

~~Restrictions indicating a preference, limitation~~
discrimination based on race, color, religion, sex, handicap
or status, or national origin are hereby deleted to the
extent such restrictions violate 42 USC 3604 (c)

PROTECTIVE COVENANTS

The undersigned, Ridgecrest Homes, Inc., a corporation under the laws of the State of Alabama, owner of all the property embraced in that subdivision shown on the map and plat prepared by Frank Crow, Civil Engineer, known and designated as Ridgecrest Subdivision, located in Florence, Alabama, and recorded in the Office of the Judge of Probate of Lauderdale County, Alabama, hereby imposes on all the lots provided in said plat the following covenants and building restrictions:

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1973, at which time said covenants shall be automatically extended for successive periods of ten years, unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. All lots in the subdivision are for residential use only, and not more than one residence shall be erected on any lot. All of that tract of land shown on said plat and not numbered as lots and marked as a park is designated as a park. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars and other outbuildings incidental to residential use of the lot.

2. No noxious or offensive trade or activity shall be carried on

(NEXT PAGE)

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extent such restrictions violate 42 U.S.C. 3604 (c):

Page #2, continued.

upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

3. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

4. No dwelling costing less than \$4,000.00 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 675 square feet in the case of a one-story structure nor less than 675 square feet in the case of a one and one-half, two, or two and one-half story structure.

5. Perpetual easements are reserved for utility installation and maintenance, as shown on said recorded plat.

6. No building shall be located nearer to the front lot line than the building set back lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 25 feet to the front lot line nor nearer than 25 feet to any side street line, except lots 28 and 29, on which no building shall be located nearer than 25 feet to the front lot line nor nearer than 22 feet to the side street line. No building, except a detached garage or other outbuilding located 90 feet or more from the front lot line, shall be located nearer than 10 feet to any side lot line. No residence or attached appurtenance shall be erected on any lot farther than 40 feet from the front lot line.

7. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 6,000 square feet or a width of less than 60 feet at the front building setback line.

~~8. No person of any other race than Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race, domiciled with an owner or tenant.~~

IN WITNESS WHEREOF, Ridgecrest Homes, Inc. has caused this instrument to be executed by its President and attested by its Secretary on this the 30th day of April, 1948.

J. Reese Phifer
Its President

(NEXT PAGE)

Restrictions indicating a preference. No restriction
discrimination based on race, color, religion, sex, handicap,
familial status, or national origin are hereby deleted to the
extent such restrictions violate 42 USC 3604 (f).

Page #3, continued.

ATTEST: John D. Leland (SEAL)
Its Secretary

Acknowledged in Code Form by J. Reese Phifer and John D. Leland as President and Secretary, respectively of Ridgecrest Homes, Inc., a corporation, before Lorraine D. Grant, Notary Public for Tuscaloosa County, Alabama. On this the 30th day of April, 1948. (Seal)

Filed, May 13, 1948.

Recorded, Book 357, Page 359-61.