

1. Said property shall be used solely for private residential purposes for single family dwellings only and no commerce of any nature whatever shall be carried on upon said property. Not more than one single family dwelling house shall be constructed thereon, and no trailer or other movable or temporary living quarters shall be permitted thereupon.

2. No dwelling shall be constructed on said property with an enclosed living area at the first floor level of less than 1500 square feet for a one story dwelling, nor less than 1100 square feet for a dwelling of more than one story, provided that a dwelling of more than one story must provide a total of 1500 square feet of enclosed living area within the entire dwelling house. The dwelling shall occupy no more than 25% of the property, and no exposed concrete block, painted or unpainted, stucco, or asbestos siding shall be allowed in such construction.

3. No dwelling shall be constructed closer than 30 feet to the front property line, 12 feet to any side property line, nor 35 feet to the rear lot line.

4. The property shall not be changed so as to leave a dwelling site of less than 11,000 square feet in area.

5. No structure separate from the dwelling house shall be used or occupied for living purposes, and no such structure may be constructed closer to the front property line than the rear line of the dwelling, nor closer than 12 feet to any side property line.

6. Off street parking must be provided, upon construction of a dwelling, for not less than one automobile.

7. Any fence erected on the property shall be substantial and ornamental construction.

8. No livestock may be maintained upon the property and no noxious or offensive trade or activity shall be carried on upon the property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

9. Maximum of 25% of masonite to be used on outside of dwelling.

Compliments of Alabama Land Services

STATE OF ALA. COLBERT CO.  
IDENTIFY THIS INSTRUMENT  
WAS FILED ON  
88010447  
JUNE 10 10:24 AM  
RECORDED IN PAGE 10447  
BOOK 8-0010 TAX  
W. Thomas Crossman  
HERE FOR PROPERTY