







[illegible]

STATE OF ALABAMA
ST. CLAIR COUNTY

PROTECTIVE COVENANTS AND RESTRICTIONS

WHEREAS, the undersigned, being the owner and developer of
Hearthstone Estates, does hereby adopt and declare the following
Protective Covenants and Restrictions for Lots # 1-13 of
the same:

- A. Residential uses only, and no type commercial uses.
- B. No type commercial farming or commercial type breeding operation of animals will be permitted.
- C. One single family residence per parcel.
- D. In the event a residence is a mobile home, it must be less than 6 years old at time of installation on property. It also must be underpinned (with a material that complements the mobile home) and landscaped around within 60 days from time of installation.
- E. Any dwelling or structure must be located a minimum of 50 feet from the front lot line or 15 feet from the side lot lines.
- F. No junk cars, trash nor anything else considered a nuisance or detriment to the community shall be placed or allowed to accumulate on any parcel.
- G. The use of any camper, tent, shack, garage or any other thing as a temporary or permanent residence is prohibited.
- H. All driveway pipes must be a minimum of 15" in diameter or as approved by the County Engineer.
- I. Any and all septic systems installed must meet the minimum requirements of the Alabama Department of Public Health and have approval of the same.
- J. The enforcement of these covenants and restrictions shall be done by proceeding in law against any person or persons violating or attempting to violate any covenant or restriction. No property owner has any obligation to enforce any of the covenants or restrictions. Any property owner has the right to enforce said covenants and restrictions.
- K. These covenants and restrictions shall run with the land and be binding on the undersigned, their heirs, successors and assigns. The invalidation of any one of the foregoing provisions or restrictions shall in no way affect the validation of other covenants and restrictions herein.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
this 7th day of July, 1995.

Connie B. Myers
Connie B. Myers
Michael A. Coupland
Michael A. Coupland

Sworn to and subscribed before
me this 7th day of July

Angela Dumas

St. Clair County
Mfg Tax \$
Deed Tax
Indexing Fee 200
Certification 100
Recording Fee 250
Add'l Recording Fee
Total \$ 350

3130

0254 0004

RECORDED IN ABOVE
DEED VOLUME & PAGE
FILED PELLS CITY, AL
JUL 11 1995
CLERK OF ST. CLAIR COUNTY