

STATE OF ALABAMA

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03/06/2018 09:44:40 AM

THE CITY OF PELHAM

RESTCOVN 1/22

DECLARATION OF PROTECTIVE COVENANTS FOR CAMELLIA RIDGE

A SUBDIVISION CREATED PURSUANT TO THE PLAT KNOWN AS

***CAMELLIA RIDGE* AS RECORDED IN**

MAP BOOK 49, PAGE 11, IN THE

PROBATE OFFICE IN SHELBY COUNTY ALABAMA

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, the undersigned Newcastle Development, an Alabama Corporation (hereinafter referred to as "Developer") is the owner of those certain lots (the "Lots") located in CAMELLIA RIDGE (the "Subdivision"), a subdivision created pursuant to the Plat of CAMELLIA RIDGE as recorded in Map Book 49, Page 11, in the Probate Office of Shelby County, Alabama (the "Property").

WHEREAS, the Developer desires to establish uniform standards of development quality and to provide for the effective preservation of the appearance, value and amenities of the Property, which will benefit all owners of lots within the property (the "Owners") and to this end, desires to subject the Property to the conditions, limitations and restrictions hereinafter set forth.

NOW, THEREFORE, the Developer declares that the Property is and shall be held, transferred, sold, conveyed and occupied subject to the following protective covenants, conditions, and limitations, all of which shall be construed as and deemed as covenants running with the land and shall be binding on and inure to the benefit of all parties having a right, title or interest in the Property, as well as their heirs, successors, and assigns, to-wit:

ARTICLE I

**PROPERTY SUBJECT TO THIS DECLARATION,
ADDITIONS THERETO, DELETIONS THEREFROM**

1. Legal Description. The real property which presently is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in The City of Pelham, Alabama, and is described in the Plat of CAMELLIA RIDGE, as recorded in Map Book 49, Page 11, in the Probate Office of Shelby County, Alabama. This Declaration shall not apply to any other property owned by Developer or any other person or entity, unless expressly made subject to this Declaration pursuant to Section 2 of this Article I hereof.

2. Additions to Property. Upon the approval in writing of the Association (as defined in Article IV below) or, for so long as the Developer still owns any Lots within the Property, the Developer or the owner of any property who desires to subject it to this Declaration, may file a Supplementary Declaration describing the additional property to be subject to this Declaration. Such described property shall become and be subject to this Declaration at such time as the owner thereof shall file the Supplementary Declaration in the Probate Office of Shelby County Alabama, and if the additional property is located in a county other than Shelby County, the owner shall file a copy of this Declaration and the Supplementary Declaration in the Probate Office of the county in which the property is located. Such Supplementary Declaration may contain such complementary additions to and modifications of the Protective Covenants as the Association or the Developer shall determine to be necessary or proper to reflect the different character, if any, of the additional property, provided they are not inconsistent with the general plan of this Declaration. Houses constructed on such additional property may be different in appearance from existing houses if permitted by such Supplementary Declaration.

3. Withdrawal of Property. The Association or, for such time as the Developer owns any Lots within the Property, the Developer, may at any time or from time to time withdraw portions of the Property from this Declaration, provided only that the withdrawal of such portions of the Property shall not, without the joiner or consent of the Owners of Lots constituting over one-half of the then existing Lots, increase by more than one-fourth the share of Association expenses payable by the Owners of Lots which would remain subject hereto after such withdrawal. The withdrawal of Property as aforesaid shall be evidenced by filing a Supplementary Declaration setting forth the portions of the Property to be so withdrawn in the Probate Office, and if the property is located in a county other than Shelby, the Supplementary Declaration shall also be filed in the Probate Office of that county.

4. Platting and Subdivision of the Property. The Developer shall be entitled at any time and from time to time, to subdivide, plat and/or re-plat all or any part of the Property, and to file subdivision restrictions and/or amendments thereto with respect to any undeveloped portion or portions of the Property.

5. Merger. The Association may merge or consolidate with another owners' association now existing or hereafter created. Upon a merger or consolidation of the Association with another association, its properties, rights and obligations may, by operation of law, be transferred to the surviving or consolidated association, or alternatively, the properties, rights and obligations of another owners' association may, by operation of law, be added to the properties, rights and obligations of the Association as a surviving corporation pursuant to a merger. To the greatest extent practicable, the surviving or consolidated association shall administer the covenants and restrictions established by this Declaration with the Property, together with any surviving covenants and restrictions established upon any other properties as one scheme, but with such differences in the method or level of assessments to be levied upon the Property and such other properties as may be appropriate, taking into account the different nature or amount of

services to be rendered to the owners thereof by the surviving or consolidated association. No such merger or consolidation, however, shall affect any revocation, change, or addition to the covenants established by this Declaration except as expressly adopted in accordance with the terms hereof

ARTICLE II

ARCHITECTURAL CONTROL

1. Architectural Control Committee. The architectural review and control functions shall be administered and performed by the Architectural Control Committee (hereinafter referred to as the 'ACC'). For such time as the Developer shall own any Lots within the Property, or until such time as the Developer relinquishes control of the ACC, the ACC shall be comprised of three (3) people appointed by the Developer from time to time. At such time as the Developer sells all of the Lots in the Property to third parties or otherwise relinquishes control of the ACC, the Owners of the Lots, by majority vote, shall elect three (3) Lot Owners to serve as the ACC, and each such ACC member shall have a 33.33% vote. In the event of the death, resignation, or disability of any member of the ACC who was elected by the Association or designated by other ACC members, the remaining member or members of the ACC shall have full authority to designate a successor and the remaining member or members shall have full authority to approve or disapprove plans and specifications. In the event that any one of the members is unable to meet for any reason, the remaining members shall have all necessary authority to make decisions. A majority of the ACC may designate a representative to act for and on its behalf. No members of the ACC shall be entitled to any compensation for services performed pursuant to this Declaration. At any time after Developer relinquishes control of the ACC or sells all the Lots, the Owners of a majority of the Lots shall have the power, through a duly recorded instrument, to change the membership of the ACC or to amend any of the powers and duties of the ACC.

2. Powers and Duties of the ACC. All plans and specifications, including the plat plans

of residences on any lot in the Property, shall be filed with and approved by the ACC before any construction may be commenced. The ACC shall have the authority to require modifications and changes to submitted plans and specifications if it deems the same necessary, in its sole judgment, to obtain conformity of the proposed dwelling with the restrictions hereof. All plans must include a summary specification list of proposed dwelling with the restrictions hereof. All plans must include a summary specification list of proposed materials and samples of any exterior materials, which cannot be adequately described on the plans, or any materials with which the ACC is unfamiliar.

The ACC may also require such additional information as reasonably may be necessary for the ACC to evaluate completely the proposed structure or improvement in accordance with this Declaration. All information submitted to the ACC shall be delivered to the Developer or his Agent, or such other address as may be designated by the ACC. The approval by the ACC of plans and specifications submitted for its approval, as herein specified, shall not be deemed to be a waiver by the ACC of the right to object to any of the features and elements are embodied in such plans or specifications if and when the same features and elements are embodied in any subsequent plans and specifications submitted for approval for use of other lots. The ACC must approve or disapprove the submitted plans and specifications for any improvement or structure as hereinabove described prior to commencement of construction of such improvement or structure; however, in the event that the ACC shall fail, for a period after (30) days from the date of receipt of such submission, to approve or disapprove any plans or specifications submitted to it for approval, the same shall be deemed to have been approved, unless the ACC and submitting party or parties mutually agree to an extension of time. THE ACC DOES NOT ASSUME BY THE FILING HEREOF ANY RESPONSIBILITY OR AUTHORITY TO REVIEW FOR STRUCTURAL SOUNDNESS, COMPLIANCE WTH BUILDING OR ZONING CODES OR ANY STANDARDS, ANY LAWS, RULES, OR REGULATIONS OR OTHER FACTORS.

3. Necessity of Architectural Review and Approval. 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 ACC. Any remodeling, reconstruction, alterations or additions to an existing residence shall not require the written approval of the ACC, but shall comply with all restrictions and covenants.

4. Basis for Disapproval of Plans.

A. The ACC shall have the right to disapprove any plans and specifications submitted for approval for any of the following reasons:

- (i) Failure of such plans and specifications to comply with the covenants and restrictions here set forth.
- (ii) Failure to include information in such plans and specifications as may have been reasonably requested by the ACC.
- (iii) Objection to the exterior design, appearance or materials of any proposed structure or improvement.
- (iv) Incompatibility of any proposed structure or improvement or use thereof with existing structures or uses upon other Lots in the Property.
- (v) Objection to the site plan, clearing plan, or drainage plan for any parcel.
- (vi) Objection to the color scheme, finish, proportions, style of architecture, height, bulk or appropriateness of any proposed structure or improvement.
- (viii) Any other matter which, in the reasonable judgment of the ACC, would render the proposed structure, improvement, or uses inharmonious with the general plan of the improvement of the Property or with structures, improvements or uses located upon other Lots in the Property.

B. Approval of plans and specifications submitted to the ACC shall terminate and be rendered void if construction is not begun within six (6) months after the date of the certificate evidencing such approval, unless such six (6) month period is extended by the ACC (in which event the extended time period shall be the applicable period).

C. In any case where the ACC shall disapprove any plans and specifications submitted hereunder, or shall approve the same only as modified or upon specified conditions, such disapproval or qualified approval shall be accompanied by a statement of the grounds upon which such action was based. In any such case the ACC shall, if requested, make reasonable efforts to assist and advise the applicant in order that an acceptable proposal can be prepared and submitted for approval.

5. Failure to Obtain Approval. If any structure or improvement shall be altered, erected, placed or maintained upon any Lot, or any new use commenced on any Lot, otherwise not in accordance with plans and specifications approved by the ACC pursuant to the provisions of Article II, such alteration, erection, maintenance, or use shall be deemed to have been undertaken in violation of this Declaration, and without the approval required herein, and, upon written notice from the ACC, any such structure or improvement so altered, erected, placed or maintained upon any Lot in violation hereof shall be removed or altered, and such use shall be terminated, so as to extinguish such violation.

If, within fifteen (15) days after the notice of such a violation, the Owner of the Lot upon which such violation exists shall not have taken reasonable steps toward the removal or termination of the same, the ACC shall have the right, through its agents and employees, to enter upon such Lot and to take such steps as may be necessary to extinguish such violation and the cost thereof shall be a binding, personal obligation of such Owner as well as a lien (enforceable in the same manner as a mortgage) upon the Lot in question. The lien provided in this covenant shall not be valid as against a bona fide purchaser (or bona fide mortgagee) of the Lot in question unless a suit to enforce said lien shall have been filed in a court of record prior to the recordation of the deed (or mortgage) conveying the Lot in question to such purchaser (or subjecting the same to such mortgage).

6. Certificate of Compliance. Upon completion of the construction or alteration of any

structure or improvement in accordance with plans and specifications approved by the ACC, the ACC shall, upon written request of the Owner thereof, issue a certificate of compliance in form suitable for recordation identifying such structure or improvement and the Lot on which such structure or improvement is placed, and stating the plans and specifications, the location of such structure or improvement, and the use or uses to be conducted thereon have been approved, and that such structure or improvement complies with the requirements of the ACC. Preparation and recording of such certificates shall be at the expense of such Owner. Any certificate of compliance issued in accordance with the provisions of this Section shall be prima facie evidence of the facts therein stated, and as to any purchaser or encumbrance in good faith and for value, or as to any title Insurer, such certificate shall be conclusive evidence that all structures or improvements on the Lot, and the use or uses therein, comply with all the requirements of this Article II, and with all other requirements of this Declaration as to which the ACC exercises any discretionary or interpretive powers.

7. **Inspection Rights.** Any agent of the ACC may at any reasonable time or times enter upon and inspect any Lot and any improvements thereon for the purpose of ascertaining whether the maintenance of such Lot and the maintenance, construction or alteration of structures and improvements thereon are in compliance with the provisions hereof, and neither Developer nor the ACC nor any such agent shall be deemed to have committed a trespass or other wrongful act by reason of such entry or inspection.

8. **Waiver of Liability.** Neither the ACC nor any architect nor agent thereof, nor the Developer, nor any partner, agent, or employee of any of the foregoing, shall be liable in any way for: (i) any failure of structures or improvements to comply with requirements of this Declaration, regardless of whether a certificate of compliance has been issued; (ii) any defects in any plans and specifications submitted, revised or approved in accordance with the foregoing provisions; (iii) any structural or other defects in any work done according to such plans and specifications; (iv)

any judgment or decisions, action or inaction, rendered in order to attempt to carry out the terms set forth in this Declaration or in carrying out or failing to carry out the responsibilities of the member of the ACC; and (v) any claim that enforcement of this Declaration constitutes an interference with contractual relations or violates any other law, rules or regulation. All persons submitting any such plans and specifications, and all persons relying thereon, agree not to sue or claim damages of any nature against the entities and persons referred to in this Section for any cause of action arising from, relating to, or in connection with, either directly or indirectly out of the matters referred to in this Section and/or any decision made by the ACC or such other person enumerated herein to carry out the terms of this Declaration, and further agree to and do hereby release said entities and persons from any and every such cause. Furthermore, each Lot Owner agrees to indemnify and hold the Developer and the ACC harmless from each and every claim, cost or expense, including, but not limited to, court costs and attorney's fees incurred by the Developer and the ACC arising directly or indirectly from action(s) or inaction(s) taken in connection with the enforcement of these covenants. This provision shall be construed broadly to protect the ACC, the Developer and others described herein against any claim, action or demand arising directly or indirectly from the enforcement of this Declaration and actions taken in connection therewith.

ARTICLE III

GENERAL

1. Exclusive Residential Use and Improvements.

A. All Lots in the Property 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 Lot other than one detached single-family dwelling not to exceed two and one-half stories, or 40 feet

in height, and a private garage, and other out buildings incidental to and necessary for proper residential use of the Lot. Any out building shall be in conformity to the standards set herein and approved by the ACC.

C. Notwithstanding anything to the contrary herein, the Developer or its assigns shall be permitted to construct and maintain on any two Lots, a structure and related facilities designed and used as a construction field office, storage and/or a sales office.

D. No building shall be located on any Lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat or required by applicable zoning laws.

E. No dwellings shall be erected containing less than Fourteen (1,400) square feet of living (heated) area for one-story buildings, exclusive of porches and garages. Any 1-1/2 or two-story dwelling must contain a minimum of Twenty-Four hundred (2,000) square feet of living (heated) area, with a minimum of Twelve Hundred (1,000) square feet on the first floor. In the event the governing body amends its maximum building site requirements, the governing body's site restrictions shall prevail over these covenants, provided that, the governing body's site requirements are greater than the minimum site requirements contained in these covenants.

F. BUILDING REQUIREMENTS

F1. ROOF PITCH. The front or major exposed roof pitch on any residence shall not be less than a 6 12 (not including porch roofs) unless approved in writing by the ACC.

F2. All porches on the front and sides of any dwelling shall either be supported by the foundation of the structure or shall have column supports that match the architecture of the structure.

F3. FOUNDATIONS. No exposed block is allowed. Finishes on block foundations must be approved in writing by the ACC.

F4. **STYLE.** All home styles are to be approved in writing by the ACC.

F5. **CHIMNEYS.** No chimney chases shall be allowed on the front of any structure, unless approved in writing by the ACC.

F6. **HVAC EQUIPMENT.** Outside air-conditioning units may not be located in the front yard or any required side yard on corner lots unless adequate “screening” is provided and approved on a case-by-case basis by the ACC in writing.

F7. **WINDOWS.** Only insulated wood frame, vinyl, vinyl clad, or aluminum-clad windows may be used on any portion of the dwellings constructed, unless alternatives are deemed suitable by the Developer.

F8. **CONCRETE BLOCKS.** No concrete block work, including foundations, concrete block steps, walkways, walls or any other concrete block work, whether painted, stuccoed or otherwise, shall show on any facade of the exterior of any building except where used as slab turndowns in which case mortar smear or rubs approved by the ACC may be used with the maximum height of such a turndown being limited to 4’.

F9. **BUILDING MATERIALS.** Brick, Stucco, Stone or cementitious siding shall be used on the front of all dwellings unless otherwise approved by the ACC.

F10. **CONSTRUCTION OF IMPROVEMENTS.** When the construction of any building is once begun; work thereon must be prosecuted diligently and must be completed within 12 months, barring acts of God and any other occurrences or events outside the control of the developer.

2. Maintenance. It shall be the responsibility of each Lot Owner to prevent the development of any unclean, unsightly, or unkempt conditions of buildings or grounds on such Lot.

3. Landscaping. 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 object shall be allowed to be placed or suffered to remain upon any part of the Property, including vacant parcels or easements included on the property. The undersigned reserves the right (after 10 days notice to the Owner) to enter any Lot during normal working hours for the purpose of mowing, removing, cleaning or cutting underbrush, weeds or other unsightly growth and trash which in the opinion of the Developer and/or ACC detracts from the overall beauty and safety of the subdivision. The Developer and/or ACC 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 Developer and builders or their assigns during the sales and development period, such sales period to extend until the last lot is sold by the Developer. Upon the completion of a residence, all front yards, side yards and 10 Feet on the rear of the dwelling will be landscaped with solid sod. Any remaining rear yards beyond 10 feet may be sprigged and or seeded, or may have solid sod.

4. Fences and Hedges. No fence shall be constructed unless first approved by the ACC.

The approval of the ACC shall be generally governed by the following:

- A. No fences shall extend nearer the street than 20 feet of the rear of the dwelling.
- B. No shrubs or trees shall be planted, or allowed to remain on street corners that impede or will impede view of signs, pedestrians or automobiles.
- C. Other than retaining walls installed by the Developer or his Agent, no walls above the grade of the Lot shall be erected, unless approved by the ACC, nor growing hedges planted and maintained on said property in front of the front line of the residence. Other than retaining walls installed by the Developer or his Agent, no wall or fence shall be erected on the rear of the property, which exceed six (6) feet in height. Any walls on the rear of the property above the line of site must be approved in writing by the ACC.

D. No wire or metal fence of any kind may be constructed, unless erected by the Developer or his Agent. Chain link, Metal, wood or vinyl fencing may be permitted when approved in writing by the ACC.

E. Fences must be on the property line with the exception of the estate lots.

5. Use Restrictions.

A. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except dogs, cats or other normally accepted household pets. Said pets may be kept provided they are not kept, bred or maintained for any commercial purpose. Front yard invisible fences for dogs to be in the front yard unattended are not allowed.

B. No noxious or offensive trade or activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

C. No oil drilling, oil development operation, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor 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.

D. No water pipes, gas pipes, sewer pipes or drainage pipe shall be installed or maintained above the surface of the ground of any Lot within the Property, except for hoses, movable irrigation pipes and concrete drainage ditches.

E. No clotheslines of any kind will be permitted.

6. Trash. 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 ACC as not to be visible from any road or within sight distance of the lot at any time except during refuse collection. No outside burning of wood, leaves, trash, garbage or household refuse shall be permitted, except during the construction period.

7. Temporary Structures. Except as otherwise permitted in Article III, (I)(C), no structure of a temporary character, trailer, tent or shack or the like 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 completed and a certificate of occupancy issued by the appropriate governmental authorities where applicable.

8. Signs. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than sixteen (16) square feet, one sign of not more than six (6) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period. All signs shall comply with design specifications of the ACC. No signs shall be nailed to trees. This provision shall not apply to the Developer or builders or their assigns during the sales period.

9. Storage of Vehicles, Boats, Trailers, etc. No disabled, dismantled, non-operating, wrecked or junk vehicles will be stored on any Lot unless in the garage of a structure. Boats, utility trailers, recreational vehicles, motorcycles, and travel trailers must either be parked or stored in the garage or on a separate parking pad located behind the rear of the residential structure, or an area approved by the ACC. No tractor-trailer trucks, panel vans or other commercial trucks in excess of a one-ton classification shall be parked or stored on any Lot.

10. Satellite Dishes. No satellite dishes, microwave dishes, TV or antennae shall be permitted on any lot, unless first approved in writing by the ACC, except dishes not exceeding 30 inches, shall be permitted to be placed on the dwelling, on any side of the dwelling except for the front elevation.

11. Creeks and Streams. To insure the maintenance of the natural beauty, no Owner

shall be allowed to dam up the creeks which flow through said property nor shall any Owner change the flow of said creek or any wet weather streams

12. Mail Box. All mail box, post and numbers are to be of a style and type designated by the ACC.

13. Enforcement. 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 Developer or any persons owning any Lot on said land: (A) to prosecute proceedings at law for the recovery of damages against the person or persons so violating or attempting to violate any such covenant or restriction, or (B) to maintain a proceeding in equity against the person or persons so violating or attempting to violate any such covenant or restriction for the purpose of preventing such violation; provided however, that the remedies in this paragraph contained shall be construed as cumulative of all other remedies now or hereafter provided by law.

14. Protective Covenants Running with the Land. It is understood and agreed that all covenants and restrictions contained in this document and the Bylaws shall attach to and run with the land for a period of twenty-five (25) years from the date hereof at which time these covenants and restrictions shall be automatically extended for successive periods of ten (10) years, unless by a vote of the majority of the then owners of the lots, it is agreed to change same in whole or part. It shall be lawful for the Developer and Lot Owners to institute and prosecute any proceedings at law or in equity against that person, persons, corporation or corporations violating or threatening to violate these covenants and restrictions. Failure to institute proceedings for any one or more violations shall not constitute approval of same or be construed as a waiver of any right of action contained herein for past or future violations of these covenants and restrictions.

15. Alteration. Upon completion of the final new home built in the subdivision, these covenants and restrictions may be altered only with the consent of a majority vote of Lot Owners. However, the developer reserves the right to alter the covenants and restrictions for so long as the

Developer owns any Lot or Lots.

16. Notices. Any notice required to be sent to any Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed by United States mail, postage paid, to the street address of the Lot owned by such Owner.

17. Severability. 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 or restrictions shall, for any reason, be held to be invalid or unenforceable, all remaining covenants and restrictions shall nonetheless remain in full force and effect. Invalidation of any provision or provisions hereof by judgment or court order shall in no way affect any previous other provision, all of which shall remain in full force and effect.

18. Governing Law. Should any dispute or litigation arise between any of the parties whose rights or duties are affected or determined by this Declaration as the same may be amended from time to time, said dispute or litigation shall be governed by the laws of the State of Alabama, County of Shelby.

19. Captions. The captions and titles of the various Articles and Sections in this Declaration are for convenience of references only, and in no way define, limit or describe the scope or intent of this Declaration.

20. Usage. Whenever used herein the singular shall include the plural and the singular, and the use of any gender shall include all genders.

21. Effective Date. This Declaration shall become effective upon its recordation in the office of the Judge of Probate.

22. Insurance. The Homeowners Association will maintain a General Liability Insurance Policy to protect the Homeowners Association during the Life of these Covenants.

ARTICLE IV

OWNERS' ASSOCIATION

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1. Definitions: 17/22

(a) The Articles of Incorporation: The Article of Incorporation of the CAMELLIA RIDGE Homeowners' Association, Inc. a nonprofit corporation.

(b) The Association: The CAMELLIA RIDGE Homeowners' Association, Inc. its successors and assigns.

(c) The By-Laws: The By-Laws of the CAMELLIA RIDGE Homeowners' Association, Inc.

(d) Member: A person or other entity that is a record owner of any Lot within the Property, subject to the terms of the Articles of Incorporation and By-Laws of the Association.

(e) Common Areas: Those portions of the Property which are of common use and benefit to all Owners and are not subject to annual and special assessments of the Association, such areas to include, without limitation, the landscaped entry way to the Property, lake, pier, and all surrounding facilities, Storm Water Retention Area, all street lighting now or hereafter installed on the Property, any retaining wall, any and all easements granted or to be granted for the common benefit of the Owners and other areas as may be designated "Common Areas" by the Developer or the Association. The Developer shall have the right but not the obligation, to improve the common areas or any portions thereof with such amenities, as developer in its sole discretion might deem appropriate. The homeowners' association has the right at its discretion to reserve elements of the common area such as gazebo, pier and picnic area for communal or private functions.

2. Entryway. The Developer has constructed and landscaped an entryway, which is located at the entrance to the subdivision. The entryway cannot be altered or changed in any material way without written permission from the ACC. Developer, for its benefit and the benefit of the Association and Members, herein reserves an easement on that portion of the Property upon which the entryway lies. Said entryways, together with any streetlights, which may hereafter be installed

on the Property, constitute part of the Common Areas of the Property.

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3. Operation of the Association. The voting rights of Members, the election of officers and directors, and all other aspects of operation of the Association, including but not limited to Developers rights regarding the same, shall be subject to all terms and conditions of the Articles of Incorporation and the Bylaws of the Association.

4. Lien for Dues and Assessments.

A. Each Lot Owner shall be a Member of the Association; provided, that if any Lot is owned by two or more persons, only one such Owner shall be entitled to vote on Association matters. The rights of membership in the Association are subject to the payment of annual and special assessments and charges. The obligation of such assessments and charges is imposed against each Lot and is a lien upon the Member's Lot against which such assessment or charge is made; provided, however, that notwithstanding anything to the contrary contained in this Declaration, assessments or charges described herein or in the Bylaws shall not be imposed upon any Lot or Lots owned by Developer.

B. All Property except for the Common Areas shall be subject to a continuing lien for assessments levied by the Association in accordance with the provisions of this Declaration. The annual assessments and charges together with interest thereon and the costs of collection thereof (including reasonable attorney's fees) as hereinafter provided, shall be a charge on, and shall be a continuing lien upon, the Member's Property against which each such assessment or charge is made. All Members' Property shall be held, transferred, sold, conveyed, leased, occupied, mortgaged and otherwise encumbered subject to all the terms and provisions of the Declaration, the Articles of Incorporation and the by-laws applicable to Members' Property including, but not limited to, the continuing lien herein described.

C. An annual \$360.00 assessment for maintenance of the entry way, lighting, landscaping

of Common Areas, and other uses as determined by the Association shall be due and payable to the Association by the Members on the first day of January of each year, said amount being delinquent if not paid by the 31st day of January following the due date thereof. All assessments so collected by the Association shall be placed in an account established by the Developer or the Association (the "Account"). Collection of assessments, maintenance of Common Areas and landscaping shall be the sole responsibility of the Association. This assessment will be prorated based on an annual basis at the closing of the home.

D. The Association may, in its discretion increase or decrease the amount of the annual assessment described in paragraph C above, or impose special assessments in addition to the annual assessment to defray costs incurred by the Association or the ACC. Any special assessments so imposed shall have the same force and effect as the annual assessment and shall constitute a continuing lien on the Lots to secure payment thereof.

E. Each Member, by acceptance of a deed or other conveyance to a Lot within the Property, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association the annual assessments, special assessments and charges, such assessments to be fixed, established and collected from time to time as determined by the Association. Each such assessment, together with interest and costs of collection, including reasonable attorney's fees, shall be the obligation of the person or persons who is or are the Owner of any one or more Lots at the time when the assessment fell due.

F. The assessments levied by the Association shall be used exclusively for the purpose of providing any and all of the services and activities as may be to the mutual benefit of the Members, maintaining, operating and repairing of the Common Areas, repair, replacement and additions thereto, and for the cost of labor, insurance, equipment, materials and supervision thereof, for other purposes beneficial to the Members as determined by the Association and for the purpose of carrying out the functions, purposes, responsibilities and duties of the Association and the ACC.

The Association does not assure that such services will be provided and nothing herein shall be construed as an obligation to provide any such services.

G. The assessments applicable to Lots shall be set by the Board of Directors of the Association.

H. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of eight percent (8%) per annum. The Association may bring an action at law against the Member personally obligated to pay the same, or foreclose the lien against the Member's Lot. No Member shall waive or otherwise escape liability for the assessments provided for in this Declaration or otherwise by non-use of the Common Areas or other areas to which assessments are applied or by abandonment of the Lot or Lots owned by such Member.

I. The lien of any assessment or charge authorized by this Declaration with respect to any Lot is subordinate to the lien of any bona fide mortgage on such Lot if, but only if, all assessments and charges levied against such Lot falling due on or prior to the date such mortgage is recorded have been paid. The sale or transfer of any Lot pursuant to a mortgage foreclosure proceeding, or a proceeding in lieu of foreclosure, or the sale or transfer of such Lot pursuant to a sale under power contained in a mortgage on such property shall extinguish the lien for assessments falling due prior to the date of such sale, transfer or foreclosure, but the Association shall have a lien on the proceeds of such sale senior to the equity of redemption of the mortgagor. The foregoing subordination shall not relieve a Member whose Lot has been mortgaged of his personal obligation to pay all assessments and charges falling due during the time he is the owner of such Lot. The Board of Directors of the Association may at any time, either before or after the mortgaging of any portion of the Property, waive, relinquish or quit claim in whole or in part the right of the Association to assessments and other charges collectible by the Association with respect to such Member's Property coming due during the period while the same is or may be held by a mortgage or mortgagees pursuant to such sale or transfer.

5. Residential Pond Monitoring Agreement – The Association will be responsible to the maintenance and monitoring of the residential ponds in the neighborhood according to these guidelines.

- Monitoring is required after $\frac{3}{4}$ " rainfall by a third party.
- Silt build-up at the **outfall** location must be less than 6"
- If silt buildup is over 6" the pond requires a clean-out.
- A monthly inspection by a third party company is also required regardless of rainfall.

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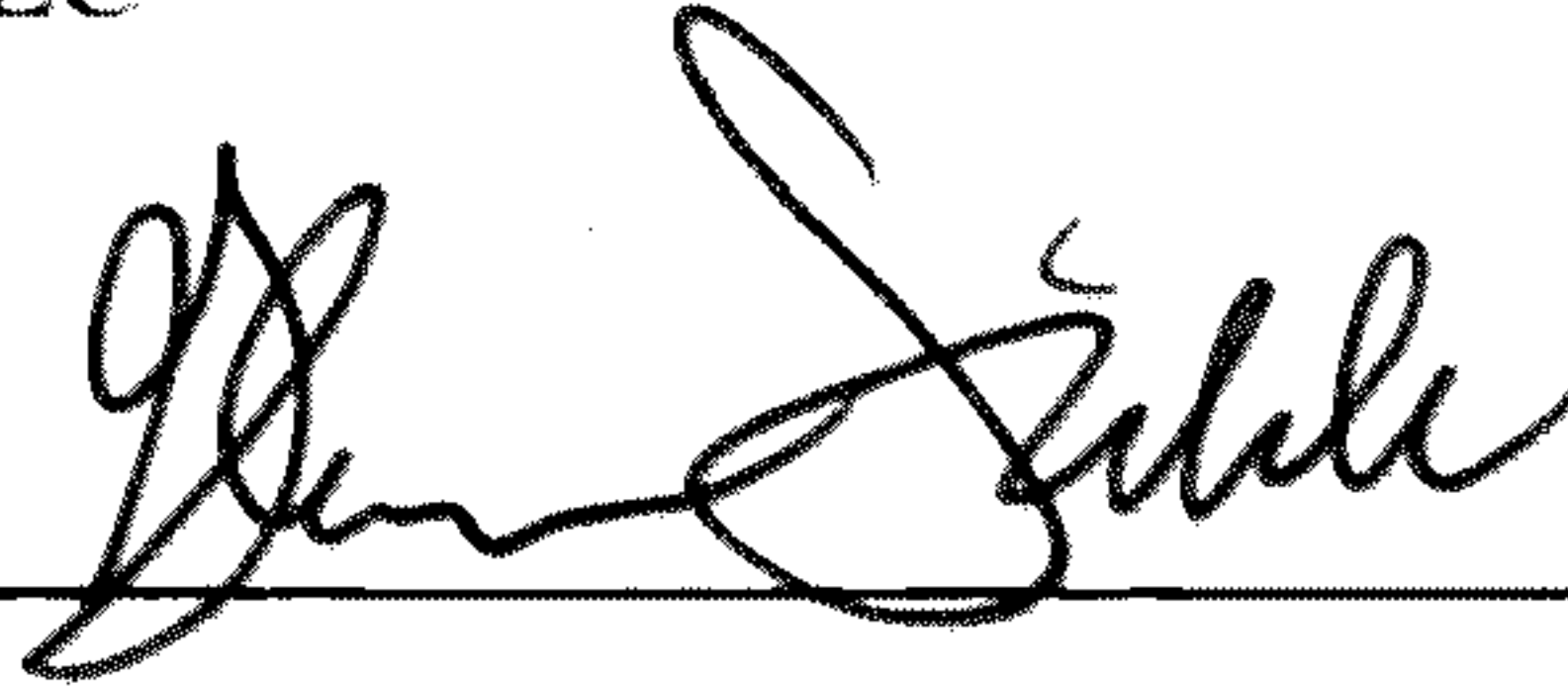
IN WITNESS WHEREOF, the said Developer has executed this instrument on the 1st day of march, ~~2017~~ ²⁰¹⁸.

20180306000072430 03/06/2018 09:44:40 AM RESTCOVN 22/22

DEVELOPER:

Newcastle Development, LLC

By Managing Member: _____



STATE OF ALABAMA

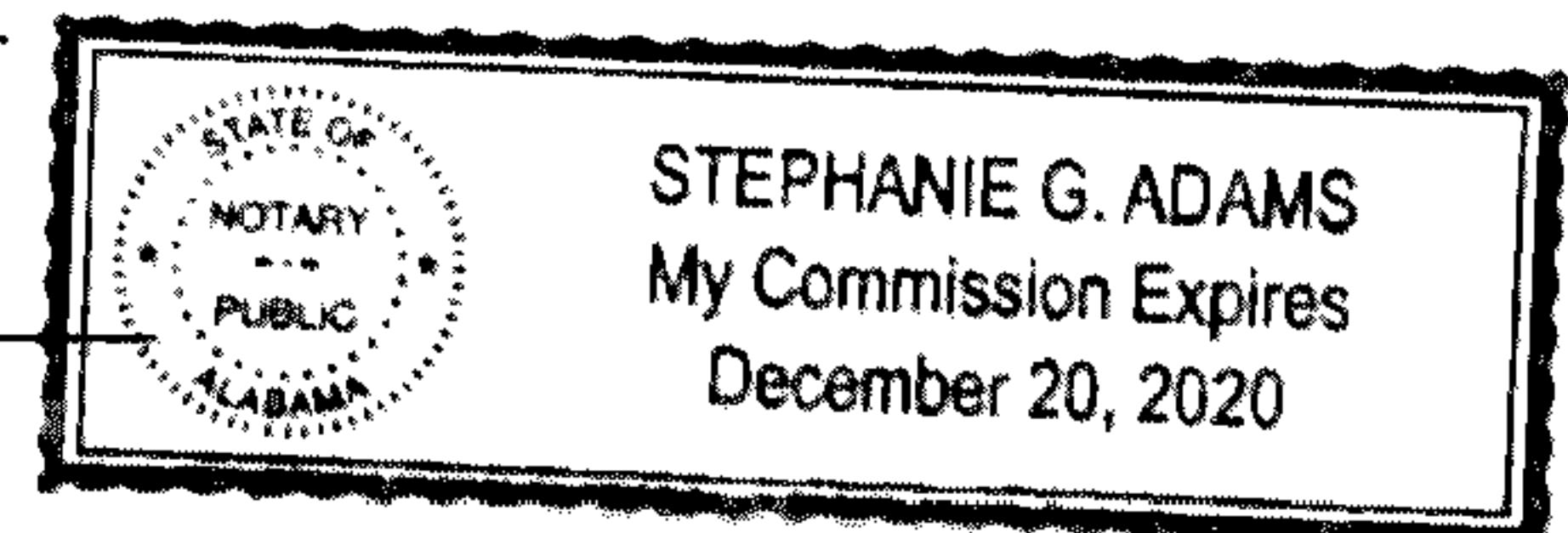
THE CITY OF PELHAM

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Glenn Siddle whose name as Managing Member of Newcastle Development, LLC, an Alabama Corporation, is signed to the foregoing Declaration and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Declaration, he, as such the President and with full authority, executed the same voluntarily for and ask the act of said Corporation.

Given under my hand and seal this 1st day of march, ~~2017~~ ²⁰¹⁸



NOTARY PUBLIC
My Commission Expires _____



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/06/2018 09:44:40 AM
\$78.00 CHERRY 22
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