred to herein and reserves for itself an easement for ingress and egress over and across subject property as may be necessary for the construction and development of additional residential subdivisions or adjoining property. There is also reserved an easement for drainage as may be required resulting from the topography or lay of the land. Easements for installation and maintenance of utilities and drainage facilities are reserved and created as shown on the recorded map.

13. Covenants to Run with the Land, The covenants, restrictions, easements, rights, equitable servitudes, liens and charges set forth herein shall (a) run with the land (the property); (b) be binding upon any and every person or entity having and rights, title or interest in the Property, or any part thereof, and such person's or entity's, heirs, executors administrators, successors and assigns; (c) inure to the benefit of every portion of the Property and every interest therein, (d) inure to the benefit of, and be binding upon, the Owner, its successors in interest, and each grantee from the owner of any interest in the Property and such grantee's successors in interest; and (e) be binding and in effect for a period of Twenty Five (25) years from the date this instrument is recorded in the Probate Office of Shelby County, Alabama, after which period said covenants, restrictions, easements, rights, equitable servitudes, liens and charges shall be automatically extended for successive periods of Ten (10) years each unless an instrument amending or modifying this instrument, executed by a majority of the then owners of not less than Three Fourths(3/4's) of the Lots, shall be recorded in the Probate Office of Shelby County, Alabama.

14. Application to Owner, Notwithstanding any provisions herein to the contrary, nothing contained in this instrument shall prevent, hinder or limit the Owner in any manner whatsoever in connection with the development of the Property and the construction and sale of townhouse units on the Property, and any provision having such effect shall be null, void and unenforceable against the Owner.

15. Consent of Lot Owners, Whenever the consent of the owners of the Lots is required with respect to any action described herein, the consent of the owner or owners of any Lot shall be deemed give if the record owner of such Lot (or a majority of such record owners, if more than one) shall evidence such consent in writing.

16. Prohibition Against Changing Exterior or Landscaping, Each lot owner shall, from time to time, paint (provided the same color is used) and otherwise maintain the exterior of his dwelling as needed. Such maintenance and painting shall be done in a manner harmonious with the remaining dwelling units and shall not be completed in such a manner, color, or design so as to disrupt the harmonious blending of the original architectural plans of the dwelling units. Each lot owner shall be prohibited from making any changes at all to the front exterior of their respective residence or making any changes at all in the landscaping, it being understood that all residences and landscaping are designed to blend harmoniously with each other. The prohibition against making any changes in the exterior or landscaping shall include, but not be limited to the prohibitions of adding storm doors or windows or adding, deleting or changing the shrubbery and other plants. In the event an owner of any Lot in the properties shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said parcel and to repair, maintain, and restore the lot and the exterior or the buildings and any other improvements erected thereon. The costs of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject.

The maintenance and upkeep of all landscaping (including lawn mowing and shrubbery trimming) on each individual lot shall be the responsibility of the Association and such cost shall be included in the annual assessment paid by each lot owner.

17. BUFFER Area, There is a Buffer Area on the record map that runs adjacent to Lots Thirty Nine through Forty Seven (39 - 47). This Buffer Area is owned by Savannah Development, Inc. and is to remain a buffer area. At some future date, Savannah may choose to sell or lease this property to the above mentioned lot owners. This shall be at the sole discretion of Savannah Development, Inc.

18. Prohibited Construction, No construction on any lot shall be permitted or commenced until such time as all sewer impact fees and connection costs shall have been paid to the City of Pelham, Alabama by the lot Owner.

19. The undersigned owner reserves the right to modify, release, amend, void, transfer or delegate all the right, reservations and restrictions herein set forth, or the right to modify, release, amend, void or transfer any one, or more, of the said herein set forth restrictions on lots in said subdivision.

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

These covenants and restrictions may be altered only with the consent of a majority of lot owners and agreement of the developer.

IN WITNESS WHEREOF, the said developer and lot owners have executed this instrument on the 24th day of June, 1998.

SAVANNAH DEVELOPMENT, INC.

BY: Susan G. Tucker
ITS: President

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Susan G. Tucker whose name as President of Savannah Development, Inc., a 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 the conveyance, he/she, as such officer with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 24th day of June, 1998.

[Signature]
Notary Public

My commission Expires: 5-3-99

Inst # 1998-23357

06/24/1998-23357
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
006 NEL 22.00