

Amendments to
Declaration of Covenants, Conditions and Restrictions
For
Dominion Farms

1. Amend the Title of this Document to read as follows: *Declaration of Covenants, Conditions and Restrictions For Dominion Farms Property Owners Association.*
2. Amend ARTICLE I, DEFINITIONS, Section 1.3. as follows: The term "Declarant shall no longer apply to this document wherever it is noted..
3. Amend ARTICLE VI, COVENANTS FOR MAINTENANCE, to read as follows: Each owner shall keep all lots owned by him, and all improvements therein or thereon, in good working order and repair, including the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery and the painting (or other appropriate external care) of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management. If, in the opinion of the ASSOCIATION, any owner fails to perform the duties imposed by the preceding sentence after thirty (30) days' written notice from the ASSOCIATION to the owner to remedy the condition in question, the ASSOCIATION shall have the right, through its agents and employees, to enter upon the lot in question and to repair, maintain, repaint and restore the lot or such improvements and the cost thereof shall be a binding, personal obligation of owner when billed by the ASSOCIATION as well as a lien (enforceable in the same manner as provided in ARTICLE IX below upon the lot in question.
4. Amend ARTICLE VI, COVENANTS FOR MAINTENANCE, Section 7.1. General Prohibitions to read as follows: Without the prior written approval of the ARCHTECTURAL COMMITTEE AND/OR GROUNDS AND MAINTENANCE COMMITTEE:
5. Amend ARTICE VII, General COVENANTS AND RESTRICTIONS, Section 7.1.3. to read as follows: To the extent of the interest of the owner of a lot, no facilities including poles and wires, for the transmission of electricity, television cable or telephone messages and the like shall be placed or maintained above the surface of the ground of any lot and no external or outside antennas , other than satellite dishes limited twenty-four (24) inches) shall be maintained.
6. Amend ARTICE VII, General COVENANTS AND RESTRICTIONS, Section 7.1.4. to read as follows: No boat, boat trailer, trailer, motor home or any similar items shall be stored in the open on any lot for a period of time in excess of seventy-two (72) hours unless such item is not visible from any property owner's access area or any public street. Any exceptions to this will only be made by recommendation of the Grounds & Maintenance Committee to the BOD for their approval.
7. Amend ARTICE VII, General COVENANTS AND RESTRICTIONS, Section 7.2. Permitted Uses and Structures by deleting the entire second paragraph.

655019

8. Amend ARTICLE VII, General COVENANTS AND RESTRICTIONS, Section 7.6. Permitted Animals to read as follows: No animals livestock or other poultry of any kind shall be raised, bred, harbored or kept on any lot except that the owner may keep domesticated household pets. No such pets shall be kept for any commercial purpose, and any such pets may be kept only so long as they or any of them do not become an annoyance or nuisance to the neighborhood. All pets be kept under close supervision of their owners and shall, at the written request of Grounds and Maintenance Committee, be kept behind a fence (see fence requirement). Furthermore, all pets, when within the common areas of Dominion Farms, shall be kept on a leash.
10. Amend ARTICLE VII, General COVENANTS AND RESTRICTIONS, Section 7.9. Accumulation of Refuse to read as follows: No lumber, metals or bulk materials (except lumber, metals and bulk materials as is usual in the maintenance of a private residence and which must be stored in such a manner so that it cannot be seen from adjacent and surrounding property), refuse shall or trash shall be kept, stored, or allowed to accumulate on any lot, except building materials during the course of construction of any approved structure. No harmful or noxious materials shall be store, either inside any structure, or outside any structure, if said materials pose any significant threat to public health and safety or to individuals employed or living within or in proximity to such structures. If trash or other refuse is to be disposed of by being picked up and carried away on a regular and recurring basis, containers may be placed in the open on any day a pick-up is to be made. At all other times, trash and garbage containers shall be screened in such a manner so that they cannot be seen from adjacent and surrounding property, and as approved by the Grounds and Maintenance Committee. All trash and garbage containers shall be kept in a clean and sanitary condition. The Grounds and Maintenance Committee, in its discretion, may adopt and promulgate reasonable rules and regulations relating to the size, shape, color and type of containers permitted and the matter of storage and screening of the same on the PROPERTY.
11. Amend ARTICLE VII, General COVENANTS AND RESTRICTIONS, Section 7.12. Fences, Walls, Hedges and Ornamental Structures to read as follows: No hedge shall be located nearer the front property line of any lot than the front of the dwelling on such lot without the written approval of the ARC, and no fence, wall, ornamental structure, or gazebo, shall be constructed without the prior written approval of the ARC. No chain link or metal fence may be constructed on any lot. The ASSOCIATION shall have the right to enter upon any lot and trim or prune, at the expense of the owner, any hedge or other planting which, in the opinion of the ASSOCIATION, by reason of its location upon the lot or the height to which it is permitted to grow, is unreasonably detrimental to the adjoining property or of street traffic or is unattractive in appearance: provided, however, that the owner shall be given thirty (30) days prior written notice of such action.
12. Change the Title to ARTICLE VII, General COVENANTS AND RESTRICTIONS, and Section 7.19. Construction
13. Delete the second paragraph to ARTICLE VII, General COVENANTS AND RESTRICTIONS, Section 7.19.

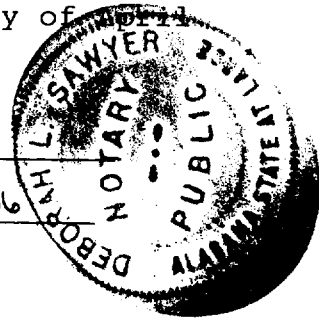
STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Don Castamore, whose name is signed to the foregoing Amendment to Declaration of Covenants, Conditions and Restrictions for Dominion Farms and who is known to me, acknowledged before me on this day that, being informed of the contents of the Amendment to Declaration of Covenants, Conditions and Restrictions for Dominion Farms, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 23rd day of April 2002.

Deborah L. Sawyer
NOTARY PUBLIC

My Commission Expires: 4-5-2006



14. Add the following Section to Article VIII: Section 8.10. Conflict of Interest. No Dominion Farms Property Owner who is on the Board of Directors, or holds any Office, or is on any Committee shall not be allowed to get personal gain or profit from their position. The above reference to gain and profit shall also pertain to his or her immediate family.

The foregoing were adopted as Amendments to the By-Laws of Dominion Farms Property Owners Association, Inc, at the 20 April 2002 Association Special meeting:

Pat Lee
Secretary

Approved:

Don Lee
President

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Pat Lee, whose name is signed to the foregoing Amendment to Declaration of Covenants, Conditions and Restrictions for Dominion Farms and who is known to me, acknowledged before me on this day that, being informed of the contents of the Amendment to Declaration of Covenants, Conditions and Restrictions for Dominion Farms, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 23rd day of April 2002.

Deborah D. Sawyer
NOTARY PUBLIC
My Commission Expires

Amendments to the
Dominion Farms
Baldwin County, Alabama, Dominion Farms Code (DFC), Building
Standards And Design Approval Process

1. Amend the third (3) paragraph of The Design Approval Process to read as follows: The ARC, with the approval of the Board of Directors, can make additions or deletions to this document. The ARC must have the approval of the Board of Directors to waive any of the requirements contained in the DFC.
2. Amend the forth (4th) item to the Dominion Farms Code, Building Standards, Site section to read as follows: Front yards shall be Centipede, St. Augustine sod or other acceptable ground cover with automatic irrigation system by owner is desirable. Planting beds are encouraged.
3. Amend the ninth (9th) item to the Dominion Farms Code, Building Standards, Exterior to read as follows: Chimney flues through the roof should be decorative and enclosed with brick or stucco.

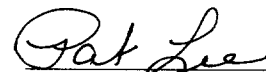

Secretary (Pat Lee)


DFPOA President (Don Castamore)

Amendments to the
By-Laws of
Dominion Farms Property Owners Association

1. Amend Article I, General, Section 1.03. Principal Office to read as follows: The principal office of the Association shall be P.O. Box249, Fairhope, AL 36532 or at such other place as may be designated subsequently by the board of Directors or as the business of the ASSOCIATION may require. All books and records of the ASSOCIATION shall be kept at its principal office.
2. Amend Article VII, Section 7.02. Committees to read as follows: The BOD may, by resolution, appoint such committees as deemed appropriate in carrying out its purpose, and such committees shall have the powers delegated by the Board of Directors for the management of the affairs and business of the Association to the extent provided in the resolution designating such a committee. Any such committee shall keep regular minutes of its proceedings and shall report the same to the BOD.
3. Amend Article IX, Section 9.03. Adoption of the Annual Budget to read as follows: The BOD shall prepare or cause to be prepared a proposed budget for each fiscal year of the Association. Each lot owner shall receive a copy of the proposed annual budget at least ten (10) calendar days prior to the meeting of the Board at which the budget will be considered, and the meeting shall be open to all lot owners. The final annual budget shall be adopted by the Board at a duly noticed meeting, and the Board shall furnish copies of the final annual budget to each lot owner within thirty (30) days after the adoption.
4. Amend Article IX, Section 9.04. Assessments to read as follows: Assessments shall be collected by the Association on an annual basis, commencing on a date established by the BOD. The assessments of the common Expenses shall be set forth in the Declaration. The BOD may cause to be sent to each lot owner, on or before the first day of each due date, a statement of the assessments. However, the failure to send or receive such statement shall not relieve the lot owner of his/her obligation to make timely payment of the assessments. If the Board shall not approve an annual budget or shall fail to determine new assessments for any new year or shall be delayed in doing so, each lot owner shall continue to pay the amount of his assessment as last determined. No lot owner shall be relieved of his/her obligation to pay his assessment by abandonment of his lot or lack of use of the Common Elements.

5. Amend Article XI, Section 11.01. House Rules to read as follows: The BOD may from time to time and subject to the provisions hereof providing for the Association to control, adopt, modify, amend, or add to rules and regulations concerning the use of the Planned Unit Development property; provided, however, that a majority of the members may overrule the Board with respect to any such rules and regulations or modifications thereof or any amendments or additions thereof. Copies of such rules and regulations or any amendments, additions, or modifications shall be delivered to each lot owner not less than thirty (30) days prior to the date thereof. No rule or regulation that is in conflict with the Planned Unit Development Document shall be adopted.
6. Amend Article XII, Section 12.02. Resolution to read as follows: An amendment may be proposed by either a majority of the BOD or by members holding one-third (1/3) of the votes of the Association. A resolution adopting a proposed amendment must be adopted by affirmative vote of not less than a majority of the BOD and the consent of the owners of the lots to which sixty-seven (67%) of the votes in the Association are allocated and the approval of fifty-one percent (51%) of the holders of first mortgages on lots who have requested notice pursuant to Article III, section 3.04; provided, however, that until the Declarant of the Planned Unit Development has completed and sold seventy-five (75%) of the lots in all phases of the Planned Unit Development or until five (5) years from the date the first lot is sold or until the Declarant elects to terminate its control of the lot, whichever ever shall occur first, no amendment may be made unless the Declarant shall join in the execution of such amendment nor shall any amendment make any change that would in any way affect the rights, privileges, or powers of the Declarant unless the Declarant shall join in the execution thereof.
7. Amend Article XIV, Section 14.01 Name and Address to read the following: The address of the registered office is P.O. Box 249, Fairhope, AL 36532-0249 and the name of the initial registered agent is David P. Shepherd.


Secretary (Pat Lee)


DFPOA President (Don Castamore)

DOMINION FARMS

BALDWIN COUNTY, ALABAMA

DOMINION FARMS CODE

**Building Standards
and
Design Approval Process**

THE DESIGN APPROVAL PROCESS

Dominion Farms (DF) special character is the result of the diversity of the home designs, within the framework of a carefully designed architectural guide known as the Dominion Farms Code (DFC). The Architectural Review Committee (ARC) is responsible for assuring that all homes are built in compliance with the DFC.

The Design Approval Process outlined herein is not designed to be obstructionist. Each element is essential to sustain the character of DFC. The Design Approval Process and the Building Standards help protect the value and desirability of your property.

The ARC reserves the right to make additions or deletions to this document without prior notice, and to base all decisions on the current status of the project. The ARC has the right to waive any of the requirements contained in the DFC when it is the opinion of the ARC, in its sole discretion, such waivers are in the best interest of DFC.

Please follow these steps:

STEP 1. REVIEW THE RELEVANT DOCUMENTS

- a. The Design Approval Process
- b. Building Standards

STEP 2. OBTAIN A SURVEY

The survey must provide the following information:

- a. elevation and centerline of street
- b. property lines with dimensions and bearings
- c. all existing roads, utilities and other improvements
- d. locations of all existing trees over 6" in caliper

STEP 3. CHOOSE A DESIGNER

Your designer should be enthusiastic about working within the guidelines of the Design Approval Process and Building Standards. The Architectural Review Committee (ARC) will assist your designer with suggestions if requested in order to produce a home design consistent with the objective of the DFC.

- STEP 4. THE SKETCH REVIEW (due 12 months from closing date)**
- a. Form A - Sketch Review Application
 - b. Conceptual Sketches
 - sketched floor plans and elevation
 - perspective sketches are optional
 - c. Site Plan showing:
 - structures, fences, driveways, erosion control plan and other proposed alterations to the site

- STEP 5. THE PRELIMINARY REVIEW**
- a. Form B - Preliminary Review Application
 - b. Survey - (See step 2 for required information)
 - c. Site Plan - at 1" = 20' showing:
 - the roof plan of the house with the overhang indicated with a dashed line
 - all setbacks
 - relationship to all adjacent houses
 - fence
 - garbage enclosure
 - driveway and sidewalks
 - HVAC location and enclosure
 - any other data relative to the placement of the house
 - location of all trees over 6" in caliper, including those to be removed
 - accessory structure location
 - erosion control plan
 - location of decks, pools, hot tubs, etc.
 - d. Floor plans at 1/4" = 1', room dimensions
 - e. Elevations at 1/4" = 1' one for each side of proposed design showing:
 - openings, doors and windows
 - relation to grade level
 - overall height from street grade to ridge of roof
 - roof pitch

At this point recommendations may be made by the ARC to be developed for final approval. A fee of \$250.00 is required to be submitted with the Final Review Application.

- STEP 6. THE FINAL REVIEW**
- a. Form C - Final Review Application
 - b. Form D - Construction Specifications Form completed by the Designer

- c. Site Plan showing:
 - water and sewer service
 - location, dimension and material for walks and drives
 - limits of construction activity
 - roof plan with overhangs indicated with dashed line
 - exterior light location and type
 - fences and enclosures
 - HVAC and power meter locations
 - accessory structures
 - erosion control plan
- d. Floor Plans at 1/4" = 1' fully dimensioned
- e. Elevations at 1/4" = 1' showing:
 - materials rendered
 - dimensioned corner, door and window trim
 - any exterior structures such as trellises, decks, etc.
- f. Landscape plan showing existing vegetation, and replacement planting calling out size and species of plant.

STEP 7.

SELECTION OF A GENERAL CONTRACTOR

A contractor may be selected from the list of approved general contractors available from the ARC or you may request that a builder be reviewed for approval by the ARC. All contractors must be approved prior to construction and must have all of their required licenses, insurance and permits.

STEP 8.

CONSTRUCTION INSPECTIONS

To assure that your house is being constructed in accordance with the plans and specifications as approved by the ARC, the house is inspected several times during construction by ARC staff. These inspections are not intended to inspect the structural integrity of the house or compliance with state and county codes. Rather they are to insure compliance with ARC approved plans and specifications.

MINOR CHANGES

Homeowners may wish to make improvements or modifications to their home during construction. Any changes to the approved plans and specifications during construction requires prior review and written approval of the ARC. A request for review of the proposed modifications must include:

- a. Form E - Minor Change Application
- b. Site plan of proposed location of improvements to scale 1" = 20'
- c. Drawings by a designer as necessary to describe the improvements
- d. Materials and color sample to match existing if applicable

END OF DESIGN APPROVAL PROCESS

DOMINION FARMS CODE

BUILDING STANDARDS

GENERAL

-- All houses shall be designed in an Ante-bellum, Georgian, Creole or Victorian style. Elevations shall be reviewed and approved by the ARC, which will have the ultimate decision on the compatibility of the design with the required themes. Owners shall modify their designs as required by the ARC.

-- All construction on lots must be completed within 36 months of the closing date of lot.

These standards are designed to be a general guide and are not to be considered all inclusive of the design and construction options. Any deviations from these Standards or any products not listed herein will be fully considered and evaluated on their merits and visual appeal as well as their compatibility with the themes established by these Standards. These Standards are intended as a supplement to the recorded Declaration of Covenants, Conditions and Restrictions for Dominion Farms partners (CCR). Each plan submitted for approval must also satisfy all requirements contained in the CCR.

CONSTRUCTION DEBRIS

-- Contractor shall furnish trash containers and, at all times, shall keep the premises free from accumulation of waste materials or rubbish caused by his operations.

-- Trash shall not be allowed outside of designated trash & scrap area and any that does intrude beyond shall be cleaned up immediately.

-- At completion of the work, all remaining waste materials and rubbish shall be disposed of in a legal manner, and tools, construction equipment, machinery and surplus materials shall be removed from the site.

-- Construction trailers shall not be permitted unless approved in advance by the ARC.

BUILDING SETBACKS

-- Front - 75 ft.

-- Rear - 50 ft.

-- Side - 25 ft.

-- All set backs are measured from property line to building line

EXTERIOR

- All windows shall be Anderson, Pella or approved wood or cladwood windows. Windows shall be fixed, double, or single hung.
- All glass openings shall be double glazed.
- All shingles shall be Timberline 30 year dimensional or approved equal materials other than fiberglass shingles will be fully considered by the ARC.
- All roof pitches shall be a minimum of 6" in 12".
- All houses shall be distinctly different in style or color from its neighbors.
- Siding shall be wood or masonite lap, brick or stucco. Sheetsiding is prohibited.
- No natural wood finishes are permitted except on front door.
- Exterior doors must be paneled or decorative solid core with gaskets. No sliding glass doors visible from street will be permitted.
- Chimney flues through the roof shall be decorative and enclosed with brick or stucco.
- Front porches or verandahs are encouraged.
- All houses shall have decorative paneled garage doors and shall be side or rear entry. No garage door shall be visible in the front elevations..

END OF BUILDING STANDARDS

SUBMITTAL FORMS

DOMINION FARMS

Form A

SKETCH REVIEW APPLICATION

To be completed by applicant:

DATE:

LOT NUMBER:

STREET:

BUILDING TYPE:

OWNER:

ADDRESS:

TELEPHONE:

DESIGNER:

ADDRESS:

TELEPHONE:

*The ARC will respond within 14 days of receipt of a completed Sketch Review Application

For ARC use:

_____ Floor Plans

_____ Elevations

_____ Site Plan

COMMENTS:

Form B

PRELIMINARY REVIEW APPLICATION

To be completed by applicant:

DATE:

LOT NUMBER:

STREET:

BUILDING TYPE:

OWNER:

ADDRESS:

TELEPHONE:

DESIGNER:

ADDRESS:

TELEPHONE:

*The ARC will respond within 14 days of receipt of a completed Preliminary Review Application.

For ARC use:

_____ SURVEY.

Form C

FINAL REVIEW APPLICATION

A fee of \$250.00 is required with the submittal of the Final Review Application.
To be completed by applicant:

DATE:

LOT NUMBER:

STREET:

BUILDING TYPE:

OWNER:

ADDRESS:

TELEPHONE:

DESIGNER:

ADDRESS:

TELEPHONE:

*The ARC will respond within 30 days of receipt of a completed Final Review Application.

For ARC use:

_____ SURVEY

_____ ELEVATIONS

_____ FLOOR PLANS

_____ COLOR SELECTION

_____ SITE PLAN

_____ LANDSCAPE PLAN

Form D

CONSTRUCTION SPECIFICATIONS FORM

To be completed by applicant and applicant's architect:

DATE:

LOT NUMBER:

STREET:

BUILDING TYPE:

OWNER:

ADDRESS:

TELEPHONE:

DESIGNER:

ADDRESS:

TELEPHONE:

1. Exterior siding pattern
type material
size

2. Door, window and corner trim:
type material
size

3. Exterior Doors:
type material
pattern

4. Windows:
manufacturer
type

Form D (cont'd)

5. Roofing:

material _____
pattern _____

6. Garage Door:

type material _____
pattern _____

7. Exterior finishes: (color samples must be furnished)

type material _____
body color _____
trim color _____

8. Exterior Hardware:

manuafclurer _____
style _____

Note: If other than approved spec, cut sheets must be provided.

9. Exterior Lighting: (cut sheets must be furnished)

total number of fixtures _____
total exterior wallage _____

list approved for all exterior fixtures and their locations _____ YES _____ NO

10. HVAC:

compressor location indicated _____ YES _____ NO
screen detailed _____ YES _____ NO

11. Driveway and Sidewalk

location indicated _____ YES _____ NO
type material _____

12. Fence

location indicated _____ YES _____ NO
type material & detail _____

To the best of my knowledge, the foregoing information is correct.

State of Alabama, Baldwin County
I certify this instrument was filed
and taxes collected on:

2002 April -23 9:39AM

Designer _____

Date _____

Instrument Number 655019 Pages 19
Recording 57.00 Mortgage
Deed Min Tax
Index DP 1.00
Archive 3.00
Adrian T. Johns, Judge of Probate