

MI

Mine

900

29

884

0 200 400 600 800ft



N HILLCREST

N HILLCREST

N HILLCREST

N HILLCREST

N HILLCREST

N HILLCREST

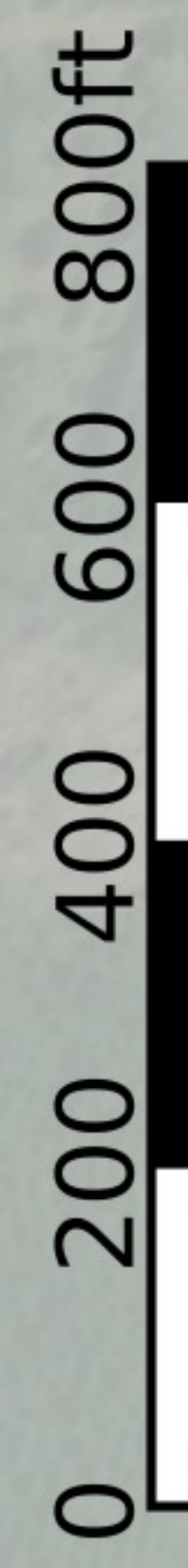
YELLOW ROSE LN

N HILLCREST

N HILLCREST

N HILLCREST

N HILLCREST



ST. CLAIR COUNTY, ALABAMA
LOVEJOY REALTY
TRACTS 12-21
SUMMIT PARK & LAKE ROAD

LEGEND

①	TREE
M	MAIL
A	CALCULATED POINT, NO PIN SET OR FOUND
B	CONCRETE MONUMENT
D	CONCRETE MONUMENT WITH DISC
O	EASTING IRON PIN
X	FORTY CORNER
+	RAILROAD SPIKE
●	CAPPED (1/2" REBAR) (CA-497-LS)
○	RAILROAD TRACKS
—	LINE NOT TO SCALE
—	FENCE LINE
—	CENTER LINE
—	POWER POLE
—	OVERHEAD ELECTRIC LINE

GRID NORTH & BEARING COURSE ARE IN REFERENCE TO NAD83 ALABAMA EAST ZONE STATE PLANE COORDINATES ESTABLISHED BY THE ALABAMA SURVEYING BOARD USING SURVEYING METHODS.

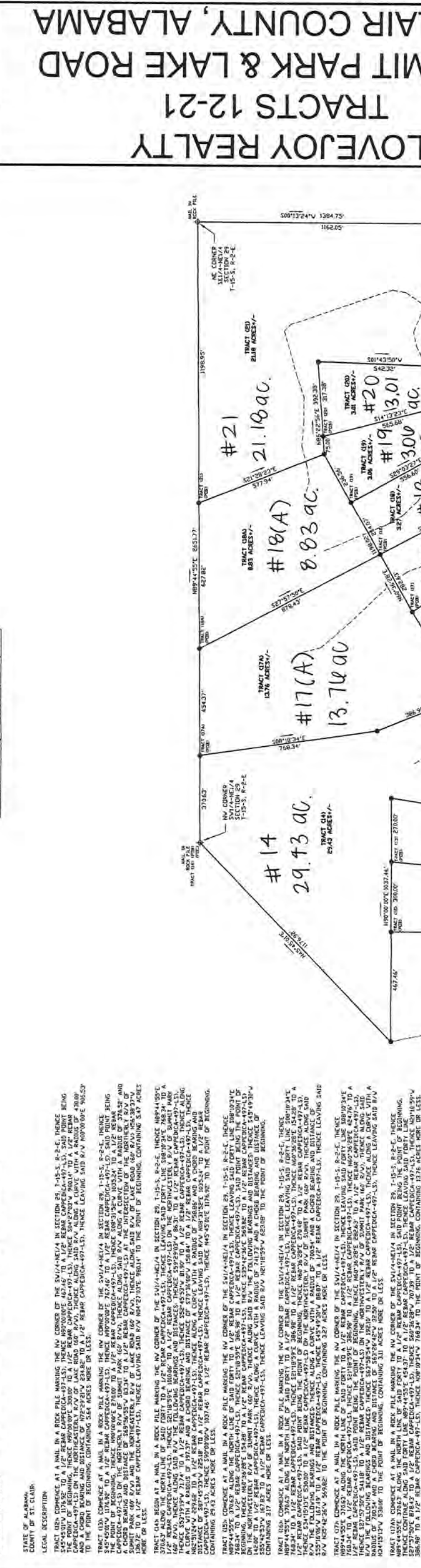
GRAPHIC SCALE
 1 inch = 200 FEET

LINE TABLE

LINE	LENGTH	BEARING
L1	136.72'	N06°38'27"W
L2	86.31'	S59°29'03"W
L3	71.74'	S33°19'19"W
L4	81.90'	S52°45'23"W

CURVE TABLE

CURVE	CHORD LENGTH	CHORD BEARING	LENGTH	RADIUS
C1	234.82'	N02°29'21"W	237.84'	436.00'
C2	83.34'	S69°56'55"W	83.51'	216.25'
C3	159.84'	S79°35'00"W	163.47'	197.37'
C4	225.18'	S87°45'33"W	226.01'	258.84'
C5	167.83'	S25°42'53"W	168.19'	741.72'
C6	167.49'	S55°16'06"W	167.89'	702.54'
C7	33.50'	S67°26'42"W	33.50'	702.54'
C8	160.84'	S68°28'09"W	161.14'	758.35'
C9	163.51'	S80°44'43"W	163.87'	758.35'
C10	190.18'	N85°51'45"W	192.68'	786.35'
C11	39.91'	N84°57'41"W	39.94'	320.16'



SURVEYOR'S NOTES:

(1) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR RECORDS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, EASEMENTS, OR ANY OTHER FACTS WHICH AN ACCURATE AND CORRECT TITLE SEARCH BY LARRY WALKER LAND SURVEYING, INC. SINCE THE DATE OF THIS SURVEY. CONDITIONS BEYOND THE KNOWLEDGE OR CONTROL OF LARRY WALKER LAND SURVEYING, INC. MAY HAVE ALTERED THE VALIDITY AND CIRCUMSTANCES SHOWN OR NOTED HEREON.

(2) DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

(3) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE (IN RED INK) OF THE SURVEYOR PRESENT.

(4) ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. OWNER HAS TO PROVIDE A COPY OF ANY VISIBLE FROM AERIAL PHOTOGRAPHY OF THE PROPERTY TO BE SHOWN HEREON. NO LIABILITY OF ANY KIND IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ASSIGNORS TO THE LANDS SHOWN HEREON DESCRIBED HEREON.

(5) THE PROPERTY LINES SHOWN ON THIS SURVEY PLAN ARE BASED UPON OLD ESTABLISHED CORNERS AND ARE NOT NECESSARILY SHOWN BETWEEN ADJOINING LAND OWNERS AND MAY OR MAY NOT BE THE LINES OF THE ALLOTMENT PARTS OF THE SECTION AND CARRY NO WARRANTY THAT THEY ARE THE LINES OF THE ALLOTMENT PARTS OF THE SECTION.

(6) DATE FIELD SURVEY COMPLETED (06/10/17)

(7) DATE DRAWING COMPLETED (07/12/17)

(8) () RECORDED BEARINGS, ANGLES OR DISTANCES.

(9) () POINT OF BEGINNING

(10) () POINT OF COMMENCEMENT

(11) () TYPE OF SURVEY: BOUNDARY SURVEY

I, HENRY STATE, THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STATE OF ALABAMA
 COUNTY OF ST. CLAIR

LARRY WALKER
 LAND SURVEYING, INC.
 P.O. BOX 2726
 5430 OLD HIGHWAY #278E
 HOKES BLUFF, AL 35903
 PHONE: (256)492-7940
 FAX: (256)492-8417
 EMAIL: LARRY.LWLS@GMAIL.COM

Summit Park/Lake Rd Covenants and Restrictions

Tracts 1 thru 43

STATE OF ALABAMA }
ST. CLAIR COUNTY }
TOWN OF MARGARET }

- A. All tracts shall be used for owner occupied residential purposes only. No home shall be purchased with the primary intent being Investment Rental Property. Homeowners may be allowed to rent home in the event owners move and/or are relocated and home has not sold. Any other uses will also need to be approved in writing by the developers. No business or commercial building may be erected on any lot, and no business or commercial activity may be conducted on any lot.
- B. All homes must be completed within one (1) year from the beginning of construction. Only one single-family site built home is permitted per lot. All homes must be of conventional type construction with stone, brick, vinyl, stucco (drivet) or masonite exterior. All dwellings shall have brick, rock or stone foundation. There shall be no concrete type blocks exposed to public view after completion of construction. No HVAC equipment shall be located in the front of any dwelling.
- C. Mobile Homes or Modular homes are not permitted.
- D. All one level homes must have a minimum of 1400 square feet of heated and cooled living area. (excluding any basements- finished or unfinished porches, decks or garages). Any multi-level homes must have a minimum of 900 square feet on the main level and a minimum of 1400 square feet in the entire dwelling, with the same above – mentioned exclusions. A minimum attached 1 car garage is required for site built homes.
- E. All outbuildings around home must complement the dwelling pertaining to color scheme and building materials. Barns are allowed at the rear of the property away from other tracts.
- F. No structure shall be located on any tract nearer than 100 feet from the front porch line (porch, retaining wall, or projection not including the steps or driveway retaining wall) and 30 feet on either side., or 10 feet from the back property line
- G. All driveways must have an all-weather surface.
- H. All driveway pipes to be approved by the St. Clair Co. Engineer or City of Margaret.
- I. No camper, tent , shack, garage, barn, bus or other outbuilding erected on any tract shall, at any time be used as a residence temporarily or permanently. 1 Apartment barn is allowed per tract 15 acres and above. Must be a minimum 1000 square feet and then property can no longer can be subdivided to allow more than 1 additional home.
- J. Property may not be subdivided in such a manner as to make any one tract less than three (3) acres in size. If a parcel should be sold off, it will be subject to the existing restrictive covenants and approved by Developers.
- K. There shall be no more than one dwelling per three acre tract.
- L. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any tract except household pets which may be kept provide they are not bred or maintained for any commercial purposes. Horses shall be allowed on all tracts of five (5) acres or more, not to exceed one horse per three (3) acres. No horses shall be kept or fences erected nearer than 300 feet from the front property line. Cattle may be allowed on tracts of 10ac and above. 1 cow per 2 acres.
- M. There shall be No commercial or junk yards or salvage operations of any type upon said property or any commercial hog parlors or chicken houses upon said property. No junkyards, garbage piles, juck cars, or any such thing considered to be an eyesore or a detriment to the other tracts are to accumulate on the property. No noxious or offensive trade or activity shall be carried on upon any tract, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

- N. 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 street or ditch. When construction is complete, a sufficient ground cover must be maintained to eliminate excessive water shed on to street or other tracts. THEREFORE the developers require that all builders and property owners comply with State Regulations (ADEM) during any type of construction to prevent erosion. Silt fence and erosion control measures shall be completed and maintained prior to starting and during excavation. If builder/owner does not comply, developers can and will bring the lot up to necessary ADEM requirements and transfer these costs to the builder and property owners as an assessment of cost plus 20%. Builders and property owners must adhere to the following:
1. Maintain at least 50' of gravel at construction entrance;
 2. Install silt fencing in downhill grade areas near roads;
 3. Vegetate lot when construction/clearing/etc. is complete to prevent erosion.
 4. Comply with building practices and ADEM Regulations: refuse containers, no burning debris, etc.
- O. These covenants and restrictions shall run with the land and shall be binding upon the undersigned, their heirs, successors, and assigns and all lot and/or property owners. The invalidation of any one of the foregoing covenants and restrictions shall in no way affect any other provision or restriction contained herein. Any change in these covenants shall require written consent of seventy-five (75%) of the owners of the property
- P. The developer reserves the right to amend, alter, or modify the provisions of these restrictions with regard to any tract or tracts in the event the developers, in their sole judgment, deem such amendment, alteration or modification consistent with the restrictive intent of these restrictions or if terrain features and topographical considerations render the enforcement of these restrictions in regard to any particular tract harsh to the owner or the developer.
- Q. If a Homeowners Association is formed within the subdivision, each homeowner shall be a member and shall be responsible for any and all assessments.
- R. 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 or to recover damages. No property owner, including developer, has any obligation to enforce any of the covenants and restrictions, but all property owners have the right to enforce said restrictions and reservations through proceedings in law. The developers and/or Homeowners Association has full authority to enforce said restrictions by bringing into compliance and transferring costs to owner at cost plus 20%.
- S. Garbage and refuse disposal: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept, except in sanitary containers. All equipment designed for the storage or disposal of such material shall be kept in a clean and sanitary condition.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____.

CLC PROPERTIES, LLC

STATE OF ALABAMA
ST. CLAIR COUNTY

Sworn to and subscribed to before me this _____ day of _____.

NOTARY PUBLIC