

**DECLARATION OF PROTECTIVE COVENANTS
FOR
SHADOW OAKS ESTATES
1ST SECTOR**

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

This declaration of Protective Covenants (hereinafter referred to as the "declaration"), is made this 15th day of February, 2002, by Spratlin Construction Co., Inc., an Alabama corporation, (hereinafter referred to as the "Developer"), which declares that the real property, hereinafter described is and shall be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges and liens, hereinafter, set forth (sometimes hereinafter referred to as the "Protective Covenants").

Whereas, the Developer is presently the owner of all property described in the plat of Shadow Oaks Estates, prepared by K.B. Weygand and Associates, P.C., situated in Section 21, Township 20 South, range 1 East, Shelby County, Alabama, in Map Book 29, Page 82.

Whereas, the undersigned desires to subject said property and each lot located in said survey to the conditions, limitations, and restrictions hereinafter set forth.

Now, therefore, the undersigned does hereby expressly adopt the following Protective Covenants, conditions, and limitations for said subdivision.

I. EXCLUSIVE RESIDENTIAL USE AND IMPROVEMENTS

- A. All lots in the tract shall be known and described as residential lots and shall be used for single-family residential purposes exclusively.
- B. No structure shall be erected, altered, placed or permitted to remain on any residential building lot other than detached single-family dwellings not to exceed two and one-half storied, and a private garage for not less than two cars.
- C. The undersigned and their assigns shall be permitted to construct or place and maintain a structure and related facilities for use as a sales center for the marketing of real estate and a structure and related facilities for use as a construction office.
- D. No building shall be located on any lot nearer to the front lines of nearer to the side street line than 50 feet. No building shall be located nearer than 50 feet to any side street line. For this purpose of this covenant, eaves, steps, and open decks or terraces shall not be considered as part of building; provided, however, that this shall not be construed to permit any portion of a building, on a lot, to encroach upon another lot.
- E. Each main structure of a residential building, exclusive of open porches,

02/26/2002-09233
08:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

Inst. # 2002-09233

- garages and basements, shall meet the following restrictions: One (1) story houses shall have a minimum of 1800 square feet of heated area; no basement area can be considered finished area. 1-1/2 story houses shall have a minimum of 1600 square feet on the main level. Two (2) story houses shall have a minimum 1200 square feet on each floor.
- F. No lot, once subdivided and recorded by the undersigned or their assigns, shall be further subdivided.
 - G. No aluminum siding shall be permitted to be installed on the exterior of any structure or residential building constructed on a lot. Vinyl siding and masonite may be used.
 - H. No lot shall be cultivated for crops of any sort, except for kitchen gardens of reasonable size, which must be located near to the rear of any dwelling.
 - I. The design and materials to be used in fencing shall be approved, in advance, by the Architectural Committee.

II. GENERAL REQUIREMENTS

- A. It shall be the responsibility of each lot owner to prevent development or occurrence of any unclean, unsightly or unkept conditions of buildings or grounds on such lot which shall tend to decrease the beauty of the specific area or of the neighborhood as a whole.
- B. No weeds, underbrush or other unsightly growth shall be permitted to grow or remain upon any part of the Property and no refuse pile or unsightly objects shall be allowed to be placed or allowed to remain upon any part of the Property, including vacant parcels. The undersigned reserves the right (after 10 days notice to the Owner) to enter any residential lot during normal working hours for the purpose of mowing, removing, cleaning or cutting underbrush, weeds or other unsightly growth, or trash which, in the sole opinion of the undersigned, detracts from the overall beauty and safety of the subdivision and may charge the Owner a reasonable cost for such services, which charge shall constitute a lien upon such lot enforceable by appropriate proceedings at law or equity. This provision shall not apply to the undersigned or their assigns during the sales and development period, such sales period to extend until the last lot is sold by the undersigned.
- C. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except for household dogs, household cats, or other household pets which may be kept provided they are not kept, bred, or maintained for any commercial purposes. Household pets will be restricted to fenced backyards, houses, or leashes. Designated lots may have up to two (2) horses.
- D. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything to be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- E. No oil drilling, oil developments operation, oil refining, quarrying or mining operations of any kind shall be permitted upon, or in, any lot, nor

- F. shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon, or in, any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
- G. No trash, garbage or other refuse shall be dumped, stored or accumulated on any lot. Trash, garbage or other waste shall not be kept on any lot except in sanitary containers or garbage compactor units. Garbage containers, if any, shall be kept in a clean and sanitary condition, and shall be so placed or screened by shrubbery or other appropriate material approved in writing by the Committee as not to be visible from any road within sight distance from the lot at any time except during refuse collection. No outside burning of wood, leaves, trash, or household refuse shall be permitted, except during the construction period.
- H. No structure of a temporary character, or trailer, basement, tent or shack shall be used at any time as a residence either temporarily or permanently. There shall be no occupancy of any dwelling, until the interior and exterior of the dwelling is complete.
- I. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines or in the case of a rounded property corner, from the intersections of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. Trees shall be permitted to remain within such distances of such intersections provided the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.
- J. No sign of any kind shall be displayed to the public view of any lot except one professional sign of not more than two (2) square feet, one sign of not more than six (6) square feet advertising property for sale or rent, or signs used by the builder to advertise the property during the construction and sales period. All signs shall comply with design specifications of the Architecture Control Committee. No signs shall be nailed to trees. These provisions shall not apply to the undersigned or their assigns during the sales period.
- K. During all construction, all vehicles, including those delivering supplies, must enter the building lot on the driveway only approved by the undersigned so as not to unnecessarily damage trees, street paving and curbs. Any damage not repaired by the contractor will be repaired by the undersigned (after 10 days written notice) and will be charged to the contractor (or Owner) at a reasonable cost for such services, which charge shall constitute a lien upon such lot enforceable by appropriate proceedings at law or equity. During construction, all builders must keep the homes, garages, and building sites clean. All building debris, stumps,

trees, etc., must be removed from each building lot by the builder as often as necessary to keep the house and lot attractive. Such debris will not be dumped in any area of the subdivision.

- L. When the construction on any building is once begun, work whereon must be prosecuted diligently and must be completed within twelve (12) months.
- M. Garage doors must be kept closed at all times except when garage is in use.
- N. Outside air conditioning units may not be located in the front yard, but must be located only on the side or rear as required. No window or wall units will be allowed.
- O. No plumbing or heating vent shall be placed on the front of the house, but only on the side or rear as required.
- P. No boats, boat trailers, horse trailers, campers, or similar equipment or vehicle shall be parked or stored on any road, street, driveway, front yard, or side yard in the subdivision for any period of time. Such items may be stored in the rear of the dwelling.
- Q. Any pools must have the Architectural Committee approval.
- R. No clotheslines for the purpose of hanging clothes/wash/laundry shall be installed nor shall there be hanging of clothes/wash/laundry on any lot where the hanging of said clothes/wash/laundry is visible from any street of the subdivision.
- S. No concrete block foundation will be exposed on the front, rear or sides of the residences in this subdivision.
- T. All dwellings shall have sodded front yards except that a nature area may be created by approval of the Architectural Control Committee. Rear and side yards may be seeded. With respect to a corner lot, that portion of the side lot facing the street must be sodded to the rear building line of the dwelling. Sufficient landscaping shall be done to control erosion.
- U. No free-standing basketball goal may be placed closer to the street than the rear building line of the dwelling. Basketball goals may be affixed to the house above the garage entries only so long as the garage is a side entry garage.
- V. Aluminum windows may be used.
- W. Roof pitch minimum shall be 6/12 except on rear of house, then it may be 4/12.

III. ARCHITECTURAL CONTROL COMMITTEE AND PLAN APPROVAL

- A. The Architectural Control Committee shall consist of not more than three (3) persons. A majority of the Committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor.

Upon the (a) development of at least one hundred percent (100%) of the lots of the subdivision for single-family residential use by the construction

of a single-family residential dwelling in accordance with the terms hereof
And (b) occupancy of said dwelling units by individual owner/or tenant occupants, and then record owners of a majority of the lots shall have the power, through duly recorded written instrument, to change the membership of the Committee, or to withdraw from the Committee or restore to it any of its powers and duties.

- B. All plans for any structure of improvement whatsoever to be erected on or moved upon or to any lot, and the proposed location thereof on any lot or lots, the exterior construction material, the roofs and any later changes or additions thereof shall be subject and require the approval in writing of the Committee before any work is commenced. Construction may not be started before receipt of a Letter of Approval from the Committee, a copy of which must be signed by the Builder, or Owner, and returned to the Committee for retention.
- C. Any remodeling, reconstruction, alterations,, or additions to the interior of any existing residence shall not require the written approval of the Committee, but shall comply with all restrictions and covenants.
- D. One set of prints of the drawings (herein referred to as "plans"), for each house or other structure proposed to be constructed on each lot shall be submitted for review and approval or disapproval by the Committee. Said plans should be delivered to the office of Spratlin Construction Co., Inc., at least ten (1) business days prior to the beginning of construction. All plans must include the following: a list of proposed exterior materials and color selections, including paint samples. Only upon the submission of all reasonable requested plans in the manner set forth above shall the Committee be deemed to have received the plans for the purpose of Section E hereof.
- E. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove submitted plans and specifications which have been submitted to it, within ten (10) business days of receipt of same, then such plans and specifications shall be deemed to have been approved by the Committee and the related covenants herein shall be deemed to have been fully complied with.
- F. Neither the Committee nor any architect or 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, not for any structural or other defects in any work done according to such plans and specifications. It is specifically understood and agreed that any approval given by the Committee as provided herein shall not be deemed any warranty, either expressed or implied, or approval by the Committee of the Structural integrity or soundness of any structure to be erected upon any lot in the subdivision.
- G. The undersigned reserve for themselves, their successors and their assigns the right to use, dedicate and/or convey to the State of Alabama, to Shelby

County, and/or to the appropriate utility company or companies right-of-way or easement on, over, across, or under the ground to erect, maintain, and use utilities, electric and telephone poles, wires, cables, conduits, storm sewers, sanitary sewers, water mains and other equipment, gas, sewer, water or other public conveniences or utilities on, in or over strip of land ten (10) feet in width along the rear property line of each lot, and five (5) feet in width along each side line of each lot.

- H. Each and every covenant and restriction contained herein shall be considered to be an independent and separate covenant and agreement and in the event any one or more of said covenants and restrictions shall, for any reason, be held to be invalid or unenforceable, all remaining covenants and restrictions shall be nevertheless remain in full force and effect.
- I. The undersigned, and only the undersigned, may include in any contract or deed thereafter made any additional covenants and restrictions that are not inconsistent with and which do not lower the standards of the covenants and restrictions set forth herein.
- J. The covenants and restrictions herein shall be deemed to be covenants running with the land. If any person shall violate or attempt to violate any of such restrictions or covenants, it shall be lawful for the undersigned, or any person or persons owning any lot in said subdivision: (a) to prosecute at law for the recovery of damages against the person or persons so violating in attempting to violate any such covenants or restrictions, or (b) to maintain a proceeding in equity against the person or persons violating or attempting to violate any such covenants or restrictions for the purpose of preventing such violation; provided, however, that the remedies contained in this paragraph shall be construed as cumulative of all other remedies now or hereinafter provided by the law.
- K. The covenants and restrictions set forth herein are made for the mutual and reciprocal benefit of each lot within the herein described subdivision and are intended to create: (1) mutual, equitable servitude upon each lot within such subdivision, (2) reciprocal rights between and among the respective owners and future owners of each lot within such subdivision, and (3) a privity of contract and estate between the grantees and any and all lots within such subdivision, their respective heirs, executors, administrators, successors, and assigns.
- L. Prohibited Construction. No construction on any lot shall be permitted or commenced until such time as all impact fees and connection costs have been paid by the lot owner.
- M. Amendment or Cancellation by Developer. The Developer reserves the right to unilaterally amend, cancel, change, delete and/or grant a variance for any of the restrictions and limitations in this Declaration.

IN WITNESS THEREOF, the said Developer has executed this instrument on the
15th day of February, 2002

BY: William F. Spratlin
ITS: President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify
that William F. Spratlin, whose name is signed to the
foregoing conveyance and who is known to me, acknowledged before me on this day
that, being informed of the contents of the conveyance, he, with full authority, executed
the same voluntarily.

Given under my hand and seal this the 15th day of February, 2002.

David J. Chappell
NOTARY PUBLIC

My commission expires 1-18-2005

Inst. # 2002-09233

(7 of 7)

02/26/2002-09233
08:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
2002 MEL 29.00