

REC 825 454
Recorded in Deeds Book and Page
44/95/2044 8121211 P11
Lester Gentry
Judge of Probate
Houston County, Alabama

RESTRICTIONS - CRAWFORD CREEK WEST

The following minimum restrictions are on each and every lot in Crawford Creek West, located in Houston County, Alabama, a map or plat of which shall be recorded in the Office of the Judge of Probate of Houston County, Alabama.

- (1) All lots in tract shall be known and described as residential lots. Neither shall more than one such dwelling be erected on any one numbered lot in said tract. However, more than one lot may be used for the erection of one single family dwelling.
- (2) No building shall be erected, altered, placed or permitted to remain on any building lot until the external design and location thereof has been approved by Seller or whomever he may designate. However, if the Seller fails to approve or disapprove such design or location within thirty (30) days after such plans have been submitted to it, then such approval will not be required. The completion of construction, alteration or placement of a structure for thirty (30) days shall be construed as sufficient evidence of committee approval.
- (3) Front yard set back shall be not less than one hundred (100) feet and no building shall be nearer than fifteen (15) feet to any side lot line. Deviations from the set back regulations may be approved by Seller.
- (4) No noxious or offensive trade or activity shall be carried on upon any residential lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- (5) No mobile home, trailer, basement, tent, shack, garage, bar or other building erected on any residential lot shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- (6) No dwelling with a livable heated and cooled area of less than 2000 square feet, exclusive of porches, carports, garages and basements, shall be permitted. On site construction only shall be permitted.
- (7) Barns and stables are to be located at least seventy-five (75) feet behind the house and at least fifteen (15) feet from rear lot lines. Any exceptions to be approved by Seller.
- (8) No swine or commercial poultry or goats are to be quartered on lots. Up to one head of cattle or one head of horses per acre are permitted. Animal quarters must be kept neat, clean and sanitary and with no offensive odors or any other offensive conditions.