

1538
RESTRICTIONS APPLICABLE TO
TUSCUMBIA MEADOWS ADDITION NO. 2

-(C/41)

9526 445

55944

I

1. All lots on the recorded subdivision plat shall be subject to the provisions hereof.

2. John R. Robbins and Sharon L. Robbins, or their successors in interest as developer, shall be hereinafter called Robbins.

II

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. No more than one single family dwelling house shall be constructed thereon, and no trailer or other moveable 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.

3. No dwelling shall be constructed of exposed concrete blocks, painted or unpainted, stucco, masonite or asbestos siding.

4. No dwelling, or other building, shall be located nearer to the front line than the setback line appearing on the plat of the subdivision, and said building shall be located on the lot in compliance with any applicable city zoning ordinance.

5. No structure separate from the dwelling house shall be used or occupied for living purposes.

6. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

7. 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.

9526 445

8. Off street parking must be provided with each dwelling house constructed for not less than one automobile. Driveways must be constructed of concrete, no paving.

9. Any fence erected on the property shall be of substantial and ornamental construction. Chain link fences are allowed.

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

John R. Robbins 3526 446
John R. Robbins

Sharon L. Robbins
Sharon L. Robbins

STATE OF ALABAMA

COLBERT COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that John R. Robbins and Sharon L. Robbins, husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of November, 1993.

Sarah Jane Foster Hunt
Notary Public

[SEAL]

MY COMMISSION EXPIRES 4-18-95

STATE OF ALA. COLBERT CO.
CERTIFY THIS INSTRUMENT
WAS FILED ON
93 NOV 12 PM 12:35
RECORDED BOOK & PAGE SHOWN
DEED _____ M/G. TAX _____
W. Thomas Goadlin
Notary Public

3526 446

4235

89339
9703 327

AMENDMENT TO RESTRICTIONS OF
TUSCUMBIA MEADOWS ADDITION NO. 2
as same appears of record in the office of the Judge of Probate
of Colbert County, Alabama, in Fiche 9326, frame 445

I

Item 3 is amended to read as follows:

No dwelling or other structure shall be constructed of painted or unpainted exposed concrete blocks, stucco, masonite or asbestos siding.

II

The following items are added:

1. All electrical connections, telephone and cable lines will be underground.
2. No junk or salvage vehicles shall remain on the premises for more than thirty (30) days.
3. Dwellings may be constructed of a material known as dry vit.
4. No dwelling shall consist of more than 20% of vinyl siding. Vinyl siding shall be used on gabel ends and eaves only.

STATE OF ALA. COLBERT CO.
IDENTIFY THIS INSTRUMENT
WAS FILED ON

John R. Robbins
John R. Robbins

97 FEB -3 AM 11:49

RECORDED WITH A FEE SHOWN
DEED _____ HTS. TAX _____

Sharon L. Robbins
Sharon L. Robbins

W. Thomas Coville
NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF COLBERT

I, the undersigned, a notary public in and for said county in said state, hereby certify that John R. Robbins, and Sharon L. Robbins, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 1997.

Sharon L. Robbins
Notary Public



9703 327

Robbins
8/14
CE

103

3722 199

350

AMENDMENT TO RESTRICTIONS OF
TUSCUMBIA MEADOWS ADDITION NO. 2

as same appears of record in the office of the Judge of Probate
of Colbert County, Alabama, in Fiche 9326, frame 445
and as amended in Fiche 9703, frame 327

96157

The following item is deleted:

II

1. All electrical connections, telephone and cable lines will
be underground.

STATE OF ALA. COLBERT CO.
CERTIFY THIS INSTRUMENT
WAS RECORDED

John R. Robbins
John R. Robbins

97 OCT -3 PM 1:16

Sharon L. Robbins
Sharon L. Robbins

RECORDED BY [unclear] SHOWN
DEED [unclear] M.D. TAX

William [unclear]
NOTARY PUBLIC

Jerry Wilson
Jerry Wilson

STATE OF ALABAMA
COUNTY OF COLBERT

I, the undersigned, a notary public in and for said county in
said state, hereby certify that John R. Robbins, and Sharon L.
Robbins, husband and wife, whose names are signed to the foregoing
conveyance, and who are known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, they
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of
Sept, 1997.

Leigh Ann Colburn
Notary Public

(SEAL)
STATE OF ALABAMA
COUNTY OF COLBERT

I, the undersigned, a notary public in and for said county in
said state, hereby certify that Jerry Wilson, whose name is signed
to the foregoing conveyance, and who is known to me, acknowledged
before me on this day that, being informed of the contents of the
conveyance, he executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this the 29 day of
Sept, 1997.

Leigh Ann Colburn
Notary Public

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