

STATE OF ALABAMA

LAUDERDALE COUNTY

Protective Covenants for  
Hidden Valley Shores

The undersigned, W.P.Wright and his mother, Mrs. H.W.Wright owners of all the property embraced in that subdivision shown on the map and plat prepared by W.A.White, Surveyor, known and designated as Hidden Valley Shores Subdivision, located in Lauderdale County, Alabama, and recorded in the Office of the Judge of Probate of Lauderdale County, Alabama, in Plat Book No. 3, Page 119, hereby imposes on lots in said subdivision the following covenants and building restrictions.

The covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1980 at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of a majority of the then land owners of the lots it is agreed to change said covenants in whole or part.

If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said Subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from so doing or to recover damages or other dues for such violation.

In validation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. All lots in the Subdivision are for residential use only.
2. No noxious or offensive trade and activity shall be carried on upon any lot, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.
3. Perpetual easements are reserved for utility installation and maintenance, and an access road to Elk River for residents of said subdivision.
4. No building shall be located nearer than 15 feet to an interior lot

(NEXT PAGE)

Page # 2, continued.

line nor closer than 90 feet from the 560 foot contour line of Elk River, except that a minimum 5 foot side yard shall be required for a garage or any accessory building, and this restriction shall not apply to piers or boathouses.

The foregoing provisions shall not be construed as prohibiting two or more lots from being used as one building site.

5. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except for dogs, cats or other household pets, provided they are no kept, bred, or maintained for any commercial purpose.

6. 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 incinerators or other equipment for storage or disposal of such material shall be kept in a clean and sanitary condition.

7. No business and letting of rental cabins shall be carried on.

8. Each lot is permitted only one (1) residential building not to include garages, piers, boathouses, or utility buildings.

9. No structure shall be erected on any lot which does not have toilet and sanitary facilities in compliance with the State of Alabama Health Department requirements.

10. No house trailers or other temporary shelter for residential use shall be permitted.

11. Single-story residences shall have a minimum floor area of 1,000 square feet and two story residences shall have a minimum of 1,500 square feet, exclusive of open porches and garages.

12. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plat showing the location of the structure have been approved in writing by the Architectural Control Committee as to quality of workmanship and materials, harmony, or external design with existing structures and as to location with respect to topography and finish grade elevation.

13. The Architectural Control Committee is composed of W.P.Wright, H.W.Wright, and Mrs. H.W.Wright, A majority of the committee may designate

Page # 3, continued.

of either of them, then to the survivor of them in fee simple and to the heirs and assigns of such survivor forever; together with every contingent remainder and right of reversion.

Acknowledged in General Code Form by Inez S.Wright, a widow before Gail S.Stevenson, a Notary Public for Lauderdale County, Alabama.