

STATE OF ALABAMA
COUNTY OF ST. CLAIR

2019 2584
Recorded in the Above
DEED Book & Page
03-08-2019 03:48:52 PM
Mike Bowling - Judge of Probate
St. Clair County, Alabama

Amended Restrictive Covenants for East Oak Subdivision

**These restrictions supersede pervious recording
restrictions in Book 2019 Page 602 – 604**

East Oak Subdivision, as the same appear of record in Plat Book 2019, Page 4,
Probate Office, St. Clair County, Alabama.

1. Property is restricted to residential use only.
2. Any repairs, additions or remodels to existing home must have the exterior completed within THREE (3) MONTHS from beginning of construction. A new home under construction has 10 months to be completed.
3. Conventional Site Built Homes Only.
4. 1 Residence Per Lot.
5. **No Manufactured or Modular Homes Permitted**
6. A site-built home must have a minimum 1300 sq. ft. of heated floor area.
7. Any structured built must be 10 feet from any side property line.
8. No camper, tent, shack, barn, bus on any tract shall, at any time be used as a residence.
9. Property may not be subdivided.
10. No commercial poultry or hog operations, or commercial dog or cat kennels shall occur on any parcel.
Designated areas for fencing for personal household pets or Agriculture must behind the home and not

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visible from Co Rd 12. No personal horse or cow is permitted unless you own a minimum 3 acres within the subdivision. (No more than 2 (horse/cow) of any combination per 3 Acres).

11. **Outbuildings:** All outbuilding's front building line can't exceed 180ft. from the back-property line. Maximum 2 (Two) Outbuildings allowed. Home Owner may have only 1 (one) Red Iron Steel Building and can have 1 (one) additional outbuilding such as portable storage, aluminum framed on concrete or pole barn. Both buildings cannot exceed 2,500 Sq. Ft. Combined. A mother-in-law suite can be constructed as Conventional Site Built construction or a Red Iron Steel Purlin Building and constructed behind the site-built home. **(Mother-in-law suite Conventionally Site Built must attached to the Site Built Home's Roof. All other outbuildings must comply with the 180ft. setback above).** Detached car garages and Mother-in-law suites are also considered outbuildings and do count against Total Out Building Square Footages. Mother-in-law suites conventionally or steel built cannot be used as a rental for single or multifamily purposes and are only for personal or Intermitted Family use. **Note: (A Red Iron Steel Building can be used as a permanent residence for personal use or Intermitted Family. Red Iron Steel Buildings must meet the following requirements if built before site built home: Outbuilding Setback and Sq. Ft. requirements, siding and roof must be earth tone colors, include matching color downspouts and gutters, front entrance to contain an awning, any rollup doors must be earth toned colored, include front windows and air condition units to be placed on back building line and needs to included landscaping along the front building line.**

12. Home Owner(s) shall maintain homes exterior (roofing, siding, yard) to not to become an eyesore or nuisance. No parcel shall be used or maintained as a dumping ground for garbage or rubbish of any description. No garbage or rubbish of any description shall be kept or allowed to remain on any parcel except such as may be customary or normal during construction of any dwelling. Trash shall be stored in sanitary containers until collected or removed.

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13. There shall be no commercial activities (such as Retailing, Storage, office space, single-family, multi-family or Warehousing or Rental Activities)/personal junk yards, no mechanic business or shade tree mechanic, or salvage operations of any type upon said property or any such thing considered to be an eyesore or a detriment to the other tracts are to accumulate on the property. No abandon cars and any large heavy work-related vehicles or equipment must be parked at back of property and not visible to the road.
14. Enforcement of Covenants: These restrictions shall be enforced **(by developer or current land owners within East Oak Subdivision)** through any proceedings, at the law or in equity, against any person or persons violating or threatening to violate such restrictions and to recover any damages suffered from any violation of such restrictions, including but not limited to, the recovery of a reasonable attorney's fee such as shall be incurred in connection with enforcement of the restrictions. If a vacant lot is resold after all lots are sold by developer, then it's land owners within **East Oak Subdivision are responsible to enforce said restrictions.**
15. The developer(s) reserve the right to amend, alter or modify the provisions of these restrictions or Subdivision Plat with regard to any tract or tracts, in the event that the developer(s), in their sole judgment, deem such amendment, alteration, or modification consistent with the restrictive intent of the restrictions or if terrain features and topographical considerations render the enforcement of these restrictions in regard to any particular tract harsh to the owner.

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IN WITNESS WHEREOF, Stonecreek Properties L.L.C has caused this instrument to be executed
this the 8 day of March, 2019.

STONECREEK PROPERTIES, L.L.C.



Chad Camp, Manager

STATE OF ALABAMA

COUNTY OF ST. CLAIR

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify
that Chad Camp, whose names as Manager of Stonecreek Properties, L.L.C, a limited
liability company, are signed to the forgoing instrument, and who are known to me,
acknowledge before me on this day, that, being informed of the contents of the instrument,
they, as such managers and with full authority, executed the same voluntarily on the day the
same bears date, for and as the act of said limited liability company.

Given under my hand and official seal this 8 day of March 2019.



NOTARY PUBLIC

My commission expires: 9/5/2022

2019 2587
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Mike Bowlin - Judge of Probate
St. Clair County, Alabama
Book/Pg: 2019/2584
Term/Cashier: N RECORD9 / HEATHERW
Tran: 10671.201501.403913
Recorded: 03-08-2019 15:49:24
CER Certification Fee 3.00
PJF Special Index Fee 5.50
REC Recording Fee 12.00
Total Fees: \$ 20.50

Springville, AL

I-59

Ex. 154

EAST OAK
(1 2 3 4 5 6)

Co Rd 12

Hwy 174

Margaret Rd

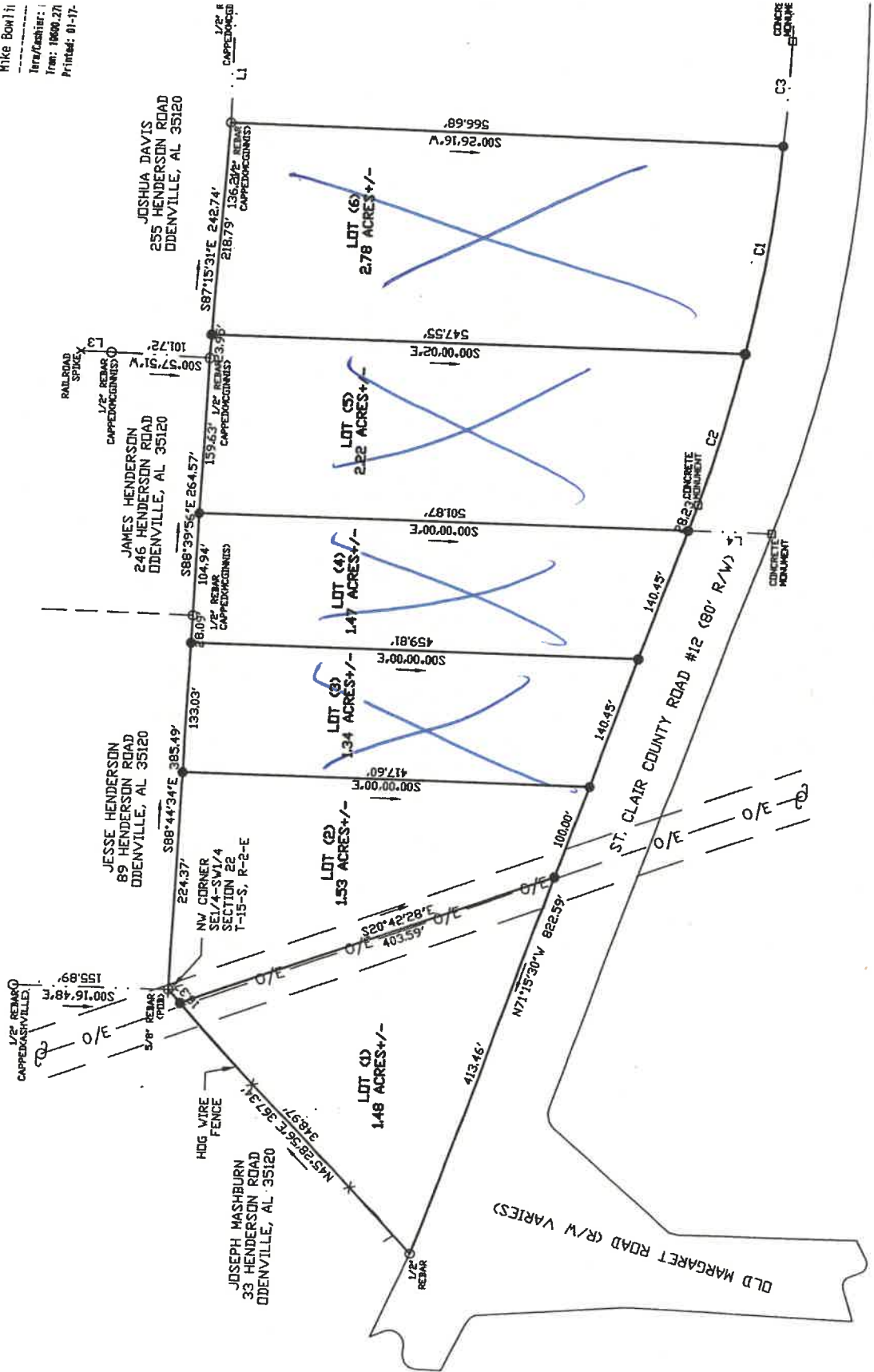
Old Springville Rd

Odenville

Have a Nic
Mike Bowl'n

Term/Cashier: 1
Term: 19600.271
Printed: 01-17-

6	5955 ST. CLAIR COUNTY ROAD #12, ODENVILLE, AL 35120	10/1/85	1/1/85
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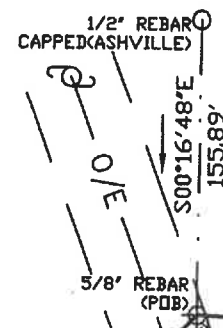
SECTION 22, T10S, R12E, THENCE ALONG THE NORTH LINE OF SAID FORTY THE FOLLOWING BEARINGS AND DISTANCES: THENCE S88°44'34"E 385.49' TO A 1/2" REBAR CAPPED(MCGINNIS), THENCE S88°39'56"E 264.57' TO A 1/2" REBAR CAPPED(MCGINNIS), THENCE S87°15'31"E 242.74' TO A 1/2" REBAR CAPPED(MCGINNIS), THENCE LEAVING SAID FORTY LINE S00°26'16"W 566.68' TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE NORTHERLY R/W OF ST. CLAIR COUNTY ROAD #12 (80' R/W), THENCE ALONG SAID R/W THE FOLLOWING BEARINGS AND DISTANCES: THENCE ALONG A CURVE WITH A RADIUS OF 1392.39' AND A CHORD BEARING AND DISTANCE OF N82°08'16"W 216.24' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE ALONG A CURVE WITH A RADIUS OF 1392.39' AND A CHORD BEARING AND DISTANCE OF N75°11'08"W 162.18' TO A CONCRETE MONUMENT, THENCE N71°15'30"W 822.59' TO A 1/2" REBAR, THENCE LEAVING SAID R/W N45°28'56"E 367.33' TO THE POINT OF BEGINNING, CONTAINING 10.82 ACRES MORE OR LESS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	149.95'	N89°33'52"W
L2	60.02'	N89°33'53"W
L3	31.29'	S00°36'20"W
L4	84.30'	N00°16'31"W

CURVE TABLE				
CURVE	CHORD LENGTH	CHORD BEARING	LENGTH	RADIUS
C1	216.24'	N82°08'16"W	216.46'	1392.39'
C2	162.18'	N75°11'08"W	162.27'	1392.39'
C3	109.01'	N87°17'15"W	109.04'	1392.39'

CED IN THE

LOT ADDRESSES	
LOT #	STREET NUMBER
1	5811 ST. CLAIR COUNTY ROAD #12, ODENVILLE, AL 35120
2	5833 ST. CLAIR COUNTY ROAD #12, ODENVILLE, AL 35120
3	5855 ST. CLAIR COUNTY ROAD #12, ODENVILLE, AL 35120
4	5899 ST. CLAIR COUNTY ROAD #12, ODENVILLE, AL 35120
5	5935 ST. CLAIR COUNTY ROAD #12, ODENVILLE, AL 35120
6	5955 ST. CLAIR COUNTY ROAD #12, ODENVILLE, AL 35120



JES
89 F
ODEN'

St Clair County
Probate Office
Instrument Recording Receipt

Book: PLAT
Inst: Subdivision Plat
Book/Page: N 2019 / 4

Plat

Certification Fee	3.00
Special Index Fee	5.50
Plat Filing	15.00
Recording Fee	3.00
Total Fees :	\$ 26.50

Have a Nice Day
Mike Bowling - Judge of Probate

Term/Cashier: N RECORDS / HEATHERW
Tran: -1.-1.-1
Printed: 01-17-2019 08:49:50 AM

St Clair County
Probate Office
Instrument Recording Receipt

Book: DEED
Inst: Restrictive Covenants
Book/Page: N 2019 / 602

Restrictive

Certification Fee	3.00
Special Index Fee	5.50
Recording Fee	9.00
Total Fees :	\$ 17.50

Total Due :	\$ 44.00
Checks Paid:	\$ 44.00
Total Paid :	\$ 44.00

Change Due :	\$ 0.00
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Have a Nice Day
Mike Bowling - Judge of Probate

Term/Cashier: N RECORDS / KimT
Tran: 10600.278614.400397
Printed: 01-17-2019 08:50:58 AM



STATE OF ALABAMA
DEPARTMENT OF PUBLIC HEALTH
SCOTT HARRIS, MD • STATE HEALTH OFFICER

ST. CLAIR COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL DIVISION
NORTHEASTERN DISTRICT

January 15, 2019

Mr. Chad Camp
11520 US Hwy 411
Odenville AL 35120

Dear Mr. Camp:

Enclosed is the Phase 3 Final Development assessment from the St. Clair County Health Department for:

Name of Development: **East Oak Subdivision**

Lot 1 is approved for a shallow placement of 14 inches.
Lot 2 is approved for a shallow placement of 9 inches.
~~Lot 4 is approved for a shallow placement of 12 inches.~~
~~Lot 5 is approved for a shallow placement of 18 inches.~~
~~Lots 3 & 6 are approved for conventional placements of 24 inches.~~

If you have questions, please contact me the St. Clair County Health Department at (205)338-3357.

Sincerely,

Chasity Brewster
Public Health Environmentalist

X

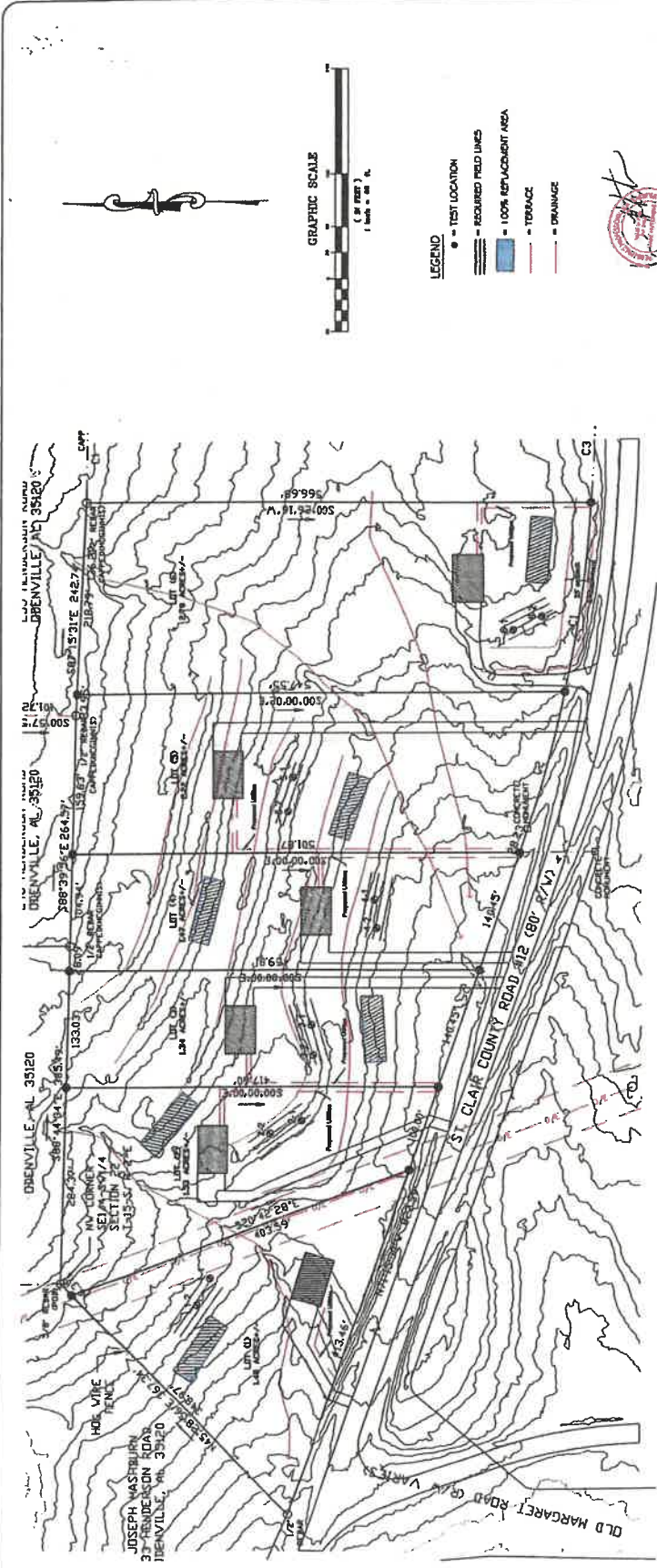
NO.	DATE	REVISIONS
1		AS NOTED
2		AS NOTED
3		AS NOTED
4		AS NOTED
5		AS NOTED
6		AS NOTED
7		AS NOTED
8		AS NOTED
9		AS NOTED
10		AS NOTED



FINAL SITE DEVELOPMENT PLAN EAST OAK SUBDIVISION ST. CLAIR COUNTY ROAD 12 Odenville, Alabama

JOB NO. SP16281
 DATE: Dec. 2018
 DESIGNED BY:
 DRAWN BY: JMH
 SCALE: AS NOTED
 DWG:

SHEET
 NUMBER 1 of 1



LOT MODIFICATION
 Lot modification is not anticipated on this project, other than boundaries and driveway construction.

Any easements created by cut or fill will require a 25' setback from the EDP and REDP.
 If drainage ditches are constructed, a 25' setback will be required from the EDP and REDP.
 Utility locations are not known at this time. All utilities should be located a minimum 5' from the EDP and REDP.

SEE SOIL BORING LOGS FOR SOIL INFORMATION AND ESTIMATED PERCENTAGES.

TEST #	TEST TYPE	TEST DATE	TEST LOCATION	TEST RESULTS
1	SOIL BORING	12/1/18	LOT 1	CLAY, SILT, SAND
2	SOIL BORING	12/1/18	LOT 2	CLAY, SILT, SAND
3	SOIL BORING	12/1/18	LOT 3	CLAY, SILT, SAND
4	SOIL BORING	12/1/18	LOT 4	CLAY, SILT, SAND
5	SOIL BORING	12/1/18	LOT 5	CLAY, SILT, SAND
6	SOIL BORING	12/1/18	LOT 6	CLAY, SILT, SAND
7	SOIL BORING	12/1/18	LOT 7	CLAY, SILT, SAND
8	SOIL BORING	12/1/18	LOT 8	CLAY, SILT, SAND
9	SOIL BORING	12/1/18	LOT 9	CLAY, SILT, SAND
10	SOIL BORING	12/1/18	LOT 10	CLAY, SILT, SAND

NOTES

- All recommendations are based on conventional septic system requirements as set forth by the state of Alabama.
- The design was conducted in a manner consistent with the latest of codes and standards published by the International Association of Plumbing and Mechanical Engineers (IAPME) and the International Association of Sewerage Engineers (IASSE).
- Designs and plans were developed using a flexible design system.
- Arises with slopes greater than 25 percent are considered to have severe limitations for conventional septic system construction.
- An engineered design will be required for an CCS with slopes greater than 25% and less than 45%.
- All parameters rate shall be established values.
- CCS shall meet and exceed the performance of the septic system.
- CCS shall not exceed property boundaries or easements. All survey information was provided by others and confirmed by owner.

