

GriffinGate

"A touch of the Kentucky Bluegrass in the Wiregrass"

MISC 194 365
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Eunice Hagler
Probate Judge
Dale County, Alabama

Covenants

1. LAND USE: No lot shall be used for any purpose other than for residential purposes. No more than one dwelling shall be erected on any one numbered lot in the subdivision. However, more than one lot may be used for the erection of any one single family dwelling. No lot may be divided into two or more lots at any time. No lot shall be clear cut, and existing trees shall be preserved as much as practical. Natural areas will be permitted, provided that the lawn and the natural areas form a cohesive whole. Purchased lots that remain vacant should be improved and maintained to blend in with the development. Any lot sold and not maintained will be maintained by GriffinGate Development at the owners expense.

2. BUILDING TYPES: No building shall be erected, placed, or permitted to remain on any lot, other than the one detached single family dwelling. However, detached garages and/or other buildings shall be permitted, provided that the structures are consistent in design with the main dwelling and approval has been given by the Architectural Control Committee.

3. DWELLING SIZE, QUALITY, AND BUILDING SPECIFICATIONS: The minimum square footage requirements shall be 3000 sq. ft. heated and cooled, unless prior approval has been given by the A.C.C. because of a very unique circumstance. No garage entry shall face the street without A.C.C approval. Finish floor at entry shall be no lower than 12" above finish grade at its highest point adjacent to building footprint fronting street. All wall framing shall be no greater than 16" on center. Minimum roof pitch on main dwelling shall be 6 on 12. Minimum roof pitch on porches shall be 3 on 12. Buildings shall be 90% brick or stone. Synthetic stucco or lap siding may be used in lieu of brick with approval of A.C.C. No synthetic stone, vinyl or aluminum siding will be permitted. Vinyl or aluminum soffits, dormers with no seams visible and fascia only are approved. All concrete foundation work above grade shall be finished with brick, stone, stucco or approved veneer. All chimneys shall be constructed of primary building material of adjoining wall. All roofing material shall be approved by the A.C.C. All exposed roof metal shall match roofing material in color. All roof penetrations (stackvents, ect.) shall be located in rear of building. All air conditioning compressors, meter boxes and similar equipment shall be screened. Ridge vents must be of the "shingles over" design. Windows shall be wood (vinyl or aluminum clad). No all aluminum

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windows will be allowed.

4. **BUILDING LOCATION:** No building shall be located on any lot nearer than 30 feet to the front lot line, nor nearer than 25 feet to any side lot line.

5. **FENCES, WALLS, ETC.:** Any and All fences, walls, hedges, or structures built with the intent to obstruct other lot owners view, must be approved by the A.C.C.. Any and all fences must be approved by the A.C.C. All pools must be enclosed with a privacy fence or wall.

6. **DRIVEWAYS:** All driveways shall be paved with decorative concrete, brick pavers, or asphalt and shall be designed to minimize the removal of existing trees.

7. **MAILBOXES:** All mailboxes, newspaper boxes and freestanding outdoor light post and fixtures shall be standard in design and are on file with the A.C.C.

8. **TEMPORARY STRUCTURES:** No structures of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

9. **NUISANCES:** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done on any lot that may become an annoyance or nuisance to the neighborhood. There shall be no discharge of firearms of any type within this subdivision.

10. **SIGNS:** No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during construction and sales periods. Signs for security purposes will be permitted.

11. **SATELLITE DISHES:** Only satellite dishes on file will be allowed on any lot without the prior written approval of the A.C.C.

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12. TRANSMISSION EQUIPMENT: No visible ham radios or radio transmission equipment shall be operated or permitted to be operator on any lot. No television or radio antennas shall be permitted on the property.

13. CLOTHES LINES: No clothing or other household fabrics shall be hung in the open on any lot unless it is not visible from any adjoining property or public view.

14. RECREATIONAL VEHICLES: No boat, boat trailer, house trailer, horse trailer, trailer, camper, motor home, or any similar items shall be stored on or at any lot for a period of time in excess of twenty-four hours unless housed in a carport or garage, or otherwise screened so that it cannot be seen from the street or from adjacent and surrounding property. No commercial truck, vehicle, or equipment shall be permitted to be parked or to be stored in open view on any place of any lot. This prohibition on parking shall not apply to temporary parking of trucks used for pickup and delivery.

15. STORAGE OF VEHICLES: No lot shall be used as a storage ground for any inoperable car, truck, boat, travel trailer, motorhome or vehicle of any kind, unless such inoperable vehicle shall be kept in an enclosed garage or other permitted accessory building.

16. GARBAGE AND REFUSE DISPOSAL: No lot shall be used as a dumping or storage ground for rubbish, trash, garbage, waste or any other material. Trash, garbage or any other waste must be kept in sanitary containers. All containers for storage or disposal of such material shall be kept in a clean and sanitary condition. Placement of these containers by the curb for garbage pickup will only be permitted for the reasonable time required for pickup.

17. WATER SUPPLY: An individual water supply system (well) shall be permitted on any lot. Griffin Gate shall utilize the public water system owned by the City of Dothan. Each lot will be supplied with a 1" tap for the residence, and a 1" tap for irrigation. Griffingate Development will not supply or be responsible for obtaining necessary permits for a private well.

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18. LIVESTOCK AND POULTRY: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot. Dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.

19. HOMEOWNERS ASSOCIATION: After a reasonable number of lots have been sold, a homeowners association will be created for the general welfare of the homeowners, maintenance of the common areas, and rules and regulations of the lake. Every lot owner will have one vote for each lot they own. Membership in the association is required of all lot and homeowners.

20. ARCHITECTURAL CONTROL : No building shall be erected or altered on any lot until the construction plans have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures and location with respect to topography and finish grade elevation.

21. COMMITTEE PROCEDURES: The committees approval or disapproval as required in these covenants shall be in writing. If the committee fails to approve or disapprove any plans and specifications within thirty (30) days after the plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion, approval will not be required and the related covenants shall be deemed to have been fully complied with.

22. ARCHITECTURAL CONTROL COMMITTEE: The architectural control committee is composed of Craig Griffin, Roni Griffin, and Billy Snell.

PREPARED BY: Griffin Gate Development

Signed By:

Patsy W. Price
Notary Public - Patsy W. Price

Alabama State At Large

My commission expires May 25, 2005

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Recording Fee 20.00
TOTAL 20.00

11.00
9.00
20.00