

## RESTRICTIONS FOR WILSON MILL ESTATES SUBDIVISION SECOND ADDITION

The following minimum restrictions are placed on Block C-Lots 2,3,4,5,6,7,8; Block  
D-Lots 1,2,3; Block E-Lots 1,2,3 of Wilson Mill Estates Second Addition  
Subdivision, located in the City of Dothan, Houston County, Alabama, which has been plated 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 \_\_ 11 \_\_, Page  
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1. **Single Family Residences:** The lots in this 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 the Building Committee consisting of Carl King and Douglas Lurie 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 the death of a Building Committee member, the survivor(s) shall appoint a replacement for such member.

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

3. **Zoning Compliance:** 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 Wilson Mill Estates 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 may 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 be a ground floor area of the main structure, exclusive of open porches, garages and outbuildings of at least 2,000 square feet. One and one-half or two story structures shall have a ground floor of at least sixty percent (60%) of the total square footage

Recorded In MISC BK 204 Pg 326, 08/02/2001 04:28:02 PM  
Luke Gooley, Judge of Probate, Houston County, Alabama

- allocated for the structure. No carports are allowed. Garages must be enclosed on all sides.
7. **Roof Pitches:** All roof pitches are to be a minimum of 4 on 12 on main body of home.
  8. **Street Parking:** The street shall not be used for parking any vehicle on a regular basis.
  9. **Side Line Setback:** No building shall be constructed nearer than 30 feet to either side of any property line unless approved by Building Committee.
  10. **Excavations:** No excavation, except such as is necessary for the construction of improvements, shall be permitted.
  11. **Compatibility Requirements:** Each building shall be located on a residence home site in the subdivision so that it is in harmony and is compatible with other homes and home sites in the immediate vicinity. Decisions on this matter will be made by the Building Committee.
  12. **Requirements for Swimming Pools, etc.:** Swimming pool and similar structures may be installed only after obtaining written approval as to type, locations, construction material and design by the Building Committee.
  13. **Easements:** Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
  14. **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.
  15. **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 erected, maintained or permitted upon any lot.
  16. **Livestock and Poultry:** No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats or other household pets, may be kept provided they are not kept, bred and maintained for any commercial purpose. Any outside pet must be provided adequate shelter, may not be kept on a chain, rope or tether of any kind, and must be kept in a fenced area.
  17. **Disposal of Refuse:** No garbage, trash, ashes, inoperative vehicles (that has 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.
  18. **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.

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

20. **Additional Building:** No additional 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.

21. **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. 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.

22. **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.

23. **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.

24. **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 two herein, shall give the Wilson Mill Estates 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.

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

26. 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 2<sup>ND</sup> day off AUGUST, 2001.

Wilson Mill Estates Subdivision Second Addition

By: *Carl King / Douglas Lurie*

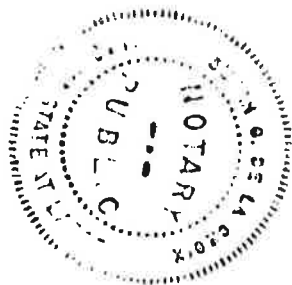
Carl King/ Douglas Lurie  
Member, Wilson Mill Estates Second Addition Building Committee

STATE OF ALABAMA  
COUNTY OF HOUSTON

Sworn to and subscribed before me this 2<sup>nd</sup> day of August, 2001

Notary Public *Susan de la Croix*

My Commission Expires: 04/26/03



RET: *Doug Lurie*  
*3006 Evans Dr.*  
*Dothan, Al. 36303*

Recording Fee 20.00  
TOTAL 20.00

**Changes in restrictions for Second Addition Wilson Mill Estates Subdivision**

**Restriction # 2 Building Committee is hereby rescinded, cancelled, and done away with. As of this date the building committee no longer exists for Block C-Lots 2, 3, 4, 5, 6, 7, 8; Block D-Lots 1,2,3; Block E-Lots 1,2,3 of Wilson Mill Estates Second Addition. These restrictions were re-recorded in Misc BK 204 PG 326 on 08/02/2001**

Dated this the 8<sup>th</sup> day off January, 2002.

Wilson Mill Estates Subdivision Second Addition

By: Carl King / Douglas Lurie

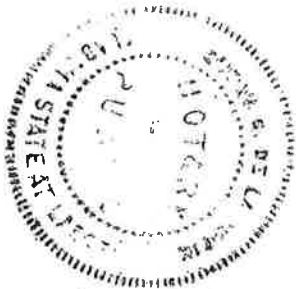
Carl King/ Douglas Lurie  
Member, Wilson Mill Estates Second Addition Building Committee

STATE OF ALABAMA  
COUNTY OF HOUSTON

Sworn to and subscribed before me this 8<sup>th</sup> day of January 2002

Notary Public Susan de la Croix

My Commission Expires: 04/26/03



Recording Fee 11.00  
TOTAL 11.00

Ret  
DOUGLURIE  
3006 Evans Dr  
Dothan 03