

STATE OF ALABAMA)

COUNTY OF BALDWIN)

RESTRICTIVE COVENANTS

LOTS 14 through 26 BLOCK B

AND

Lots 1 through 13 BLOCK C

SHERWOOD HIGHLANDS SUBDIVISION

STATE OF ALABAMA,
BALDWIN COUNTY

I certify that this instrument was filed in

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and that no fee was collected. Recorded in *Miss*

Book *28*
Page *948* *Thy D. Line*
Judge of Probate
950 *OK*

WHEREAS, G. CLELLAN HARROD and FLORENCE PONDER HARROD, husband and wife, are the owners of Lots 14 through 26, Block B, and Lots 1 through 13, Block C, of SHERWOOD HIGHLANDS SUBDIVISION, according to map recorded in Map Book 8, page 107, Baldwin County, Alabama, and

WHEREAS, it is desired that the use of said property by the present owners and all subsequent owners shall be restricted as hereinafter provided for the purpose of protecting the value of the property and the residents thereon and owners thereof from damage or injury by the use of any of said property for any offensive business or by the construction of unsuitable developments, dwellings, structures, or by any other undersirable use.

NOW, THEREFORE, in consideration of the premises the said G. CLELLAN HARROD and FLORENCE PONDER HARROD hereby reserve and designate the following restrictions and do hereby declare the said property subject to the said restrictions, conditions and protective covenants as hereinafter specifically provided:

1. No lot shall be used for any purpose other than residential. No buildings of any kind shall be erected except such as are private residences and buildings for use with such private residences, as garages, boat houses or other necessary outbuildings, No part of the property shall be used for any purposes of business, manufacturing or trade, and no building erected thereon may be used for the purpose of operating a boarding house, or of serving meals or refreshments to the public, nor shall the operation of a tea-room, filling station, store or any similar establishment be permitted therein. The enumeration of particular operations prohibited shall

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not be construed to permit any other prohibited by general terms.

2. No residence shall be erected containing less than one thousand (1000) square feet, exclusive of porches and/or carports. All buildings must be neat and attractive and finished on the outside. No rolled roofing, tar paper or imitation brick siding may be used on the exterior of any building.

3. No building shall be located on any lot nearer than thirty-five (35) feet to the front lot line. No main buildings shall be erected nearer than ten (10) feet from the side lines of any building lot.

4. No trailers or other temporary structures may be placed on any building lot for a period to exceed ninety (90) days and these to be used only while permanent structures are being constructed.

5. No husbandry of either animals or fowls shall be conducted or maintained upon the property of the subdivision; provided, however, that house pets only shall be excluded from this restriction.

6. All individual water supply systems shall be located, constructed and equipped in accordance with the requirements, standards, and recommendations of Baldwin County Health Department.

7. All sewerage shall be disposed of through properly constructed septic tanks or other equipment which shall be designed, located and constructed in accordance with the requirements, standards and recommendations of Baldwin County Health Department.

8. 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 incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

9. These restrictions may be annulled, amended or modified at any time by an instrument executed by the owners of not less than eighty (80) percent of the property in said subdivision measured by area as shown by the plat of such subdivision; provided that no amendment which places an additional burden or restriction on the lots in said subdivision shall bind any lot, the owner of which does not

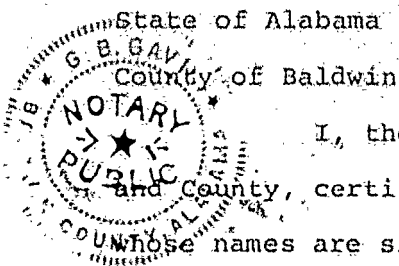
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join in said amendment. If any of said restrictions shall be held invalid by any court of competent jurisdiction, it is expressly declared to be the intent of the parties hereto that such holdings shall not affect the remaining restrictions and that had the parties known that said restriction so held invalid was void, yet, nevertheless, the parties would have imposed the remaining restrictions.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals on this the 4th day of April, 1978.

G. Clellan Harrod (SEAL)
G. CLELLAN HARROD

Florence Ponder Harrod (SEAL)
FLORENCE PONDER HARROD



I, the undersigned, a Notary Public in and for said State and County, certify that G. CLELLAN HARROD AND FLORENCE PONDER HARROD, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on day the same bears date.

Given under my hand and seal this 4 day of April, 1978.

G. B. Gavin
NOTARY PUBLIC

800-828-1410