

RESTRICTIONS OF OAK HILL ACRES SUBDIVISION

The following minimum restrictions are placed on each and every lot in Oak Hill Acres Subdivision in the County of Houston, State of Alabama, a map or plat of which is recorded in the Office of the Judge of Probate of Houston County, Alabama in Plat Book 7, Page 57.

1. All dwellings are to be at least 75 feet from the road right-of-way, and at least 20 feet from adjoining property owners lot line.
2. Any fencing with 75 feet of road right-of-way is to be chain link or board fencing.
3. No cattle, swines, or fowl or any kind shall be raised or kept on any parcel.
4. Parcels are to be used for private and recreational use. (No business activity.) No noxious or offensive activities permitted.
5. No junk autos, junk trailers, junk campers or junk buses, etc. allowed to remain on parcels.
6. Mobile Homes are not allowed on any parcel.
7. Permanent Homes
 - A. Permanent homes must have a minimum of 1500 sq. living area.
 - B. Homes must be built to county code regulations.
 - C. Exterior quality must be no less than masonite siding.
8. All yards must be landscaped and grassed within 25 feet of home. Residents agree to keep yards mowed and in neat condition.
9. Lots cannot be subdivided into less than 3 acre parcels.
10. All wells must be enclosed.
11. The provisions of these restrictions may be enforced at law against any person violating or attempting to violate any of the restrictions contained herein, either to refrain violations thereof, to recover damages or both. Any owner shall be entitled to initiate such action for the enforcement of the provisions hereof.
12. Right is reserved to amend by instrument these restrictions if executed by the owners of a majority of the lots.
13. Written approval for the location of house, well and septic tank on each lot is to be obtained from the Houston County Health Department before any construction has begun.

Approved unanimously by all owners this the 31st day of January, 1989.

H. D. Fultford
H. D. Fultford

Roy Evans
Roy Evans

THIS INSTRUMENT PREPARED BY:

59371

Dow T. Huskey
Attorney at Law
112 West Troy Street
Dothan, Alabama 36303

200
250
A50

Fultford - Evans Partnership
Plat 03 84 2
Standard 26344

Filed this 3 day of January at 11:25 AM M. S. Misc. Tax
\$ _____ Deed Tax Paid, Remitted Misc Book 114 Page 112
Curtis H. Youmans Judge of Probate No. 26
HOUSTON COUNTY, ALABAMA

FILED-STATE OF ALA.
HOUS-ON-COUNTY
CLETUS H. YOUNG JR.
JUDGE OF PROBATE
Mar 1 10 25 AM '89

AMENDMENT TO RESTRICTIONS OF
OAK HILL ACRES SUBDIVISION

The minimum restrictions on Oak Hill Acres Subdivision, a subdivision located in Houston County, Alabama, are hereby amended as follows:

By deleting from said restrictions Paragraph 6 in its entirety, and substituting therefor as follows:

"6. Mobile homes shall be allowed on any parcel for a period of two (2) years from the date of purchase of any such parcel. Thereafter, any mobile home shall be removed from the parcel."

Approved unanimously by a majority of owners this the 2nd day of March, 1989.

H. D. Fulford

H. D. Fulford
Roy Evans

Roy Evans

THIS INSTRUMENT PREPARED BY:

Dow T. Huskey
Attorney at Law
112 West Troy Street
Dothan, Alabama 36303

Mar 7 2 30 PM '89
FILED
HON. J. J. JIMMY
CLAYTON
JUDGE OF PROBATE
ALABAMA

200
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59633
Fulford-Evans Partnership
Rt 43 Box A
Blairsville, AL 36844

Filed this 7 day of March 1989 at 2:30 PM M. S. Mfg. Tax
\$ Dead Tax Paid, Recorded Book Page
Cletus W. Hammond, Judge of Probate No. 322
HOUSTON COUNTY, ALABAMA

**SECOND AMENDMENT TO RESTRICTIONS
OF OAK HILL ACRES SUBDIVISION**

The minimum restrictions on Oak Hill Acres Subdivision, a subdivision located in Houston County, Alabama, are hereby amended by deleting all restrictions previously filed, as amended, and substituting therefor the following:

1. All dwellings are to be at least 75 feet from the road right-of-way, and at least 20 feet from adjoining property owners lot line.
2. Parcels are to be used for private and recreational use. No noxious or offensive activities permitted.
3. No junk autos, junk trailers, junk campers or junk buses, etc. allowed to remain on parcels.
4. Mobile homes shall be allowed on any lot until June 30, 1994, at which time all mobile homes located in the subdivision shall be removed. All mobile homes must be underskirted.
5. Permanent homes must have a minimum of 1500 square feet living area.
6. All yards must be landscaped and grassed with 25 feet of home. Residents agree to keep yards mowed and in neat condition.
7. Lots cannot be subdivided into less than 3 acre parcels.
8. All wells must be enclosed.
9. The provisions of these restrictions may be enforced at law against any person violating or attempting to violate any of the restrictions contained herein, either to refrain violations thereof, to recover damages or both. Any owner shall be entitled to initiate such action for the enforcement of the provisions hereof.
10. Right is reserved to amend by instrument these restrictions if executed by the owners of two-thirds of the lots.
11. Written approval for the location of house, well and septic tank on each lot is to be obtained from the Houston County Health Department before any construction has begun.
12. No commercial poultry or livestock operations of any kind shall be allowed in the subdivision, except that there shall be allowed a limit of two (2) head of livestock per acre.
13. Only one single family dwelling shall be allowed per lot.
14. Lots 10, 11, 12 and 13 may be used for commercial purposes, except that no such commercial activity shall be allowed which shall be a nuisance, noxious activity or cause offense odors, such as poultry houses, rendering plants and like commercial businesses.
15. A fifteen (15') foot easement along and immediately adjacent to Oak Hill Road is reserved to Alabama Power Company for the purpose of erection and maintenance of lines and power poles.

May 12 9 15 AM '89

FILE
HOUSTON COUNTY
CLERK OF COURSE
JUDGE OF PROBATE

62261