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Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA     )  
                                     :  
COUNTY OF SHELBY     )

## DECLARATION OF RESTRICTIVE COVENANTS

**THIS DECLARATION OF RESTRICTIVE COVENANTS** (these “Restrictive Covenants”) is made this 5<sup>th</sup> day of July, 2022, by **SB DEV. CORP.**, an Alabama corporation, and **BLACKRIDGE PARTNERS, LLC**, an Alabama limited liability company (Blackridge Partners, LLC, and SB Dev. Corp. together with their successors and assigns, collectively, “Covenantor”).

### RECITALS

WHEREAS, Covenantor is the owner of certain real property (the “Property”) located in Shelby County, State of Alabama, which is more particularly described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the said Property possesses significant ecological values of aesthetic and environmental benefit to the people of the State of Alabama and the United States; and

WHEREAS, in consideration of the issuance of Permit Number **SAM-2007-1285-SVL** (“Permit”) by the U.S. Army Corps of Engineers, Mobile District (“Corps” or “Mobile District,” to include any successor agency) pursuant to Section 404 of the Clean Water Act and /or Section 10 of the Rivers and Harbors Act authorizing certain activities in waters of the United States, and in recognition of the continuing benefit to the property, and for the protection of waters of the United States and scenic, resource, environmental, and general property values, Covenantor has agreed to perform certain mitigation and to place certain restrictive covenants on the Property in order that the Property shall remain substantially in its natural condition forever;

WHEREAS, the natural condition of the Property will be restored, enhanced, and preserved pursuant to the Mitigation Plan (“Mitigation Plan”) as referenced in the Permit; and the term “natural condition” shall mean the condition of the Property at the time of this grant and as restored, enhanced, and preserved pursuant to the Mitigation Plan of the Permit;

NOW THEREFORE, Covenantor hereby declares that the Property shall be held, transferred, conveyed, leased, occupied, or otherwise disposed of and used subject to the following restrictive covenants, which shall run with the land and be binding on all heirs, successors, assigns, lessees, or other occupiers and users of the Property, forever.

1. **Purpose.** It is the purpose of these Restrictive Covenants to assure that the Property will be retained forever in a natural state, that the scenic and natural character of the Property will be





maintained as it currently exists, and to prevent any use of the Property that will impair or interfere with the conservation values of the Property. Covenantor intends that the execution of these Restrictive Covenants will assure that the Property will be used only for such activities that are consistent with the conservation purposes set forth in these Restrictive Covenants.

2. **Rights of Access and Entry.** Covenantor shall have the right to enter and go upon the Property, and upon adjoining property of Covenantor, for access purposes, for purposes of inspection and to take actions necessary to verify compliance with the restrictions set forth in these Restrictive Covenants. Covenantor shall also have the right of visual access and view, and to enter and go upon the Property for purposes of making scientific or educational observations and studies, and taking samples, in such a manner as will not disturb the quiet enjoyment of the Property. However, these Restrictive Covenants convey no right of access or entry by the general public to any portion of the Property.

3. **Reservation of Storm Drainage.** Covenantor does hereby reserve a permanent, perpetual, and non-exclusive storm water drainage easement over and upon the Property for the purposes allowing storm water drainage through, and storm water drainage facilities to be constructed within, the Property for the benefit of any adjoining property owned by Covenantor or its affiliates.

4. **Prohibitions & Restrictions.** Subject to the provisions of Sections 1, 2 and 3 above and Section 7 below, with respect to the surface or subsurface of the Property:

- a. **General.** There shall be no filling, flooding, excavating, mining, or drilling; no removal of natural materials; no dumping of materials; and no alteration of the topography in any manner except as specifically provided for in the Mitigation Plan of the Permit.
- b. **Waters and Wetlands.** There shall be no draining, dredging, damming, or impounding; no impounding; no changing the grade or elevation, impairing the flow or circulation of waters, reducing the reach of waters; and no other discharge or activity requiring a permit under applicable clean water or water pollution control laws and regulations except as specifically provided for in the Mitigation Plan of the Permit.
- c. **Trees/Vegetation.** There shall be no clearing, burning, cutting, or destroying of trees or vegetation, except as expressly authorized in the Reserved Rights; there shall be no planting or introduction of non-native or exotic species of trees or vegetation except as specifically provided for in the Mitigation Plan of the Permit.
- d. **Uses.** No agricultural, industrial, or commercial activity shall be undertaken or allowed.
- e. **Structures.** There shall be no construction, erection, or placement of buildings, billboards, or any other structures, nor any additions to existing structures.
- f. **New Roads.** There shall be no construction of new roads or trails without the prior written approval of the Mobile District Engineer, including the manner in which they are constructed.
- g. **Use of Off-Road Vehicles.** There shall be no use of off-road vehicles, 4-wheel drive vehicles, all-terrain vehicles, or similar vehicles except on existing roads and trails and except as necessary to manage the Property.





- h. **Utilities**. There shall be no construction or placement of utilities or related facilities without the prior approval of the Mobile District Engineer.
- i. **Pest Control**. There shall be no application of pesticides or biological controls, including for problem vegetation, without prior written approval from the Mobile District Engineer.
- j. **Other Prohibitions**. Any other use of, or activity on, the protected property which is or may become inconsistent with the purposes of this grant, the preservation of the protected property substantially in its natural condition, or the protection of its environmental systems, is prohibited.

5. **Amendment**. After recording, these Restrictive Covenants may only be amended by a recorded document signed by the Corps and Covenantor. Amendment shall be allowed at the discretion of the Corps, in consultation with resource agencies as appropriate, and then only in exceptional circumstances. Mitigation for amendment impacts will be required at the time of amendment. There shall be no obligation to allow an amendment.

6. **Notice to Government**. Any permit application, or request for certification or modification, which may affect the Property, made to any governmental entity with authority over wetlands or other waters of the United States, shall expressly reference and include a copy (with the recording stamp) of these restrictive covenants.

7. **Reserved Rights**. It is expressly understood and agreed that these Restrictive Covenants do not grant or convey to members of the general public any rights of ownership, entry, or use of the Property. These restrictive covenants are created solely for the protection of the Property, and for the consideration and values set forth above. The Covenantor reserves the right to engage in all acts or uses not prohibited by the Restrictions and which are not inconsistent with the conservation purposes of this covenant, that is to preserve the protected property substantially in its natural condition, and to protect its environmental systems. Notwithstanding the foregoing Restrictions, Covenantor reserves for itself, its heirs, successors, administrators, and assigns the following Reserved Rights, which may be exercised upon providing prior written notice to the Mobile District Engineer, except where expressly provided otherwise:

- a. **Landscape Management**. Landscaping by the Covenantor to prevent severe erosion or damage to the protected property or portions thereof, or significant detriment to existing or permitted uses, is allowed, including storm drainage from the Property and any adjoining property provided that such landscaping is generally consistent with preserving the natural condition of the protected property.
- b. **Wildlife and Forestry Management**. The Covenantor will naturally manage these lands to preserve and improve the existing forest and wildlife resources. Timber harvesting and management by Covenantor is limited to the extent necessary to protect the natural environment in areas where the forest is damaged by natural forces such as fire, flood, storm, insects, or infectious organisms. Such timber harvest and/or management shall be carried out only after approval by the Mobile District Engineer.
- c. **Recreation**. Covenantor reserves the right to engage in any outdoor, non-commercial recreational activities, including hunting (excluding planting or burning) and fishing, with





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cumulatively very minor impacts, and which are consistent with the continuing natural condition of the protected property. No written notice required.

- d. **Mineral Interests.** Covenantor specifically reserves a qualified mineral interest in subsurface oil, gas, or other minerals and the right to access such minerals. However, there shall be no extraction or removal of, or exploration for, minerals by any surface mining method, nor by any method which results in subsidence, or which otherwise interferes with the continuing natural condition of the protected property.
- e. **Road Maintenance.** Covenantor reserves the right to maintain existing roads or trails. Maintenance shall be limited to: removal or pruning of dead or hazardous vegetation; application of permeable materials (e.g., sand, gravel, crushed) necessary to correct or impede erosion; grading; replacement of culverts, water control structures, or bridges; and maintenance or roadside ditches.
- f. **Other Reserved Rights.** Covenantor reserves the right to engage in all acts or uses not prohibited by the Restrictions and which are not inconsistent with the conservation purposes of this covenant, the preservation of the protected property substantially in its natural condition, and the protection of its environmental systems.

8. **Compliance Inspections.** The Corps, and its authorized agents shall have the right to enter and go upon the lands of Covenantor, to inspect the Property and take actions necessary to verify compliance with these restrictive covenants.

9. **Enforcement.** The Covenantor grants to the Corps and/or the U.S. Department of Justice, a discretionary right to enforce these restrictive covenants in a judicial action against any person(s) or other entity(ies) violating or attempting to violate these restrictive covenants; provided, however, that no violation of these restrictive covenants shall result in a forfeiture or reversion of title. In any enforcement action, an enforcing agency shall be entitled to a complete restoration for any violation, as well as any other judicial remedy such as civil penalties. These enforcement rights are cumulative, in addition to, and shall not limit enforcement rights available under other provisions of law or equity, or under any permit or certification.

10. **Property Transfers.** Covenantor shall include the following notice on all deeds, mortgages, plats, or any other legal instruments used to convey any interest in the Property (failure to comply with this paragraph does not impair the validity or enforceability of these Restrictive Covenants):

NOTICE: This Property Subject to Declaration of Restrictive  
Covenants Dated \_\_\_\_\_, 2022 as Recorded in the Office  
of the Judge of Probate for Shelby County, Alabama as Instrument  
# \_\_\_\_\_

11. **Marking of Property.** The perimeter of the Property shall at all times be plainly marked by permanent signs saying, "Protected Natural Area," or by an equivalent, permanent marking system.



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12. **Recording of Plat.** A plat depicting the boundaries of the Property subject to these Restrictive Covenants shall be recorded in the deed records office for each county in which the Property is situated prior to the recording of these Restrictive Covenants.

The plat had been recorded as the Mitigation Polygon Exhibit Instrument # 20220705000266050 in the Office of the Judge of Probate for Shelby County, Alabama.

13. **Separability Provision.** Should any separable part of these restrictive covenants be held contrary to law, the remainder shall continue in full force and effect.

[Signatures om the following pages.]

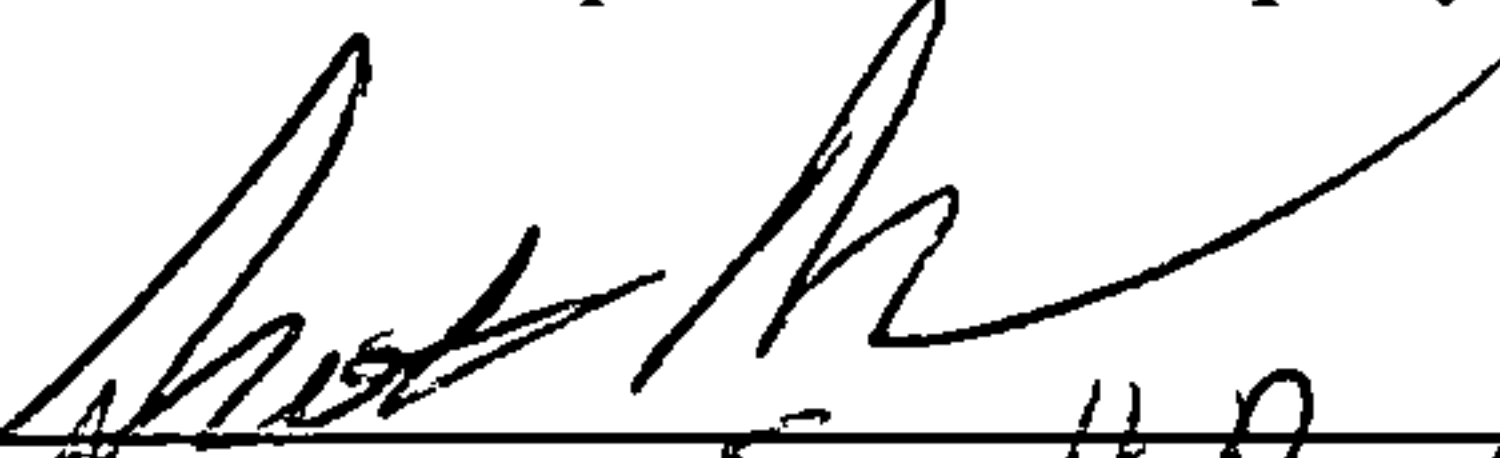


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IN WITNESS WHEREOF, the Covenantor has duly executed these Restrictive Covenants as of the date written above.

**COVENANTOR:**

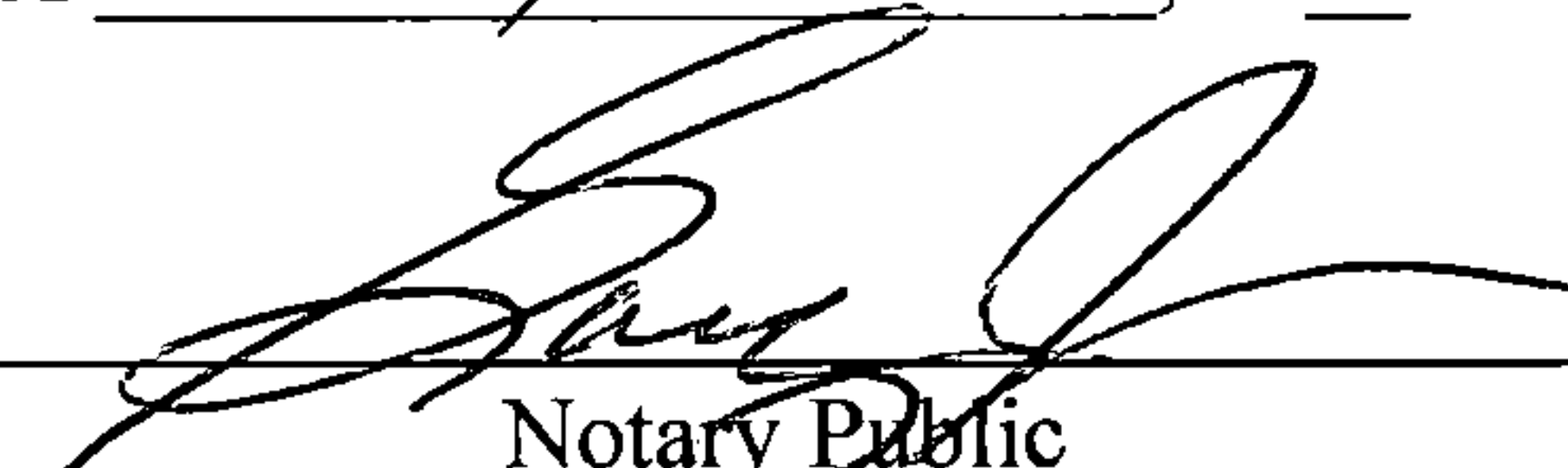
**SB DEV. CORP.,**  
an Alabama corporation company

By:   
Printed Name: Scott Rohrer  
Title: VP

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

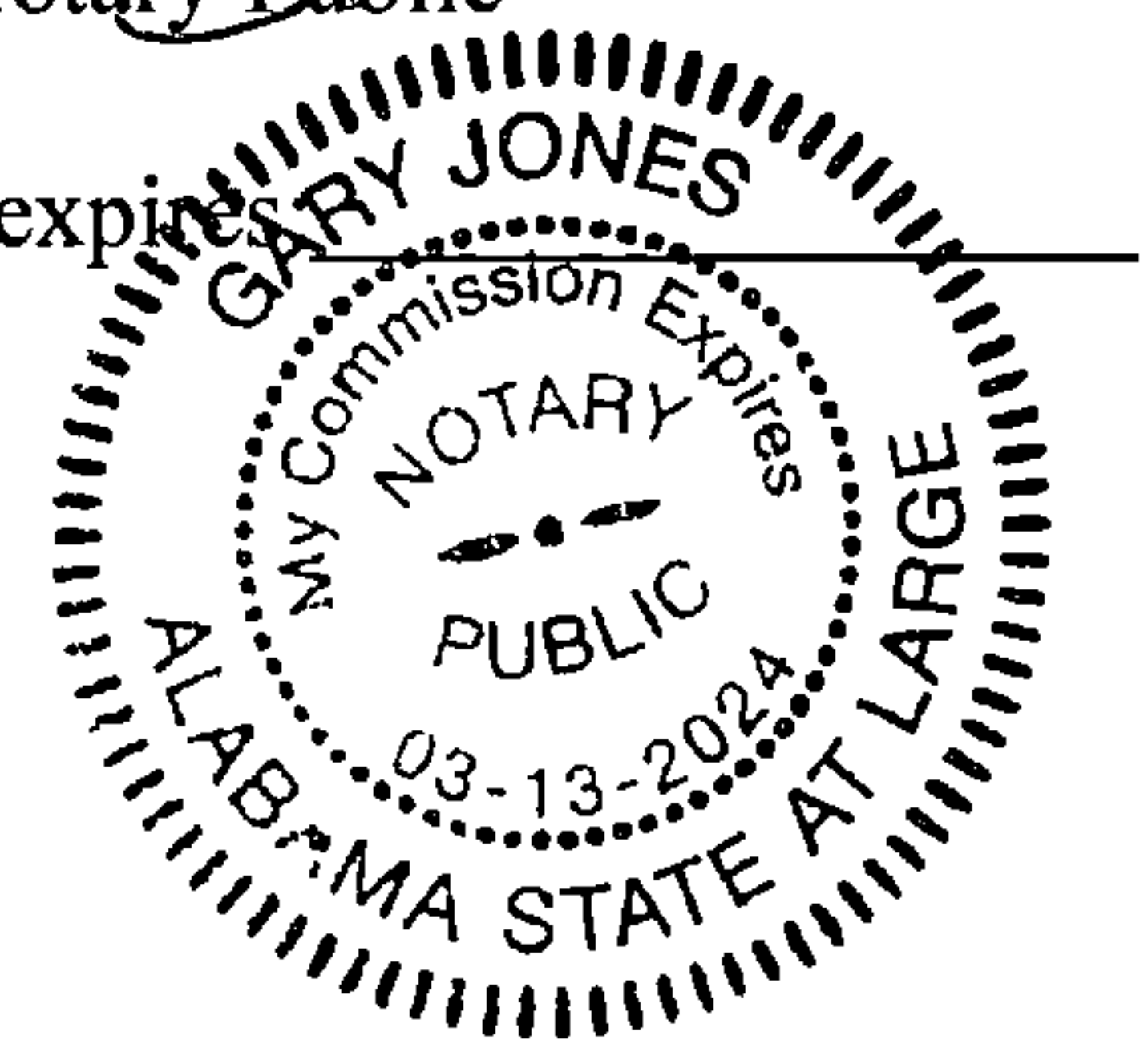
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Scott Rohrer, whose name as Vice President of **SB DEV. CORP.**, an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such Vice President and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 5 day of July, 2022.

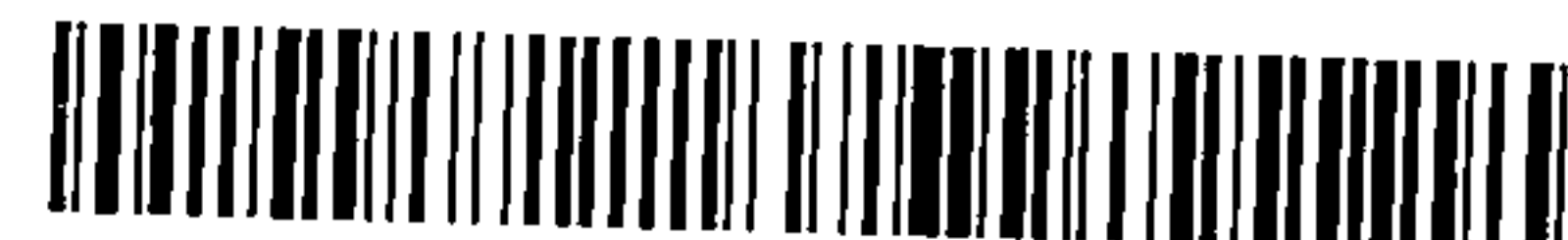
  
Notary Public

[NOTARIAL SEAL]

My commission expires







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IN WITNESS WHEREOF, the Covenantor has duly executed these Restrictive Covenants as of the date written above.

**COVENANTOR:**

**BLACKRIDGE PARTNERS, LLC.,** an Alabama limited liability company

By: [Signature]  
Printed Name: Scott Rohrer  
Title: \_\_\_\_\_

STATE OF ALABAMA )  
COUNTY OF Jefferson )

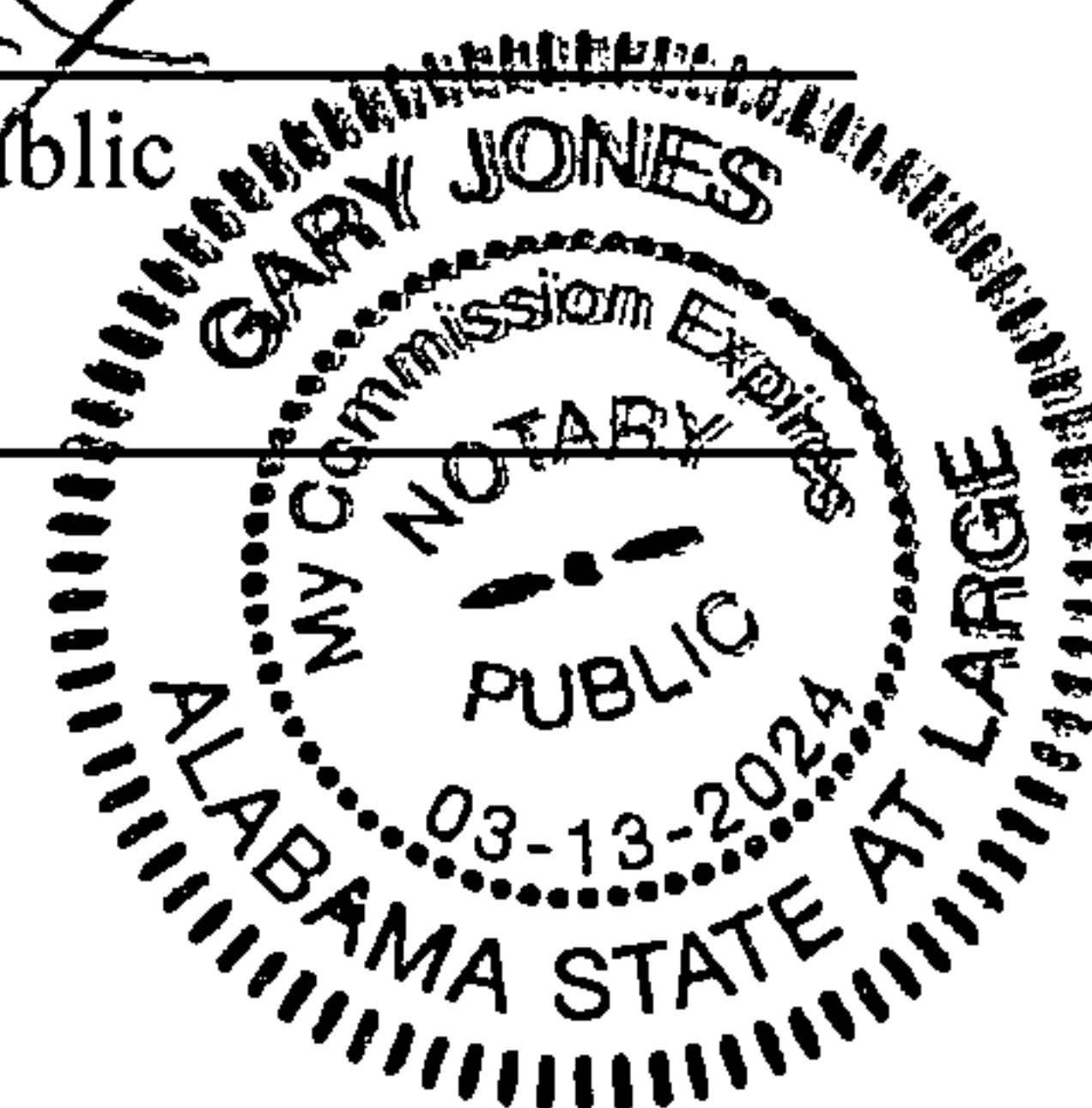
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Scott Rohrer, whose name as Vice President of **BLACKRIDGE PARTNERS, LLC.,** an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such Vice President and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 5 day of July, 2022.

[Signature]  
Notary Public

[NOTARIAL SEAL]

My commission expires: \_\_\_\_\_





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## **EXHIBIT A**

### Legal Description of Property

See attached.





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### **Polygon 8 (Part 1)**

A parcel of land situated in the Southeast  $\frac{1}{4}$  of Section 8 and the Southwest  $\frac{1}{4}$  of Section 9, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at the Southeast corner of Section 8, Township 20 South, Range 3 West, Shelby County, Alabama, and run in a Northerly direction along the East-line of said section for a distance of 2298.88 feet; thence leaving East-line, turn an angle to the right of  $90^{\circ}0'0''$  and run in an Easterly direction for a distance of 14.53 feet to a point on the centerline of a stream meandering in a Southwesterly direction to the East bank of the Cahaba River, said point being the POINT OF BEGINNING of a 400 foot wide easement lying 200 feet to the left of and 200 feet to the right of, parallel to and abutting the following described centerline; thence run in a Southwesterly direction (downstream) along said stream for a distance of 445 feet to the end of this easement.

Said parcel containing 3.1 acres, more or less.

### **Polygon 8 (Part 2)**

A parcel of land situated in the Southwest  $\frac{1}{4}$  of Section 9, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at the Southwest corner of Section 9, Township 20 South, Range 3 West, Shelby County, Alabama, and run in a Northerly direction along the West-line of said section for a distance of 1738.16 feet; thence leaving West-line, turn an angle to the right of  $90^{\circ}0'0''$  and run in a Easterly direction for a distance of 802.85 feet to a point on the centerline of a stream meandering in a Southerly direction to the North bank of the Cahaba River, said point being the POINT OF BEGINNING of a 400 foot wide easement lying 200 feet to the left of and 200 feet to the right of, parallel to and abutting the following described centerline; thence run in a Southerly direction (downstream) along said stream for a distance of 83 feet to the end of this easement.

Said parcel containing 0.7 acres, more or less.

### **Polygon 9**

A parcel of land situated in the Southwest  $\frac{1}{4}$  of Section 9, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at the Southwest corner of Section 9, Township 20 South, Range 3 West, Shelby County, Alabama, and run in a Northerly direction along the West-line of said section for a distance of 1902.46 feet; thence leaving West-line, turn an angle to the right of  $90^{\circ}0'0''$  and run in a Easterly direction for a distance of 414.48 feet to a point on the centerline of a stream meandering in a Southerly direction to the North bank of the Cahaba River, said point being the POINT OF BEGINNING of a 200 foot wide easement lying 100 feet to the left of and 100 feet to the right of,



parallel to and abutting the following described centerline; thence run in a Southerly direction (downstream) along said stream for a distance of 260 feet to the end of this easement.

Said parcel containing 1.3 acres, more or less.

**Polygon 13**

A parcel of land situated in the Northwest  $\frac{1}{4}$  of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama, and run in an Easterly direction along the North-line of said section for a distance of 1539.74 feet; thence leaving said North-line, turn an angle to the right of  $90^{\circ}0'0''$  and run in a Southerly direction for a distance of 1137.25 feet to the point of intersection of the West bank of the Cahaba River and the Southeast right-of-way of a CSX Railroad, said point being the POINT OF BEGINNING of a 200 foot wide easement parallel and abutting said river bank; thence run in a Southwesterly direction (downstream) along said river bank for a distance of 311 feet to the end of this easement.

Said easement containing 1.4 acres, more or less.

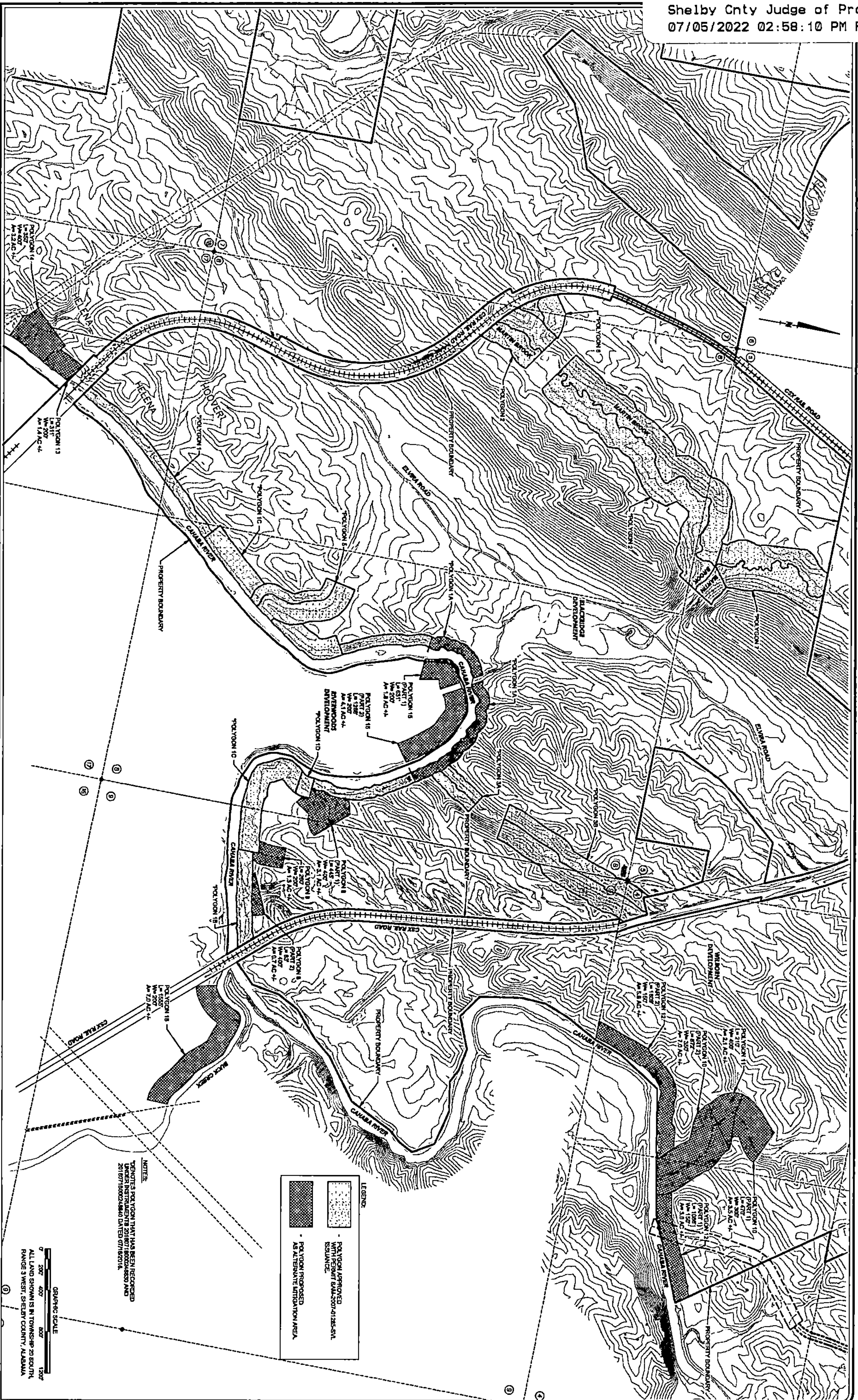
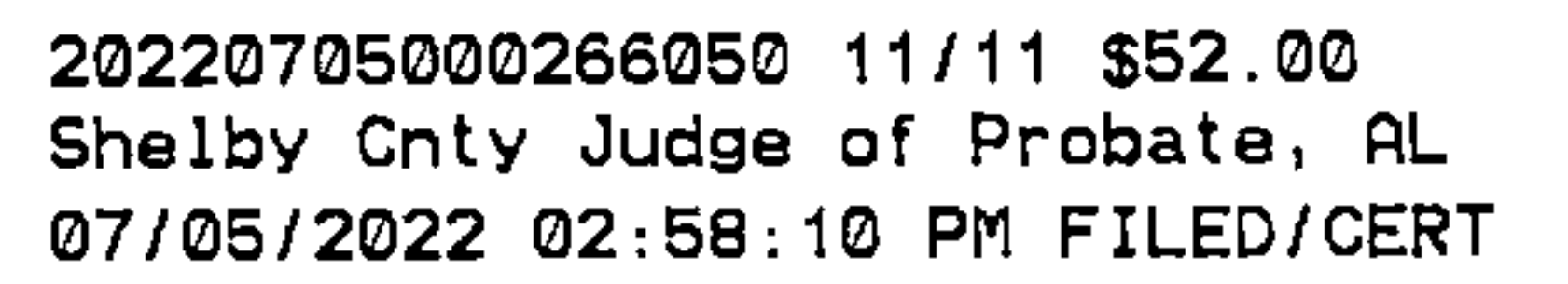
**Polygon 14**

A parcel of land situated in the Northwest  $\frac{1}{4}$  of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 17, Township 20 South, Range 3 West, Shelby County, Alabama, and run in an Easterly direction along the North-line of said section for a distance of 1066.86 feet; thence leaving said North-line, turn an angle to the right of  $90^{\circ}0'0''$  and run in a Southerly direction for a distance of 1394.55 feet to a point along a stream meandering in a Southeasterly direction to the West bank of the Cahaba River, said point being the POINT OF BEGINNING of a 400 foot wide easement lying 200 feet to the left of and 200 feet to the right of, parallel to and abutting the following described centerline; thence run in a Southeasterly direction (downstream) for a distance of 350 feet to the end of this easement.

Said easement containing 3.2 acres, more or less.





No.	Date	By	Checked	Revision Description	<p><b>Alabama Engineering Company, Inc.</b>  1214 Alford Avenue, Suite 200  Hoover, Alabama 35226  Phone (205) 803-2161  Fax (205) 803-2162</p>
					<p>This record is recorded as an exhibit to the MITIGATION AGREEMENT recorded in</p>
					<p><b>Mitigation Polygon Exhibit</b></p>
					<p><b>Blackridge Lake</b>  <b>SB Dev. Corp.</b>  Hoover, Alabama</p>
					<p><b>Scale</b>  Feet per  Map</p>
					<p><b>Drawn by</b>  M&amp;E</p>
					<p><b>Checked</b>  M&amp;E</p>
					<p><b>File Name</b>  Mitigation_polygon</p>
					<p><b>Sequence No.</b>  1 of 1</p>