

RESTRICTIONS ON HIDDEN LAKE SUBDIVISION
And
FIRST ADDITION HIDDEN LAKE SUBDIVISION

The following minimum restrictions are place on each and every lot in Hidden Lake and First Addition Hidden Lake, a subdivision located in the city of Dothan, Houston County, Alabama, which has been platted and subdivided into lots and streets as shown by the plat or map of the same which is recorded in the Office of the Judge of Probate of Houston County, Alabama in Plat Book 10 Page 81.

- (1) Lots 1-8 Hidden Lake and lots 1-9 First Addition Hidden Lake shall be residential lots. No building or structure shall be erected, placed or permitted to remain on any residential lot other than detached single family dwellings, not to exceed three stories in height, and a private garage. 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 for one singlefamily dwelling.
- (2) The locations of Lots 1-8 Hidden Lake and Lots 1-9 First Addition Hidden Lake in said subdivision shall conform with the provisions of the zoning regulations of the City of Dothan, Alabama, then applicable for R-100-s zoning at the time of construction with exceptions as hereinafter set forth. No building shall be located on any lot nearer to the front line than the minimum building set back lines show on said subdivision plat. In any event, no building shall be located on Lots 1-8 and Lots 1-9, nearer than eighty (80) feet to the front street line. No building shall be located nearer than fifteen (15) feet to an interior line, and no dwelling shall be located on any interior lot nearer than forty (40) feet to the rear lot line.
- (3) No building or structure shall be erected, altered, placed or permitted to remain on any building lot in this subdivision until the external design and location have been approved in writing by a committee composed of James E. Killebrew, and John H. Watson or whomever they designate. In the event the committee fails to approve or disapprove such design or location within thirty (30) days or more shall be construed as prima facie evidence of the committee's approval. In the event of the death or survivors shall appoint a replacement for such member of the committee. Provided however, at any time, the record owners of a majority of the lots shall have the power to change the membership committee.

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- (4) No noxious or offensive trade activity shall be carried on upon any residential lot, and no activity shall be done thereon which may be or become an annoyance or nuisance to the neighbor.
- (5) No trailer, basement, tent, garage or other out building shall be erected on any residential lot for use temporarily or permanently as a residence and no structure of temporary character shall be used as a residence.
- (6) No dwelling shall be permitted to be constructed on Lots 1-8 and Lots 1-9 , with a ground floor area of the main structure, exclusive of open porches, garages and out buildings of less than 2200 square feet for a one or two story dwelling.
- (7) No sign of any kind shall be displayed to the public view on any lot except on a professional sign of not more than one square foot or one sign of not more than thirty-five square feet advertising the property during the construction and sales.
- (8) 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, tank, tunnels, mineral excavations or shafts be permitted upon any lot.
- (9) No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets, may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
- (10) No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

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- (11) If the parties hereto, or any of them, or their heirs or assigns, violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or person owning any real property situated in said subdivision to prosecute a suit at law or in equity against the person or person violating or attempting to violate these covenants for the purpose of preventing them from doing so, or to recover damages for such violations.
 - (12) Easements for installment and maintenance of the utilities and drainage facilities are reserved as shown on the recorded plat.
 - (13) Travel trailers shall not be used as a permanent residence while parked on any lot in the subdivision, nor used as a temporary or permanent residence while parked on any street in the subdivision. Travel trailers that are used for recreation must be screened from view of the public, and adjoining lot owners. This needs to be okayed by the building committee.
 - (14) No fence of any kind shall be erected without written approval of a committee composed of James E. Killebrew, and John H. Watson or whomever they designate. In the event, the committee fails to approve or disapprove such fence within thirty (30) days after written request has been submitted to said committee, the such approval will not be required.
 - (15) No out building of any kind shall be erected without written approval Of a committee composed by James E. Killebrew, and John H. Watson or whomever they designate. In the event, the committee fails to approve or disapprove such out building within thirty (30) days after written request has been submitted to said committee, the such approval will not be required.
 - (16) Any satellite or radar dish erected on any residential lot shall be limited to the backyard of any house, not be closer than thirty-five (35) feet to any adjacent lot line and shall not be in plain view of any adjoining lot owner or public road.
 - (17) These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them.
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- (18) Invalidation of any one of these covenants by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

SPJ Fee	5.00
Recording Fee	11.00
TOTAL	16.00

Ret Development & Engineering ASSOC.
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