

THIS INSTRUMENT PREPARED BY:

Jim Farris


HERITAGE TRACE RESIDENTIAL ASSOCIATION

P O Box 251

Montevallo AL 35115

STATE OF ALABAMA)

COUNTY OF SHELBY)


20160909000327410 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
09/09/2016 11:53:52 AM FILED/CERT

NOTICE TO REMEDIATE DEFAULTS

Heritage Trace Residential Association files this statement in writing, verified by oath of Jim Farris, as President of the Heritage Trace Residential Association, who has personal knowledge of the facts herein set forth:

That said Heritage Trace Residential Association claims violations of the Heritage Trace Declaration of Protective Covenants on the following property, situated in Shelby County, Alabama, to wit:

Lot 125, according to the Survey of Heritage Trace Subdivision, Section 11, Township 22S, Range 03W, as recorded in Map Book 39, Page 17 in the Office of the Judge of Probate of Shelby County Alabama.
Parcel: 27 1 11 1 005 005.000

The violations are claimed, separately and severally, as to both buildings and improvements thereon, and the said land.

- Article III, Section 3.05 Design Criteria, Structure, Part (n), - “existing drainage shall not be altered in any manner as to divert the flow of water onto an adjacent Lot or Lots.” [The issue of storm water being diverted by this lot onto four adjacent lots must be remedied.]
- Article III, Section 3.01 (b) Architectural Review and Approval - “No improvement or structure of any kind, without limitation, any building or fence shall be commenced, erected, or maintained upon any Lot, nor shall any addition, change or alteration thereof be made unless and until the Committee [Architectural Control Committee] shall have issued a Letter of Approval with respect thereto.” [The fence being constructed on this lot (begun on 9/7/16) must be approved by the ACC or removed.]
- Article III, Section 3.04 (g) Review Documents – “As a minimum requirement, all lots shall install and maintain two deciduous trees with a minimum caliper of 2.5 inches.” [At least one additional tree must be added to this lot.]
- Article III, Section 3.03 (c) Powers and Duties of the Committee – Prior to the use or occupancy of any improvement or structure constructed or erected on any Lot, the Owner thereof shall apply for a certificate from the Committee (the “Completion Certificate”) that the construction thereof has been completed in accordance with the aesthetic requirements of the plans and specifications approved by the committee.” [A completion Certificate for the occupancy of this property will not be issued until all faults addressed in this document are remedied.]

The name of the owner of said Property is Valor Communities.

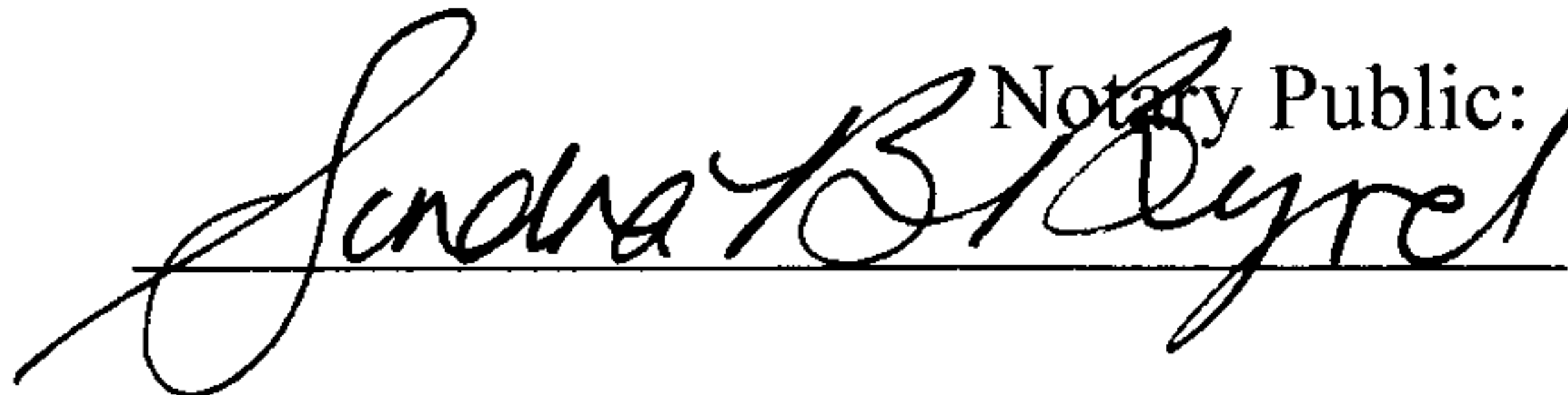
HERITAGE TRACE HOMEOWNERS ASSOCIATION

BY: 
PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, in and for said State at Large, hereby certify that George Henry, whose name as President of the Heritage Trace Homeowners Association, a corporation, is signed to the forgoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer with full authority, executed the same voluntarily for and as the act of said association.

Given under my hand and official seal, this 9th day of Sept,
2016

 Notary Public:

MY COMMISSION EXPIRES 8/26/2017

My commission Expires:



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