

SEP 30 10 39 AM '91 BOOK 133 PAGE 92

RESTRICTIONS FILED IN OFFICE OF ALA. HOUSTON COUNTY CLERK

ALL RESTRICTIONS HERETOFORE FILED ARE AMENDED TO READ AS FOLLOWS:

The following minimum restrictions are placed on each and every lot in First Addition to Holly Springs, a subdivision in the City of Dothan, Alabama, a map or plat of which is recorded in the Office of the Judge of Probate of Houston County, Alabama, in Plat Book 8, Page 46.

1. All lots in the tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building lot other than detached single family dwellings not to exceed two stories in height and a private garage and the usual servants quarters. 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 in this subdivision until the external design and location thereof have been approved, in writing, by a building committee composed of W. M. Evans and Andrew J. Kosan. However, if the committee 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. All set back requirements and locations of dwellings shall be governed by the City of Dothan, Alabama, Zoning Ordinance, existing as of the date of this document.
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 trailer, basement, tent, shack or garage or bar or other out 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 floor area of the main structure, exclusive of storage room, open porches, or garages, less than 1600 square feet shall be permitted on any residential lot.
7. The covenants are to run with the land and shall be binding on all parties and all persons claiming under them.
8. If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any other covenants herein it shall be lawful for any person or persons owning any real property situated in said development or subdivision to prosecute,

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proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants, and either to prevent him or them from so doing, to recover damages or other dues for such violations.

9. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any other provisions which shall remain in full force and effect.

This the 9th day of 15, 1991.

GRIFFIN HEIGHTS CORPORATION

By: W.M. Evans
W.M. Evans, President

Janice Lee Mayrick
Janice Lee Mayrick

Sam Denton
Sam Denton

SEP 30 10 38 AM '91
FILED
HOUSE OF COMMONS
CLERK
JUDICIAL DEPARTMENT

200
600
800 ac

W.M. Evans
73 Danner
Danner -03

Filed this 30 day of Sept 1991 at 10:38 AM, Tex.
Deeds Tax Paid, Recorded Misc Book 133, Page 92
Clara N. Yoman Judge of Probate No. 8011
HOUSTON COUNTY, ALABAMA

See misc Bk 120 pg 243

BOOK 118 PAGE 296

AMENDMENT TO PROPERTY RESTRICTIONS

The undersigned who constitute the owners of all of the lots in the First Division to Holly Springs, a subdivision in the City of Dothan, Alabama, a map or plat of which is recorded in the Office of the Judge of Probate of Houston County, Alabama, in Plat Book 8, page 46, and said restrictions being recorded in Miscellaneous Book 108, page 96, do hereby amend said restrictions by deleting therefrom Restriction No. 6 and placing in lieu thereof the following:

"6. No dwelling with a floor area of the main structure, exclusive of storage room, open porches and garages, less than 1600 square feet shall be permitted on any residential lot."

This the 26th day of August, 1989.

GRIFFIN HEIGHTS CORPORATION

BY: W. M. Evans
W. M. Evans, President

Janice Lee Meyrick
Janice Lee Meyrick

FILED-STATE OF ALA.
HOUSTON COUNTY
CLETUS M. JOURNANS
JUDGE OF PROBATE

SEP 26 2 02 PM '89

Ret

This instrument prepared by:
F. E. Buntin, Jr.
Buntin, Cobb & Shealy, P.A.
P. O. Box 6346
Dothan, Alabama 36302-6346

Filed this 26 day of Sept 1989 at 2:02 PM
M. S. _____ M. S. _____
\$ _____ Deed Tax Paid, Recorded in Misc Book 118 Page 291
Cletus M. Journans Judge of Probate No. 9031
HOUSTON COUNTY, ALABAMA

67332

9200
3350
530 95

See misc Bk 118 pg 296
✓ See misc Bk 120 pg 243

RESTRICTIONS

The following minimum restrictions are placed on each and every lot in First Addition to Holly Springs, a subdivision in the City of Dothan, Alabama, a map or plat of which is recorded in the Office of the Judge of Probate of Houston County, Alabama, in Plat Book 8, Page 46.

1. All lots in the tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building lot other than detached single family dwellings not to exceed two stories in height and a private garage and the usual servants quarters. 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 in this subdivision until the external design and location thereof has been approved, in writing, by a building committee composed of W. M. Evans and Andrew J. Kosan. However, if the committee 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. All set back requirements and locations of dwellings shall be governed by the City of Dothan, Alabama Zoning Ordinance, dated July 1988.
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 trailer, basement, tent, shack or garage or bar or other out 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 floor area of the main structure, exclusive of storage room, open porches and garages, less than 1400 square feet shall be permitted on any residential lot.
7. The covenants are to run with the land and shall be binding on all parties and all persons claiming under them.
8. If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any other covenants herein it shall be lawful for any person or persons owning any real property situated in said development or subdivision to prosecute, proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants, and either to prevent him or them from so doing, to recover damages or other dues for such violations.
9. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

This the 11th day of July, 1988.
Jul 11 2 31 PM '88

FILED
HOUSTON COUNTY
R.J. STEPHENSON
JUDGE OF PROBATE

GRIFFIN HEIGHTS CORPORATION
By: W. M. Evans
W. M. Evans, President

Filed this 11 day of July 1988 at 2:31 PM M. S. Me. Tax
\$ Doc. Fee. Recorded Book Page
R.J. Stephenson Judge of Probate No. 5057
HOUSTON COUNTY, ALABAMA

50033

2.00
2.50
4.50
Ret: W.M. Evans
3 Danmon
36303

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JAN 16 11 07 AM '90

FILED HOUS. CLERK JUDGE
A.A. AMENDMENT TO PROPERTY RESTRICTIONS

The undersigned who constitute the owners of all of the lots in the First Addition to Holly Springs, a subdivision in the City of Dothan, Alabama, a map or plat of which is recorded in the Office of the Judge of Probate of Houston County, Alabama, in Plat Book 8, page 46, and said restrictions being recorded in Miscellaneous Book 108, page 96 and Miscellaneous Book 118, page 296, do hereby amend said restrictions by deleting therefrom Restriction No. 6 and placing in lieu thereof the following:

"6. No dwelling with a floor area of the main structure, exclusive of storage room, open porches and garages, less than 1400 square feet shall be permitted on any residential lot."

This the 27th day of November, 1989.

GRIFFIN HEIGHTS CORPORATION

BY: W.M. Evans
W. M. Evans, President

Janice Lee Meyrick
Janice Lee Meyrick

200
350
550

This instrument prepared by:
T. E. Buntin, Jr.
Buntin, Cobb & Shealy, P.A.
P. O. Box 6346
Dothan, Alabama 36302-6346

70946

Pat W.M. Evans
#3 Danman
Dothan, AL 36303

Filed this 16 day of Jan 90 at 11:07 am
M. S. _____ Mig Tax
\$ _____ Dead Tax Paid, Recorded _____ Book _____ Page _____
Clouse N. Young Judge of Probate No. 13900
HOUSTON COUNTY, ALABAMA