

STATE OF ALABAMA

COUNTY OF LAUDERDALE

PROTECTIVE COVENANTS

FOR

PLAZA HEIGHTS SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned C.F.Turpen, an unmarried man, being the owner of all of the lots in Plaza Heights Subdivision according to the map and thereof prepared by William I.Collier, surveyor, and recorded in the office of the Judge of Probate of Lauderdale County,Alabama, in New Plat Book 3, at Page 175, does hereby impose upon all of the lots in said subdivision according to the said map and plat, the following protective covenants.

1. All lots in the subdivision are for residential use only.

2. No noxious or offensive trade and activity shall be on or upon any lot, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.

3. No trailer, basement, tent, shack, garage, barn or other out building erected in the tract shall be used at any time, as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence, except that servants may reside in a garage or out building. No business trade or commercial use shall be made in any part of said property, the same to be for exclusive residential use.

4. Building locations: No building shall be located nearer than 25 feet as set-back from the front of said lot line or 15 feet to an interior or side lot line, except that a minimum 5 foot side yard be required for a garage or accessory building. For the purpose of this covenant, eaves, steps and open porches shall not be considered as part of a building, provided, however, that this shall not be constructed to prevent any portion of the building on a lot to encroach upon another lot. The foregoing provisions shall not be construed as prohibiting two or more lots from being used as one building site.

5. Garbage and Rubbish Disposal: 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 storage or disposal of such materials shall be kept in a clean and sanitary condition.

6. No residence shall be constructed on any lot unless there is constructed concurrently therewith a septic tank or similar sewage disposal system of a type meeting the approval of the State and County public health officials, and all toilets or sewage disposal shall be connected to said system.

(Note: Number 7 is omitted. Abstracter)

8. No residence shall be constructed on said property which shall not have a minimum of 1050 feet of floor space.

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9. Invalidation of any of these covenants by law or court order, shall not affect the remaining covenants, which shall remain in force and effect.

10. These covenants shall run with the land and be binding, and are hereby notice to all purchasers, and shall remain in effect for a period of 25 years, and shall be automatically extended thereafter for periods of 10 years, unless the same shall be changed according by law by written instrument signed by the majority of the then existing property owners.

IN WITNESS WHEREOF, the undersigned C.F.Turpen has executed this instrument and affixed his seal hereto this the 11th day of September, 1964.

C.F.Turpen  
C.F.Turpen

Acknowledged in General Code Form by C.F.Turpen, an unmarried man before John H. Bowser, Jr., a Notary Public for Lauderdale County, Alabama. This the 15th day of September, 1964.

Filed, September 15, 1964

Recorded, Book 852, Pages 290-291