



CORRECTED COVENANTS

FARMINGDALE ESTATES

PROTECTIVE COVENANTS

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That,

WHEREAS, Farmingdale Estates, L.L.C., are the owners of record of the following described real estate, to wit:

All Lot (83) through (91) of Farmingdale Estates 5th Sector, as recorded in **Map book 53, Page 55**, in the Probate Office, Shelby County, Harpersville, Alabama.

NOW THEREFORE, we, the undersigned, do hereby adopt the following conditions, restrictions, covenants and limitations, which shall apply in their entirety to all lots in Farmingdale Estates, of Shelby County, Alabama, and shall hereafter be included as a part of the consideration and transferring and conveying title to any or all of said lots of said subdivision.

No more than one single-family dwelling shall be erected, placed, or permitted to remain on any track.

Mobile homes or modular homes or not permitted. All homes must be site-built homes.

All foundation blocks or concrete walls must be covered with brick, rock, or stucco.

Single level houses must have a minimum of 1,400 square feet of heated floor area, and multi-level houses must have a minimum of 1,800 square feet of heated floor area.

Any outbuilding must be built in a good workmanship manner. Any outbuilding must be to the rear of the residence.

Any fence constructed on property may not extend past the front of house.

No structure shall be located on any lot nearer than 35 feet to the front lot line; 25 feet to any side street; 10 feet to any interior lot line on one side, 20 feet from another dwelling.

All driveway pipes must be approved by County Engineer. All driveways must be finished with a solid surface such as asphalt or concrete.

No tent, shack, garage, barn, bus, or other outbuilding erected on the track shall, at any time, be used as a resident temporarily or permanently.



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Shelby Cnty Judge of Probate, AL
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Property cannot be subdivided.

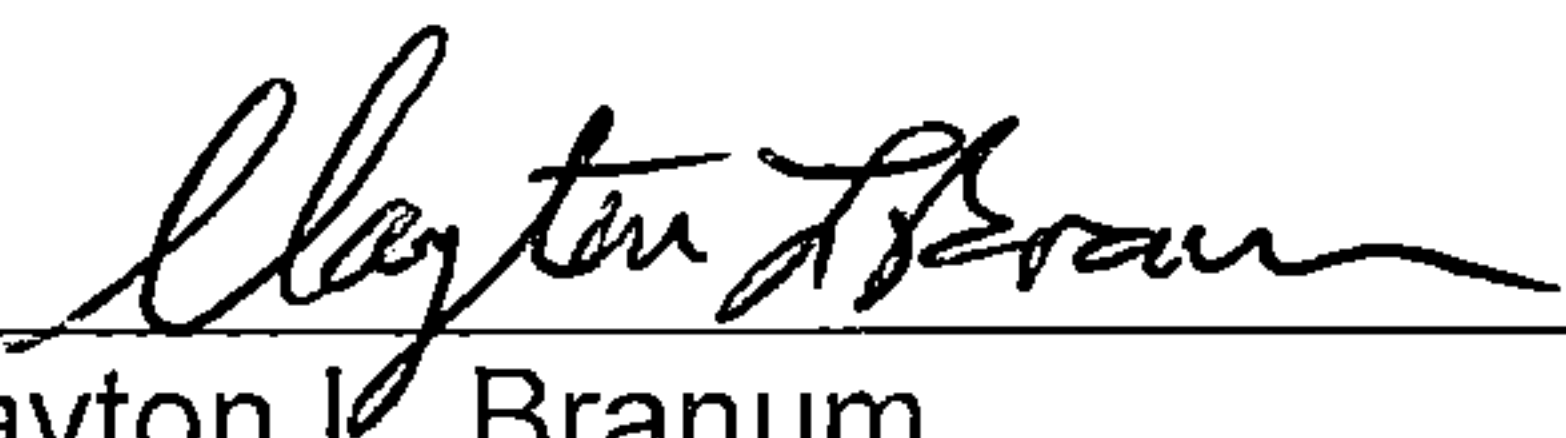
No animals, livestock, or poultry of any kind shall be raised, bred, or kept, provided that they are not bred or maintained for any commercial purpose.

These covenants and restrictions shall run with the land and shall be binding upon the undersigned, their heirs, successors and assigns. The invalidation of any one of the foregoing covenants and restrictions shall in no way affect any other provision or restriction contained therein. Any change in his covenant shall require a written consent of seventy-five percent (75%) of the property owners.

Enforcement of these covenants and restrictions shall be by proceeding in law or equity against any person or person violating or attempting to violate any covenant either to restrain violation or to recover damages. No property owner has any obligation to enforce any of the covenants and restrictions. Any property owner has the right to enforce certain restrictions and reservations.

The record owner of seventy-five percent (75%) of the lot, their heirs, administrators, executors, successors and assigns, reserve the right to modify, release, amend, void, or transfer anyone or more of the herein set forth restrictions on the tracks located on the property described above.

**IN WITNESS WHEREOF, we have hereunto to set our hands and seals does the
16th day of August, 2021**



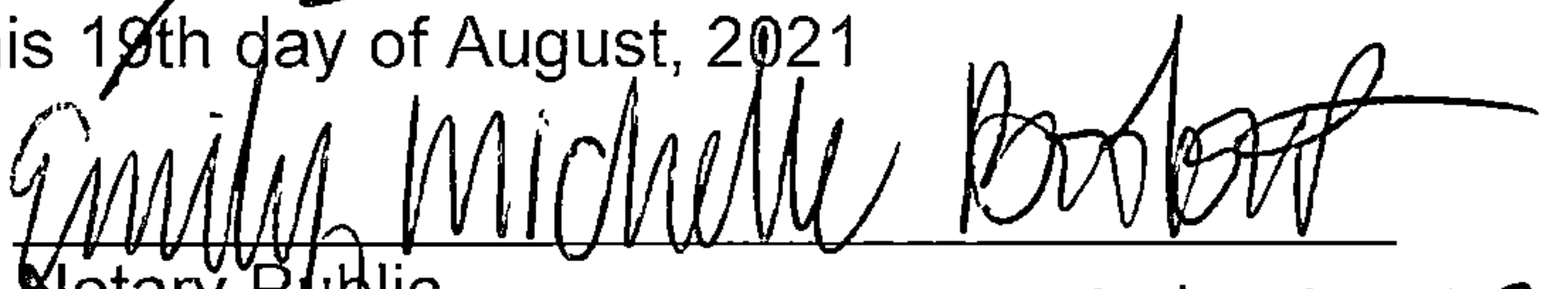
Clayton L. Branum
Member/Manager

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, and a republic in and for set county and state, here by certify that Clayton L Branum, whose name assigned to the foregoing instrument and who is known to me, acknowledged before me on this day that, been informed of the contents of that instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ^{6th} ~~19th~~ day of August, 2021





Notary Public
My commission Expires July 24, 2022