

221502

43.003

235

216.9

379.4

11

354

12

507

1.027

1.028

13

1.029

845.8

14

554.1

271502

CROOKED CREEK LN

205.3

176.2

1.036

274.3

20

1.035

1.030

1.037

260.3

188.6

19

209.6

602

1.031

15

187.4

100m

400ft

WWS

**SUNSET MEADOWS
PROTECTIVE COVENANTS**

**STATE OF ALABAMA
ST. CLAIR COUNTY**

Know all men by these presents that C & S Properties, L.L.C. being the owner of said real property known as lots (1) one through (26) twenty-six of Sunset Meadows Subdivision hereby adopt and declare the following protective covenants, restrictions and conditions upon said real property for the use, enjoyment, and ownership of the same.

1. All tracts shall be used for residential purposes only. (Not for business, trade or commercial use).
2. Only one single-family site built home is permitted per lot. All homes must be of conventional type construction with stone, brick, vinyl, masonite, or log exterior.
3. There shall be no mobile, modular or manufactured home placed on this property. Nor shall any of the following be used as a temporary or permanent residence: tents, sheds, shacks, campers, travel trailers, mobile homes, buses, barns, garages or any other type temporary structures.
4. All homes must have a minimum of 1400 square feet of heated and cooled living area (excluding any basements, porches, decks or garages). Any multi-level homes must have a minimum of 1200 square feet on the main level, and a minimum of 1600 square feet in the entire dwelling, with the same above mentioned exclusions.
5. All foundation blocks or concrete walls must be covered with brick, rock or stucco.
6. When construction begins on any structure, it must be completed within 8 months.
7. Any outbuildings (garages, barns, etc.) shall be placed to the rear of the residence and shall compliment the residence.
8. Any fence constructed on property may not extend past the front of the house.
9. All driveway pipes must be metal and be approved by the County Engineer. All driveways must be finished with a solid surface such as asphalt or concrete.
10. Property CANNOT be subdivided.
11. No animals, livestock or poultry of any kind shall be raised, bred or kept on any tract except dogs, cats or other household pets, provided they are not kept, bred, or maintained for any commercial purpose. However 1 horse or cow will be allowed per 1½ acres, provided they are not kept for commercial purposes.
12. During lot preparation and construction process, all measures deemed necessary shall be used to prevent mud, storm water or any construction material, etc. from being discharged on any other tract, street or ditch. When construction is complete, a sufficient ground cover must be maintained to eliminate excessive water shed onto street or other tracts. THEREFORE, the developers require that all landowners comply with State regulations (ADEM) during any type of construction to prevent erosion: This requires that land owners adhere to the following:
 - a. Maintain a least 50' of gravel at construction entrance;
 - b. Install silt fencing in downhill grade areas and near roads;
 - c. Vegetate lot when construction/clearing/etc. is complete to prevent erosion.
13. There shall be no dumping of rubbish, construction debris, etc. on any tract.
14. There will be no junk cars or other disabled vehicles located on any tract or street.

15. No noxious or offensive activities shall be carried on upon any tract, nor shall anything be done or allowed to take place thereon which may become an annoyance or nuisance to the neighborhood.

16. No person shall reside on any lot within the subdivision who shall have been convicted of a criminal sex offense as that term is defined in Section 15-2-21 (4), Code of Alabama, 1975, and as may be amended.

ENFORCEMENT: Enforcement of these covenants and restrictions shall be by proceeding in law or equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages. No property owner has any obligation to enforce any of the covenants or restrictions. Any property owner has the right to enforce said restrictions.

Invalidation of any of these covenants by court order or otherwise shall in no way affect the other provisions hereof which shall remain in full force and effect.

The undersigned reserves the right to change, amend or modify any portion of the covenants.

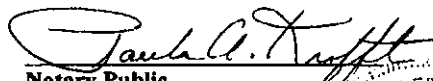
These covenants and restrictions shall run with the land and be binding on all subsequent owners. Any change or alteration of the covenants shall require written consent of 75% of owners of said tracts, and recorded for public record by the same

IN WITNESS WHEREOF, the undersigned has hereto caused the execution of the foregoing declaration, by placing his signature on the same on the 15th day of July, 2003.

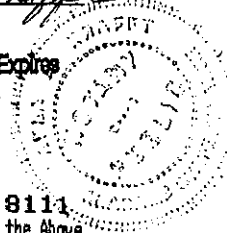

Michael A. Coupland-Member
C & S Properties, L.L.C.

STATE OF ALABAMA
ST. CLAIR COUNTY

Sworn to and subscribed to before me this 15th day of July, 2003.


Notary Public

My Commission Expires
9/22/2003



2003 8111
Recorded in the Above
DEED Book & Page
09-12-2003 03:26:47 PM
Wallace Wyatt Jr - Probate Judge
St. Clair County, Alabama
Book/Pa: 2003/8110
Term/Cashier: N RECORD / AnyD
Iran: 2302.50329.74552
Recorded: 09-12-2003 15:27:54

1.00
5.50
6.00

Total Fees: \$ 12.50

**SUNSET MEADOWS
PROTECTIVE COVENANTS**

2004 1818
Recorded in the Above
DEED Book & Page
02-26-2004 02:32:37 PM
Wallace Wyatt Jr - Probate Judge
St. Clair County, Alabama

STATE OF ALABAMA
ST. CLAIR COUNTY

Know all men by these presents that C & S Properties, L.L.C. being the owner of said real property known as lots (1) one through (26) twenty-six of Sunset Meadows Subdivision hereby adopt and declare the following protective covenants, restrictions and conditions upon said real property for the use, enjoyment, and ownership of the same.

1. All tracts shall be used for residential purposes only. (Not for business, trade or commercial use).
2. Only one single-family site built home is permitted per lot. All homes must be of conventional type construction with stone, brick, vinyl, masonite, or log exterior.
3. There shall be no mobile, modular or manufactured home placed on this property. Nor shall any of the following be used as a temporary or permanent residence: tents, sheds, shacks, campers, travel trailers, mobile homes, buses, barns, garages or any other type temporary structures.
4. All homes must have a minimum of 1400 square feet of heated and cooled living area (excluding any basements, porches, decks or garages). Any multi-level homes must have a minimum of 1200 square feet on the main level, and a minimum of 1600 square feet in the entire dwelling, with the same above mentioned exclusions.
5. All foundation blocks or concrete walls must be covered with brick, rock or stucco.
6. When construction begins on any structure, it must be completed within 8 months.
7. Any outbuildings (garages, barns, etc.) shall be placed to the rear of the residence and shall compliment the residence.
8. Any fence constructed on property may not extend past the front of the house.
9. All driveway pipes must be metal and be approved by the County Engineer. All driveways must be finished with a solid surface such as asphalt or concrete.
10. Property CANNOT be subdivided.
11. No animals, livestock or poultry of any kind shall be raised, bred or kept on any tract except dogs, cats or other household pets, provided they are not kept, bred, or maintained for any commercial purpose. However 1 horse or cow will be allowed per 1½ acres, provided they are not kept for commercial purposes.
12. During lot preparation and construction process, all measures deemed necessary shall be used to prevent mud, storm water or any construction material, etc. from being discharged on any other tract, street or ditch. When construction is complete, a sufficient ground cover must be maintained to eliminate excessive water shed onto street or other tracts. THEREFORE, the developers require that all landowners comply with State regulations (ADEM) during any type of construction to prevent erosion: This requires that land owners adhere to the following:
 - a. Maintain a least 50' of gravel at construction entrance;
 - b. Install silt fencing in downhill grade areas and near roads;
 - c. Vegetate lot when construction/clearing/etc. is complete to prevent erosion.
13. There shall be no dumping of rubbish, construction debris, etc. on any tract.
14. There will be no junk cars or other disabled vehicles located on any tract or street.

15. No noxious or offensive activities shall be carried on upon any tract, nor shall anything be done or allowed to take place thereon which may become an annoyance or nuisance to the neighborhood.
16. No person shall reside on any lot within the subdivision who shall have been convicted of a criminal sex offense as that term is defined in Section 15-2-21 (4), Code of Alabama, 1975, and as may be amended.
17. No lot or part thereof shall be used as access to any adjoining property or property outside the subdivision (Sunset Meadows).
18. Minimum setback from the front lot line shall be 30 feet to the front main building line of any residence.

ENFORCEMENT: Enforcement of these covenants and restrictions shall be by proceeding in law or equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages. No property owner has any obligation to enforce any of the covenants or restrictions. Any property owner has the right to enforce said restrictions.

Invalidation of any of these covenants by court order or otherwise shall in no way affect the other provisions hereof which shall remain in full force and effect.

The undersigned reserves the right to change, amend or modify any portion of the covenants.

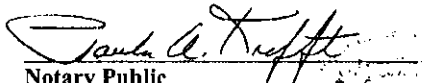
These covenants and restrictions shall run with the land and be binding on all subsequent owners. Any change or alteration of the covenants shall require written consent of 75% of owners of said tracts, and recorded for public record by the same

IN WITNESS WHEREOF, the undersigned has hereto caused the execution of the foregoing declaration, by placing his signature on the same on the 25th day of February, 2004.


 Michael A. Coupland-Member
 C & S Properties, L.L.C.

STATE OF ALABAMA
 ST. CLAIR COUNTY

Sworn to and subscribed to before me this 25th day of February, 2004.


 Notary Public
 My Commission Expires
 September 22, 2007

2004 1819
 Recorded in the Above
 DEED Book & Page
 02-26-2004 02:32:37 PM
 Wallace Wattle Jr - Probate Judge
 St. Clair County, Alabama
 Book/Pg: 2004/1818
 Term/Expiry: S REC0201 / Lead
 Tract: 2620.57349.84912
 Record#: 02-26-2004.14:33:32
 CER Certification Fee
 PIF Serial Index Fee
 REC Recording Fee
 Total Fees: \$ 12.50

1.00
 5.50
 5.00