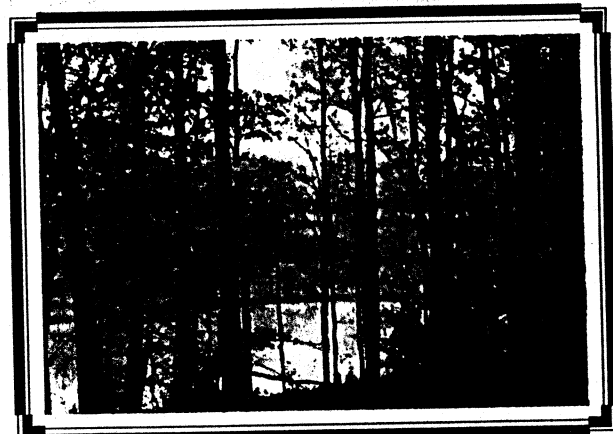
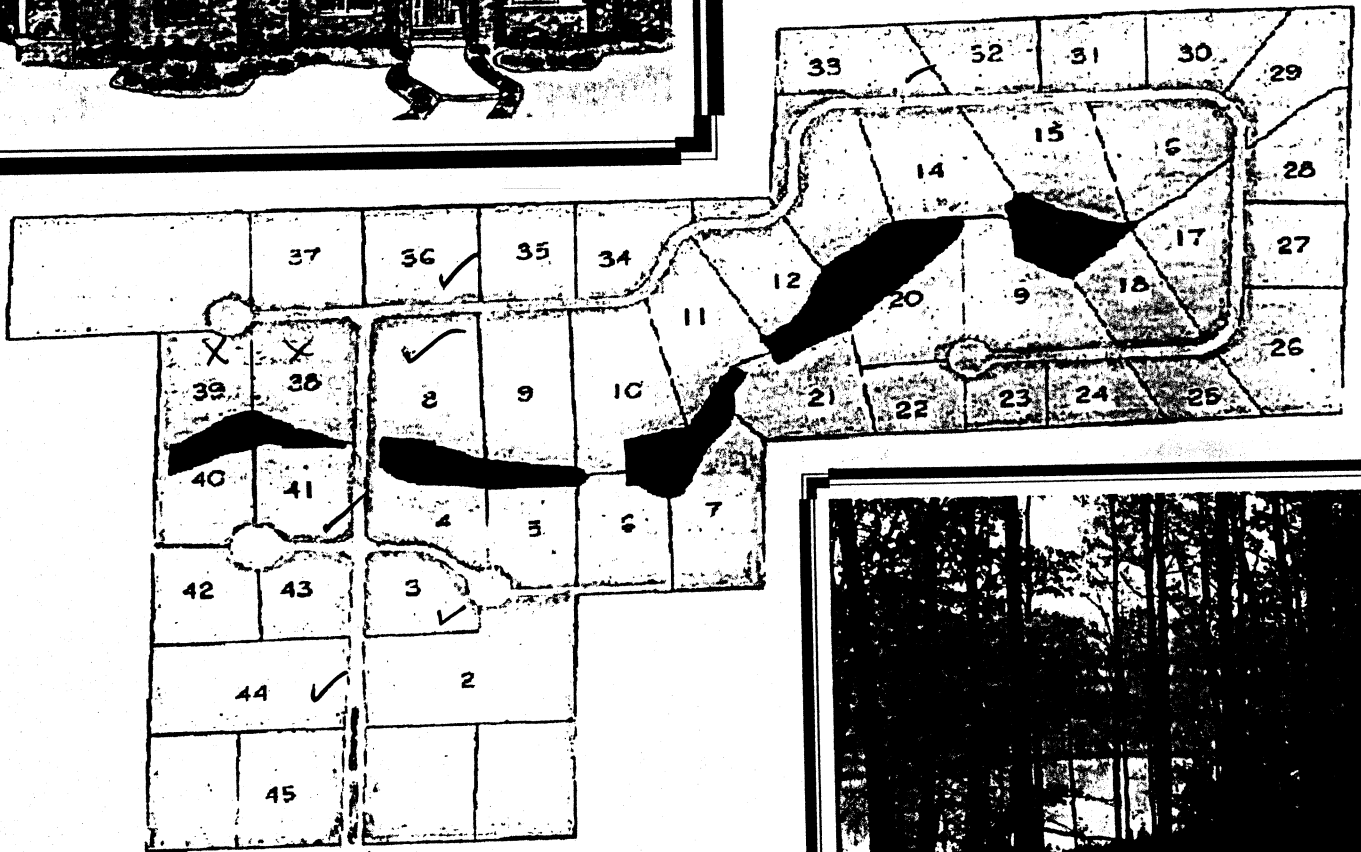


# The Timbers

*Headland's Best Kept Secret*



1/2- 2 Acre Lots  
Starting at \$24,000  
2000 S.F. Min.



*...it's where you want to be*

FOR MORE INFORMATION  
**718-3669**

*By Design*

671-1811

Now designing homes  
exclusively for the Timbers

"THE TIMBERS" SUBDIVISION

Lot 1	1.547 ACRES	\$33,141.90
Lot 2	1.878 ACRES	\$39,796.90
Lot 3	0.059 ACRES	\$27,817.90 ✓
Lot 4	1.056 ACRES	\$34,472.90
Lot 5	1.133 ACRES	\$37,134.90
Lot 6	1.378 ACRES	\$37,134.90
Lot 8	1.910 ACRES	\$43,789.90 ✓
Lot 9	1.949 ACRES	\$43,789.90
Lot 10	1.999 ACRES	\$43,789.90
Lot 11	1.495 ACRES	\$38,465.90
Lot 12	1.120 ACRES	\$38,465.90
Lot 13	1.597 ACRES	\$38,465.90
Lot 14	1.554 ACRES	\$38,465.90
Lot 15	1.463 ACRES	\$38,465.90
Lot 16	1.418 ACRES	\$38,465.90
Lot 17	1.163 ACRES	\$38,465.90
Lot 18	1.005 ACRES	\$34,472.90
Lot 19	1.523 ACRES	\$37,134.90
Lot 20	1.460 ACRES	\$37,134.90
Lot 21	1.763 ACRES	\$34,472.90
Lot 22	0.787 ACRES	\$25,155.90
Lot 23	0.594 ACRES	\$25,155.90
Lot 24	0.671 ACRES	\$25,155.90
Lot 25	0.612 ACRES	\$25,155.90
Lot 26	1.653 ACRES	\$27,817.90
Lot 27	1.055 ACRES	\$31,810.90
Lot 28	1.133 ACRES	\$31,810.90
Lot 29	1.279 ACRES	\$31,810.90
Lot 30	1.087 ACRES	\$30,479.90
Lot 31	0.964 ACRES	\$27,817.90
Lot 32	0.859 ACRES	\$27,817.90
Lot 33	1.100 ACRES	\$25,155.90 ✓
Lot 34	0.990 ACRES	\$27,817.90
Lot 35	1.114 ACRES	\$27,817.90
Lot 36	1.347 ACRES	\$27,817.90 ✓
Lot 37	1.369 ACRES	\$27,817.90
Lot 40	1.390 ACRES	\$36,504.49
Lot 41	1.077 ACRES	\$36,504.49
Lot 42	1.021 ACRES	\$27,817.90
Lot 43	0.638 ACRES	\$27,817.90
Lot 44	1.737 ACRES	\$39,796.90 ✓
Lot 45	1.485 ACRES	\$33,141.90

**RESTRICTIONS AND COVENANTS FOR  
"THE TIMBERS", a Subdivision in  
Henry County, Alabama**

**STATE OF ALABAMA  
COUNTY OF HENRY**

**KNOW ALL MEN BY THESE PRESENTS** that the undersigned, being an owner of and having a right, title or interest in that certain subdivision shown and designated on the map and plat known and designated as "The Timbers", and recorded in the Office of the Judge of Probate of Henry County, Alabama, in Town Plat Book No. 2, at Page 27, hereby impose upon all of the lots of the aforesaid subdivision according to the Plat thereof, the following covenants and restrictions.

1. All lots in the subdivision shall be residential lots. No building or structure shall be erected, placed or permitted to remain on any residential lots other than detached single family dwellings, not to exceed three stories in height, with a minimum roof pitch of 8/12 for the main structure, and a side or rear facing private garage. No exposed concrete block. No more than one half of the exterior walls can be covered in vinyl or masonite. No more than one such dwelling shall be erected on any one numbered lot in the subdivision. However, more than one lot may be used for the erection of one single family dwelling.

2. 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 an architectural committee composed of A. B. Adams and David M. Treadwell, or whomever they designate. In the event the committee fails to approve or disapprove such design or location within thirty (30) days after plans have been submitted to said committee, then such approval will not be required. In the event of the death or resignation of one of the above named members of the committee, the survivor shall appoint a replacement for such member of the committee.

3. No building shall be located on any lot nearer to the front lot or nearer to the side street line than the thirty five (35) feet minimum building set back lines shown on the recorded plat. No building shall be located nearer to an interior lot line than fifteen (15) feet.

4. 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 a temporary character shall be used as a residence.

5. No preconstructed or transported buildings shall be placed on any lot. All construction shall be done on site (except trusses, etc.).

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C  
Page 1 of 3

STATE OF ALABAMA, HENRY COUNTY  
FILED 12/4/2000 AT 1:05 P M FOR  
RECORD AT PAGE 235-237 Miss  
RECORD NO. 7 MTG TAX  
\$ 12.00 DEED TAX RECORDING  
HEREBY CLERK (L)  
LANIAR TURNER JUDGE OF PROBATE Ch

AMS

6. No dwelling shall be permitted to be constructed within the subdivision with a floor area of the main structure exclusive of open porches, garages and out buildings of less than two thousand (2000) square feet.

7. All out buildings shall be of permanent construction, built on site, and similar in design to the dwelling on the lot.

8. No fence of any kind shall be erected without written approval of a committee composed of A. B. Adams and David M. Treadwell, or whomever they designate. No chain link fences will be erected. In the event the committee fails to approve or disapprove any fence within thirty (30) days after written request has been submitted to said committee, then such approval will not be required.

9. All utility services (electrical, water, phone, etc.) From the right-of-way to the house must be installed underground.

10. All area on road right-of-way in front of, or adjacent to, any lot shall be kept mowed and in neat appearance by the respective lot owner. Property owners shall maintain their property in such a manner as not to adversely affect the value of other property in the subdivision (grass mowed, upkeep on house, etc.).

11. Property owners with pond frontage shall maintain the pond edge (keep grass mowed, weeds and brush cut, etc.).

12. No docks or piers shall be built that extend out into the pond.

13. Non-operating vehicles will be stored inside an enclosed garage. No lot shall be used or maintained as a dumping ground for rubbish or junk. Trash, garbage, or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

14. All campers, RV's, boats, etc., shall be stored in inconspicuous locations or screened from visibility.

15. All driveways shall be hard surfaced (concrete or asphalt). No gravel or dirt driveways will be permitted.

16. No healthy trees twelve (12) inches or greater, except pine trees, shall be removed without written permission by a committee composed of A. B. Adams and David M. Treadwell, or whomever they designate.

17. The location of any antennae or satellite dishes on any lot shall be approved by a committee composed of A. B. Adams and David M. Treadwell, or whomever they designate.

18. 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 neighborhood.

19. 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 five square feet advertising the property for sale or rent, or signs used by builders to advertise property during the construction and sale.

20. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that horses, dogs, cats, or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

21. 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, tanks, tunnels, mineral excavations or shafts be permitted upon any lot.

22. The covenants and restrictions are to run with the land, and shall be binding on all parties and persons claiming ownership hereto, unless changed by sixty-six percent (66%) of the owners of all lots.

23. 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 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 doing so, or to recover damages for such violations.

24. Invalidation of any of these covenants by a Court Order shall not affect the validity of any other covenants, which shall remain in full force and effect.

DATED: 11/30/00

DATED: 11/30/00

Arthur B. Adams  
ARTHUR B. ADAMS

Deborah C Featherston  
Witness Signature

Naema J Carlton  
Witness Signature

Deborah C Featherston  
Print Name

Naema J Carlton  
Print Name