

STATE OF ALABAMA

LAUDERDALE COUNTY

PROTECTIVE COVENANTS

The undersigned, W. L. Foy, and wife, Hallie V. Foy, H. W. Mensley and wife, Eugene Mensley, and H. Mauldin Bobo and wife, Lena Bobo, owners of all the property embraced that subdivision shown on the map and plat prepared by William J. Collier, Surveyor, known and designated as SHOALS ACRES, located in Lauderdale County, Alabama and recorded in the Office of the Judge of Probate of Lauderdale County, Alabama in New Plat Book 3, at page 59, hereby impose on all lots provided in said plat except those lots described as : Lot No. 4 in Block No. 1; Lots No. 1 to 5, inclusive in Block No. 2; and Lot No. 1 in Block No. 9, the following covenants and restrictions.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 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 person or persons owning any real property situated in said subdivision to prosecute any proceedings in law or in 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 affect.

1. No lot shall be used except for residential purposes.

2. No building shall be located on any lot nearer than 25 feet to the front lot line or nearer than 8 feet to any side street line. No building shall be located nearer than 8 feet to an interior lot line except that a 5 foot minimum side yard shall be permitted for a garage or other accessory building located 25 feet or more from the front lot line.

3. No dwelling shall be erected or placed on any lot having a width of less than 100 feet at the minimum building set-back line, nor shall any dwelling be erected or placed on any lot having an area of less than 10,000 square feet.

4. Easements to each individual lot for installation and maintenance of utilities and drainage facilities are reserved, as shown on the recorded plat, the granting of these easements and rights of access thereto shall not prevent the use of the area by the owner for any permitted purpose except for buildings.

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

6. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other wastes 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.

IN WITNESS WHEREOF, the parties hereto, owners of the above described subdivision, have hereunto affixed their hands and seals, on this 30th day of May, 1958.

W.L. Foy
Hattie V. Foy
H.W. Hensley
Eugene Hensley
H. Mauldin Bobo
Lena Bobo

Acknowledged in General Code Form by W.L. Foy and wife, Hattie V. Foy, and H.W. Hensley and wife, Eugene Hensley and H. Mauldin Bobo and wife, Lena Bobo before Sammie H. Thompson, a Notary Public for Lauderdale County, Alabama.

Filed, May 31, 1958.

Recorded, Book 636, Pages 37 and 38.