

**STATE OF ALABAMA
COUNTY OF BALDWIN**

**RESTRICTIVE COVENANTS FOR ACREAGE OF REAL PROPERTY
LOCATED IN SECTION 28, TOWNSHIP 5 SOUTH, RANGE 4 EAST,
CONVEYED BY WILLIAM B AND FAYE H COWLING**

It is distinctly understood and agreed by the parties hereto that the property herewith conveyed and described as follows:

Subject to all valid restrictions and easements of record.

Shall be subject to the following restrictive covenants to insure the use of the property for attractive residential purposes only, to prevent nuisances, and to prevent the impairment of the attractiveness of the property, to maintain the high quality and tone of surrounding property and thereby to secure to William B and Faye H Cowling and surrounding property owners the full benefit and enjoyment of their property.

1. This lot shall be used for residential purposes only. No building shall be erected, altered, placed or permitted to remain on this lot only than one detached single-family dwelling. The building must be of a traditional style not less than 1800 square feet of living space. It must not be a log cabin, nor can it be built up on piling such as a beach dwelling. The architectural rendering and square footage must be approved by William B and Faye H Cowling, prior to construction.
2. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on lot at any time as a residence, either temporarily or permanently. This restriction shall also apply to mobile homes, manufactured or modular housing of any kind or type.
3. All accessory building, utility sheds or other constructed units not attached to main dwelling must be approved by William B and Faye H Cowling, their heirs or assigns, prior to construction.
4. No fence shall be erected, placed, altered or allowed to remain on any lot to any street than the rear corner of the house erected on the subject lot. Any fences located on said lot are to be made of brick, stone or wood, and are to be approved by William B and Faye H Cowling, prior to construction.