

STATEMENT OF SUBDIVISION STANDARDS  
LICK CREEK COVE SUBDIVISION PHASE 1

This Statement of Subdivision Standards and Covenants shall apply to Lick Creek Cove Subdivision in Franklin County, Alabama, for the benefit of all property and the owners thereof in said subdivision, and shall constitute real covenants which shall attach to and run with the land and shall be binding upon anyone who may come into ownership thereof, whether by purchase, devise, descent, or succession.

A. The premises shall be used for private residence purposes only, and no lot shall be subdivided, however, this does not prohibit two lots being combined as one or a portion of a lot being combined with another.

B. No building other than a single family dwelling and necessary appurtenant outbuildings shall be constructed or maintained on any lot in said subdivision.

C. The principle dwelling unit shall contain not less than 1,500 square feet of floor space exclusive of porches, breeze ways, carports and attached garages.

D. All buildings shall meet standards for good workmanship and be constructed to comply with material and architectural requirements of the Southern Building Code; furthermore, BCDA reserves the unrestricted and unqualified right in its sole discretion to refuse to permit the use of material removed from another structure for building purposes or the moving or relocation of any structure from another site onto any lot or tract of land in the Lick Creek Cove Subdivision regardless of any other restriction or covenant contained herein.

E. Buildings shall be located on lots so as to leave setbacks of 20 feet from edge of adjacent road right-of-way and to have minimum side yards of 10 feet.

F. No basement or foundation or unfinished dwelling shall be used for residence purposes, and no dwelling shall be occupied until construction has been substantially completed.

G. No buildings or any portion of a building or any other structure except water use facilities constructed at locations and in accordance with plans approved in advance by BCDA and TVA, shall be constructed, placed, moored, or maintained on land located below the 592-foot contour; the first floor and any habitable portion of a dwelling must be above elevation 592 and have direct access to land above elevation 592 feet. Any plans for construction involving filling shall conform to plans and specifications approved in advance by BCDA.

H. No manufactured home, tent, shack, or outbuilding or signs; whether located on a permanent foundation or not, shall at any time be placed or allowed to remain on the property or used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted. Necessary shelters used by buildings during construction must be removed upon completion of construction.

I. No lot shall be used for any purpose which will result in draining or dumping into Cedar Creek Reservoir any refuse, sewage or other material which in the sole judgement of BCDA and TVA, pollutes or tends to pollute the waters of said reservoir.

J. All sanitary facilities shall be approved by the Franklin County Health Department before construction of house can begin.

K. All connections to any telephone, television cable, or electrical distribution system shall be by underground wire, conduit or cable, and no overhead wires or cable of any type shall be installed on or over any lot. All security lights installed to the side or in front of house must be on a decorative pole.

L. No dog kennels, cattle, horses, ponies, swine, poultry or other animals shall be kept on any property in this subdivision, but this restriction shall not preclude the keeping of ordinary household pets.

SPJ Fee 5.00, Recording Fee 6.00, TOTAL 11.00

Recorded In DEED BK 268 Pg 235, 11/25/1997 10:30AM  
Hal Kirby, Probate Judge, Franklin County, Alabama

M. No hunting or discharge of firearms inside of Lick Creek Cove.

N. Plans and specifications for all buildings and a plot plan showing placement of improvements on the lot, all in a form acceptable to BCDA, shall be submitted for review and approved by BCDA or its agents, and no construction activity shall be started on any of the lots without BCDA's written approval or written waiver of such rights of review and approval. For the benefit of all lot owners in the review and approval process, plans, and specifications submitted in a form acceptable to BCDA shall include but are not limited by lack of enumeration, to foundation and floor plans, structural details and wall sections, and elevation plans to clearly set forth the square feet of habitable floor space, show compliance with material and architectural requirements of the Southern Building Code, and show that exterior design and material will indicate contrast of identity and compatibility with other structures in the subdivision.

O. All lot owners will be required to get approval from the Franklin County Highway Department to install the proper size culvert into lot except in those places where there is curb and gutter. All lots will only have access to subdivision at subdivision entrance. All drive-ways must be cement or paved.

P. Each and all of the restrictions and covenants herein contained shall be for the benefit of BCDA and their successors in title and assigns, and of the other properties in the Lick Creek Cove Subdivision and any and all of said restrictions may be enforced either in law or in equity by any one or any number of all of the persons who may from time to time be owner or owners of lots in the Lick Creek Cove Subdivision.

Q. Franklin Electric Cooperative will have the right to maintain right-of-way in and around all power lines.

Bear Creek Development Authority certifies that they are the true and lawful owner and holder of the land shown on the plat of Lick Creek Cove Subdivision to Franklin County, Alabama, and do by these presents impose the foregoing restrictive and protective covenants on said land, and in witness thereof have affixed their signatures hereto this 23rd day of April, 1996.

BEAR CREEK DEVELOPMENT AUTHORITY

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NOTES

DEED 268 236  
Recorded In Above Book and Page  
11/25/1997 10:30AM  
Hal Kirby  
Probate Judge  
Franklin County, Alabama