

WEST END PLANTATION Final Plat
RESTRICTIVE COVENANTS

HISC 201 415
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Luke Cooley
Judge of Probate
Houston County, Alabama

THE FOLLOWING RESTRICTIONS ARE PLACED ON EACH AND EVERY LOT IN THE "WEST END SUBDIVISION A SUBDIVISION LOCATED IN HOUSTON COUNTY ALABAMA, A MAP OF WHICH IS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF HOUSTON COUNTY, ALABAMA, IN PLAT BOOK 11 PAGE 6.

1. ALL LOTS IN THE TRACT SHALL BE KNOWN, DESCRIBED AND USED ONLY AS RESIDENTIAL LOTS. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING LOT OTHER THAN A DETACHED PRIVATE GARAGE FOR NOT LESS THAN TWO CARS, OR A POOL HOUSE OR A GAZEBO. THE EXTERIOR MUST BE OF SIMILAR CONSTRUCTION AS THE MAIN RESIDENCE (AT LEAST THE SAME COLORS, IF NOT THE SAME MATERIAL. NO LOTS, OTHER THAN LOT 5, SHALL BE FURTHER DIVIDED. LOT 5 MAY SUBDIVIDE INTO 2 LOTS WITH EACH LOT NOT LESS THAN 3.5 ACRES WHICH SHALL MEET ALL REMAINING CONDITIONS OF THESE COVENANTS.
2. NO BUILDING SHALL BE LOCATED ON ANY RESIDENTIAL LOT NEARER THAN 100 FEET TO THE FRONT LINE, NOR NEARER THAN 40 FEET TO ANY SIDE LOT LINE, OR 200 FEET FROM FRONT LINE OF LOT TO THE BACK LINE OF HOUSE. THIS ALSO PERTAINS TO ANY DETACHED BUILDING OR STRUCTURE
3. EASEMENTS FOR INSTALLATION & MAINTENANCE OF UTILITIES & DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT. WITHIN THESE EASEMENTS, NO STRUCTURES, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH WILL DAMAGE OR INTERFERE WITH THE INSTALLATION & MAINTENANCE OF UTILITIES. OR WHICH MAY CHANGE THE DIRECTION OF FLOW OF DRAINAGE CHANNELS IN THE EASEMENTS. THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE, SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT & ALL IMPROVEMENTS IN IT CONTINUOUSLY.
4. EACH RESIDENTIAL LOT HAS A MINIMUM SQUARE FOOT RESTRICTION OF 2500 SQ FEET FOR LIVING AREA FOR THE SINGLE FAMILY DWELLING. THE DWELLING & LANDSCAPING MUST BE COMPLETED WITHIN 18 MONTHS OF GROUND BREAKING.
5. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY OF THE RESIDENTIAL LOTS SMALLER THAN 3 ACRES- EXCEPT SMALL DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE OR IN ANY MANNER WHICH WILL CONSTITUTE A NUISANCE TO ANY OTHER OWNER. ONLY ONE TO TWO OUTSIDE ANIMALS WILL BE PERMITTED AND THEY MUST BE BEHIND ELECTRONIC HIDDEN FENCES OR FENCES OF THE DECORATIVE NATURE. NO CHAIN LINK FENCES WILL BE PERMITTED.
6. ALL PROPERTY NOT COVERED BY PERMANENT IMPROVEMENTS (HOUSE, POOL, GARAGE, ECT.) MUST BE LANDSCAPED & OR MAINTAINED IN A FIRST CLASS CONDITION. 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 DRIVEWAYS MUST BE CONSTRUCTED OF CONCRETE, ASPHALT OR A SIMILAR MATERIAL.
7. NO NOXIOUS, OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON AND RESIDENTIAL LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
8. NO STRUCTURE OF A TEMPORARY CHARACTER (TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING) SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.

9. THE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL CLAIMING UNDER THEM.

10. 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 OTHER 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 MM OR THEM FROM DOING, TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATIONS.

11. INVALIDATIONS 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.

12. NO GARAGES SHALL BE LOCATED IN SUCH A WAY FOR THE GARAGE DOORS TO BE FACING THE ROAD, NO GARAGE DOORS SHALL BE ON FRONT OF HOUSE OR OUTBUILDING.

13. NO INDIVIDUAL SEWAGE-DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS DESIGNED, LOCATED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF BOTH STATE AND LOCAL PUBLIC HEALTH AUTHORITIES. APPROVAL OR SUCH SYSTEM AS INSTALLED SHALL BE OBTAINED FROM SUCH AUTHORITY.

14. ALL DWELLINGS CONSTRUCTED IN THIS SUBDIVISION SHALL HAVE EXTERIOR WALLS OF AT LEAST 75% OF THEIR ENTIRETY COVERED WITH BRICK, DECORATIVE BLOCK, STUCCO, (OR LIKE MATERIAL) OR STONE.

15. EACH LOT OWNER WILL BE REQUIRED TO OBTAIN WATER FROM THE CITY OF TAYLOR UPON PURCHASE OF THE LOT.

THIS THE _____ DAY OF _____

Recording Fee
TOTAL

14.00
14.00

Ret David Parker
195 East St
Dethman, AL 36305