

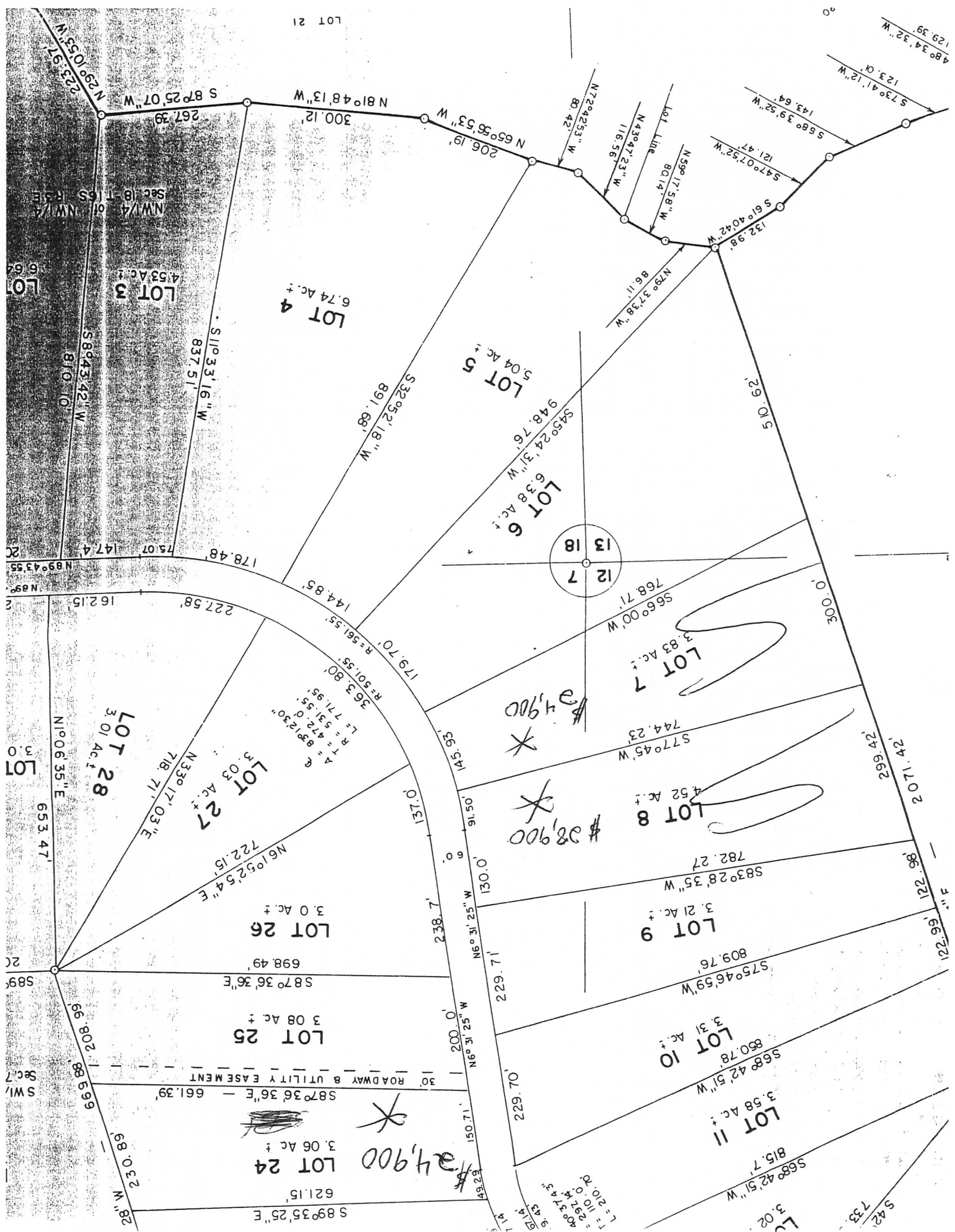
ESTATES

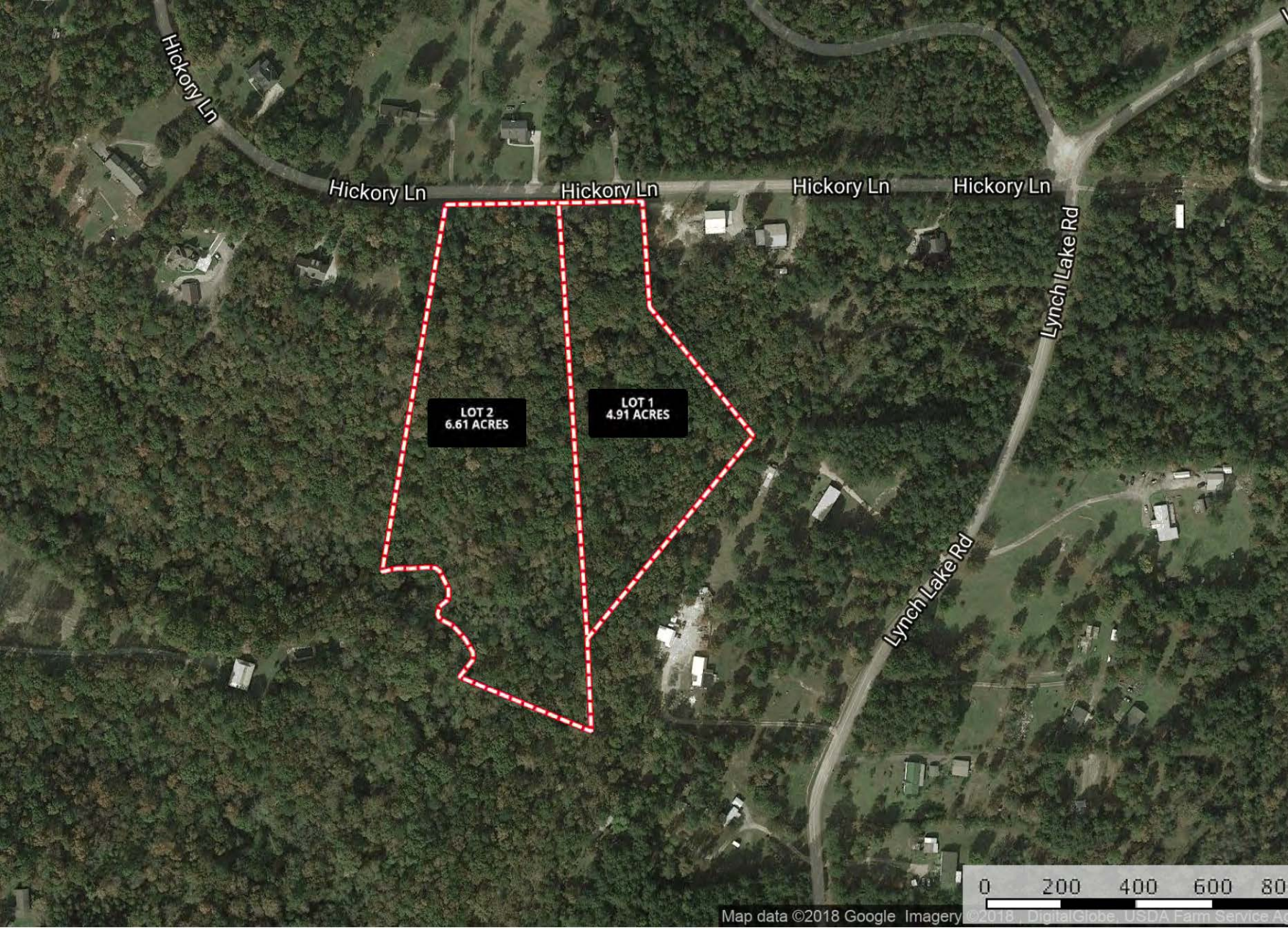
STATE OF ALABAMA X
ST. CLAIR COUNTY X

We, the undersigned, Terry L. Gilliland, Land Surveyor
Lyman A. Lovejoy, as General Partner, do hereby certify that
showing the streets and other public ways and giving the number
number and dimensions of each lot and that iron rod markers
of the land so platted to the Government Survey of Sections
Township 16 South, Range 3 East, St. Clair County, Alabama.

In witness whereof we have hereunto set our hands this

I hereby certify that all parts of this survey
of the Minimum Technical Standard





Hickory Ln

Hickory Ln

Hickory Ln

Hickory Ln

Hickory Ln

Lynch Lake Rd

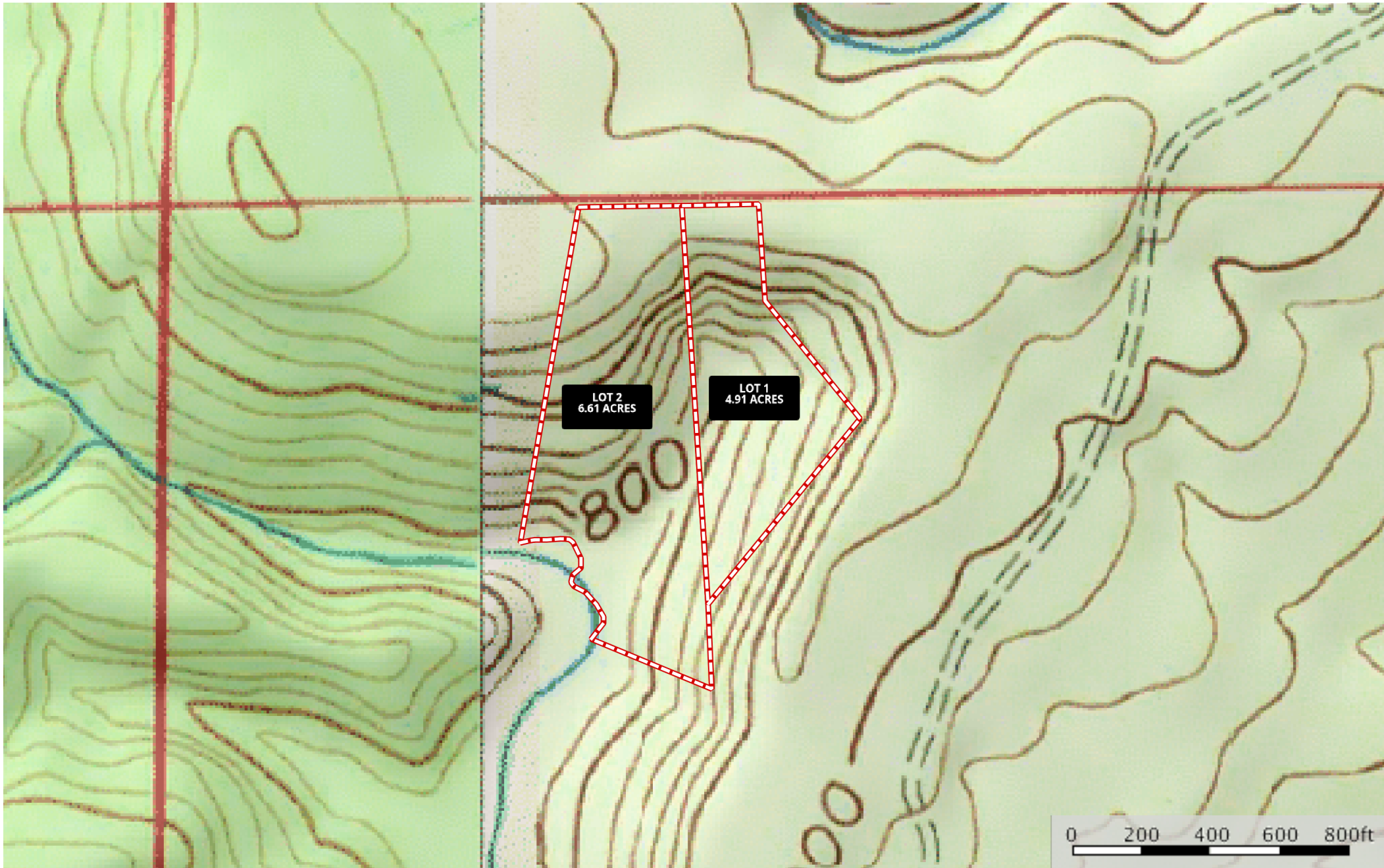
Lynch Lake Rd

LOT 2
6.61 ACRES

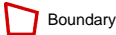
LOT 1
4.91 ACRES

0 200 400 600 800

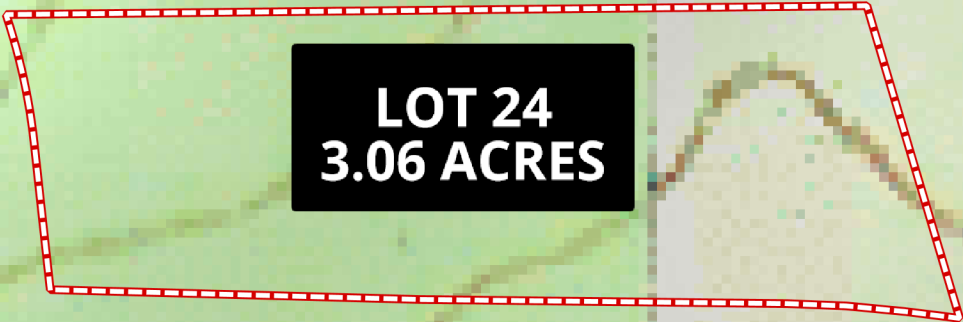
Map data ©2018 Google Imagery ©2018 DigitalGlobe, USDA Farm Service Agency



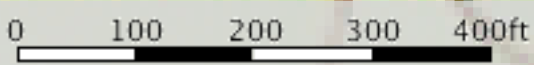
 Boundary



Boundary



LOT 24
3.06 ACRES



Boundary

KNOW ALL MEN BY THESE PRESENTS: That

WHEREAS, the undersigned, being the owner of Hickory Lane Estates as recorded in Map Book A81, Page 7, in the office of the Judge of Probate, St. Clair County, Alabama, Pell City Division, do hereby adopt and declare the Protective Restrictions for all lots except Lot 15:

- A. No more than one single family dwelling shall be erected, placed or permitted to remain on any tract. No parcel shall be subdivided without the express written consent of developer(s).
- B. All outbuildings must complement the existing structure and be painted or covered with siding. Developer(s) reserves the right to inspect any outbuilding before it can be placed on the lot.
- C. No dwelling shall be erected containing less than one thousand four hundred (1400) square feet of heated living area for one story buildings, exclusive of porches, garages and basements. Any one and one half story dwelling must contain at least one thousand twelve hundred (1200) square feet of heated living area on the first floor with no less than a total of eighteen hundred square feet of heated living area. Any two story dwelling must have at least two thousand (2000) square feet of heated living area.
- D. All construction of exterior building must be completed within 8 months from beginning of construction.
- E. All driveway pipes must be at least 15 inches in diameter or approved by County Engineer. No structure shall be located on any lot nearer than 75 feet to the front line, 35 feet to any side street; 10 feet to any interior lot line on one side. Any variance must be approved by the Partnership.
- F. No structure of a temporary character, trailer, mobile home, pre-fabricated homes, basements, camper, tent, shack, garage, barn or other outbuilding erected on the lot shall, at any time, be used as a residence temporarily or permanently.
- G. No dwelling shall be used for rental purposes.
- H. No animals, livestock, or poultry of any kind shall be raised, bred or kept on except horses, dogs, cats or other household pets which may be kept provided that not bred or maintained for any commercial purpose.
- I. No junk yards, garbage piles, junk cars or any such thing considered to be an eyesore or a detriment to the other tracts are to accumulate on the property.
- J. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- K. No timber shall be cut and marketed at anytime during the life of the mortgage or Lease Sale Contract without the consent of the mortgage or Lease Sale Contract holder.
- L. Any willful violation of said covenants could result in a default under the terms of their contract unless corrected within 30 days of a written notice.
- M. Septic tanks must be installed according to the requirements and standards of the State of Alabama Department of Public Health and approval obtained from such authority.
- N. These covenants and restrictions shall run with the land and shall be binding upon the undersigned, their heirs, successors, and assigns. The invalidation of any one of the foregoing covenants and restrictions shall in no way affect any other provision or restriction contained therein. Any exception, amendment, or other changes of these restrictions must be approved by the partnership, Sunrise Properties, or seventy five percent (75%) of the owners of the property.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of April, 1994.

Lynon A. Lovejoy
LYNON A. LOVEJOY, GENERAL PARTNER
SUNRISE PROPERTIES, AN ALABAMA
GENERAL PARTNERSHIP

STATE OF ALABAMA
ST. CLAIR COUNTY

Sworn to and subscribed to before me
this the 11th day of April 1994.

Joyce N. Logan
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 16 1995

St. Clair County

Mfg. Tax	\$	_____
Docd Tax		_____
Indexing Fee		<u>2.00</u>
Certification		<u>1.00</u>
Recording Fee		<u>2.50</u>
Add'l Recording Fee		_____
Total	\$	<u>5.50</u>