

RESTRICTIONS FOR RICHMOND PARK SUBDIVISION

The following minimum restrictions are placed on each and every lot in Richmond Park Subdivision, 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 64.

1) Single Family Residences: The lots in the subdivision shall be used for single family residential purposes.

2) Building Committee: No building 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 by a Building Committee consisting of Richard Bass, Mike Blissett and James Blissett or their designated representative. In the event the Building Committee fails to approve or disapprove such design or location within thirty (30) days after plans have been submitted to the Building Committee, which said submission shall be evidenced by written receipt from one or more members of the Building Committee, then the requirement of approval shall be deemed to have been waived. In the event of death the survivor(s) shall appoint a replacement for such member of the Building Committee.

Upon the sale of ninety-five percent (95%) of the lots in Richmond Park Subdivision, the responsibilities of the Building Committee shall terminate and the committee shall automatically dissolve.

3) Compliance with Zoning: The location and use of all structures built in said subdivision shall conform with the provisions of the zoning regulations of the City of Dothan, Alabama, then applicable at the time of construction. The minimum construction setback lines shall be those shown on the recorded plat of the Richmond Park Subdivision.

4) Nuisance: No noxious or offensive trade or 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 neighborhood.

5) Other Structures: No trailer, mobile home, basement, tent, garage or other outbuilding shall be erected on any residential lot for use temporarily or permanently as a residence, and no structure of a temporary character shall be used as a residence.

6) Structure Size: Single family dwelling shall have a ground floor area of the main structure, exclusive of open porches, garages and outbuildings of at least 1200 square feet. One and one-half or two story structures shall have a ground floor of at least (60%) percent of the total square footage allocated for the structure. No carports are allowed. Garages must be enclosed on all sides. Single family dwellings that do not have a garage must have a ground floor area of the main structure, exclusive of open porches and outbuildings of 1450 square feet.

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Luke Cooley, Judge of Probate, Houston County, Alabama

MISC 190 112

- 7) **Roof Pitches:** All roof pitches are to be a minimum of 6 on 12 on main body of home.
- 8) **Brick:** The front of all structures must consist of at least ninety (90%) brick.
- 9) **Mailboxes:** Mailboxes must be obtained from Richmond Park Developers, L.L.C.
- 10) **Landscaping:** Each lot requires that two (2) trees, (maple, pen oak or crape myrtle, etc.) be planted by builder.
- 11) **On Street Parking:** The street shall not be used for parking any vehicle on a regular basis.
- 12) **Side Line Setback:** No building shall be constructed nearer that five (5) feet to any side of the property line.
- 13) **Excavations:** No excavation, except such as is necessary for the construction of improvements, shall be permitted.
- 14) **Compatibility Requirements:** Each building shall be located on a residence homesite in the subdivision so that it is in harmony and is compatible with other homes and homesites in the immediate vicinity. Decisions on this matter will be made by the Building Committee.
- 15) **Property Owners Organization:** The developer of this subdivision, Richmond Park Developers, L.L.C., may cause to be organized a non-profit corporation of property owners to provide an effective means to obtain an adherence to these protective covenants and as a device for maintaining the character and long range value of this development. If such a corporation is started, the Building Committee and/or Richmond Park Developers, L.L.C., may transfer some or all of its duties hereunder to such corporation. This shall insure the upkeep of the entrance way, park and all common areas.
- 16) **Requirements for Swimming Pools, etc.:** Swimming pool and similar structures may be installed only after obtaining written approval as to type, location, construction material and design from the Building Committee.
- 17) **Easements:** Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
- 18) **Signs:** 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, one sign of not more than five square feet advertising the property for sale or rent, or signs used by builder to advertise the property during the construction and sales period.

MISC 190 113

19) Oil and Mining Operations: No oil drilling, oil development operation, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot. No derrick or other structures designed for use in boring for oil or natural gas shall be reedited, maintained or permitted upon any lot.

20) Livestock and Poultry: 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 they are not kept, bred and maintained for any commercial purpose.

21) Disposal of Refuse: No garbage, trash, ashes, inoperative vehicles (that have been inoperative for more than 30 days), junk or other waste shall be thrown, or dumped on any lot, park, street or alley in the subdivision or permitted to remain upon any such place. All incinerators or other equipment for the storage of, or disposal of such material shall be kept in a clean and sanitary condition.

22) Drying of Laundry: No structure or apparatus may be constructed for the outdoor drying of laundry or wash unless such structure or apparatus is enclosed in such a way so that it is not visible to the public or adjoining lot owners from a distance of greater than twenty-five feet.

23) Walls and Fencing: No fence or wall shall be erected or placed upon any lot unless the same shall be constructed of wood or masonry or equivalent; and the design, construction and location of such fence or wall shall be expressly approved by the Building Committee.

24) Storage Building: No storage building shall be erected or placed upon any lot unless the same be constructed with the same kinds of materials and workmanship as used in the main dwelling, and the design, construction, and location of such building shall be expressly approved by the Building Committee.

25) Satellite Dishes and Antennas: No towers, conductors, converters, satellite dishes, or other facilities or equipment for the reception of audio or video broadcasts directly from satellites or otherwise shall be maintained on any lot unless the same shall be located directly behind the main dwelling inside a privacy fence and the structure not to exceed six feet tall; and the design, construction, and location shall be approved in writing by the Building Committee prior to installation. No antenna shall be erected or maintained on any lot without the prior written approval of the Building Committee.

26) Invalidation of any Covenants: Invalidation of any of these covenants or restrictions by judgment or court order shall in no way affect any other provision which shall remain in full force and effect.

MISC 190 114

27) Attorney Fees and Court Costs: If the party attempting to enforce these restrictions shall prevail in any proceedings at law or at equity, such party shall be entitled to recover reasonable attorney fees and court costs, which will be assessed against the party which is found to be in violation of such restrictions.

28) Abatement or Removal of Violations: Violation of any restriction or covenant, except such violations as have been waived by failure to take action as provided in paragraph 2 herein, shall give the Richmond Park Subdivision Building Committee, or its duly designated representative, the right to enter upon the property where such violations exist and summarily abate or remove the same at the expense of the owner and such entry and abatement or removal shall not be deemed as trespass.

29) These covenants and restrictions are to run with the land, and shall be binding on all parties and persons claiming ownership thereto.

30) 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 persons owning any real property situated in said subdivision to prosecute a suit at law or in equity against the person or persons violating or attempting to violate these covenants for the purpose of preventing them from so doing, or to recover damages for such violation.

Dated this the 20 day of JAN, 1999.

RICHMOND PARK SUBDIVISION

By: James M. Blissett
James M. Blissett
Member, RICHMOND PARK DEVELOPERS, L.L.C.

STATE OF ALABAMA
COUNTY OF HOUSTON

Sworn to and subscribed before me this 20th day of January, 1999.

Notary Public Elyse Ann Bass
My Commission Expires: 11-30-2002

SDJ Fee 5.00
Recording Fee 11.00
TOTAL 16.00

Richmond Park Dev
1 Alexander Dr
.20 01

RESTRICTIONS FOR RICHMOND PARK SUBDIVISION
ADDENDUM ONE

The following minimum restrictions are placed on each and every lot in Richmond Park Subdivision, 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 64.

8) Brick: The front of all structures must consist of at least seventy five(75)% brick.

Dated this the 2nd day of March, 1999

RICHMOND PARK SUBDIVISION

By: James M. Blissett
James M. Blissett
Member, RICHMOND PARK DEVELOPERS, L.L.C.

STATE OF ALABAMA
COUNTY OF HOUSTON

MISC 190 586
Recorded In Above Book and Page
03/02/1999 12:49PM
Luke Cooley
Judge of Probate
Houston County, Alabama

Sworn to and subscribe before me this 2nd day of March, 1999

Notary Public Elizabeth Ann Bass
My commission expires 11-30-2002



SPJ Fee \$.00
Recording Fee 3.50
TOTAL 8.50

Ret
Richmond Park Developers
1301 Allandra Dr
Dothan, AL 36301